Joint Housing Plan for Older People

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Beacon Council: Homes for the Future 2009-10

- The strength of our approach to partnerships to help deliver our priorities
- A high quality evidence base
- Developing strategy and ensuring delivery
- Buy in from partners, Elected Members, communities and staff
- Innovation and learning

The Joint Housing Plan for Older People

- **Bolton's Joint Housing Plan for Older People 2008-10 set out the key work priorities:**
  - **Improve access/information/choice**
  - **Improve Value for Money**
  - **Improve consultation and engagement**
  - **Strategically plan sustainable housing**
  - **Provide joined up and seamless housing/support**
  - **Support people to live independently**

- **Reviewed recently:**
  - **Financial context has changed**
  - **Priorities remain**

Key Partners and Concerns

Housing Providers – Bolton at Home, 7 RSLs

- **Key concerns: service funding/viability; demand for services; housing fit for future**

Adult Social Care

- **Key concerns: transformation; preventative agenda and universal services; budgets/cuts; availability of housing for vulnerable groups**

Supporting People Programme

- **Key concerns: balancing budgets; meeting strategic needs; quality and service improvement**

Context

- **Changing demographics – ageing population:**
  - 16% of the population are over 65, 32% are over 50, increasing over 85s
  - Increasing care/support

- **Home ownership:**
  - Over 80% of people aged between 55-64 own their own home (reduces with age – 56% over 85s)

- **Introduce choice**
  - Tenure types
  - Receiving services in own home
  - Moving to accommodation which better meets people's needs
  - Accommodation type and services

Key Project Areas

Key Issues

Information, Advice, Assessment	• Demand • Duplication/Cost reduction • Prevention agenda
Sheltered Housing	• Reducing Demand • Remodelling service • Cost reduction
Extra Care Housing	• Allocations/Self directed support • Remodelling services • Cost reduction
New Build	• Demand – types/tenures • Location • Funding

Sheltered Housing Review

Sheltered Housing

Housing Stock:

- 21% of all social housing stock in Bolton is sheltered accommodation (over 5000 properties)
- 90% of sheltered provision has a ‘warden’ type model
- Handful of leasehold/shared equity properties in borough

Changing demographics, changing aspirations, high stock levels ➔low demand

Modelling suggested need to reduce housing/support by approx 2000 units

Low demand – quality/poor access

Unpopular location/quality/access issues

Popular/older older people – ‘under one roof’

Investment/some access issues

Incredibly popular – grouped bungalows

Key questions

1) Is the sheltered stock overall meeting the needs and aspirations of older people in Bolton? (Demand): Understanding demand and aspiration through detailed research and consultation

2) Is current stock ‘fit for purpose’? (Quality):

10 internal and external factors scoring framework

Matrix: Quality v Demand

Low quality *High demand* 7 schemes 162 units	*Medium quality* *High demand* 19 schemes 454 units	*High quality* *High demand* 15 schemes 360 units	***High Demand Totals*** *41 schemes* *976 units*
Low quality *Medium demand* 19 schemes 648 units	*Medium quality* *Medium demand* 44 schemes 1358 units	*High quality* *Medium demand* 25 schemes 694 units	***Medium Demand Totals*** *88 schemes* *2700 units*
Low quality *Low demand* 11 schemes 345 units	*Medium quality* *Low demand* 16 schemes 540 units	*High quality* *Low demand* 4 schemes 75 units	***Low Demand Totals*** *31 schemes* *960 units*
Low Quality Totals *37 schemes* *1155 units*	***Medium Quality Totals*** *79 schemes* *2352 units*	***High Quality Totals*** *44 schemes* *1129 units*	***TOTAL*** *160 schemes* *4636 units*

3) Is the stock in the right locations?

Is the service offering choice/independence?

- Support is tied to the specific accommodation, specific tenures ie. need to move to social housing to access support services

- One size fits all service

- No choice to ‘opt out’ of all, or part of the support

Sheltered Housing outcomes…

- Retain best quality stock for those in greatest need
- Made changes to allocations policy and processes
- Offer greater choice and flexibility through opt outs and tiered services
- 1000+ units to be decommissioned
- Continuous monitoring and review (things may change?)

Savings and Reinvestment

Savings:

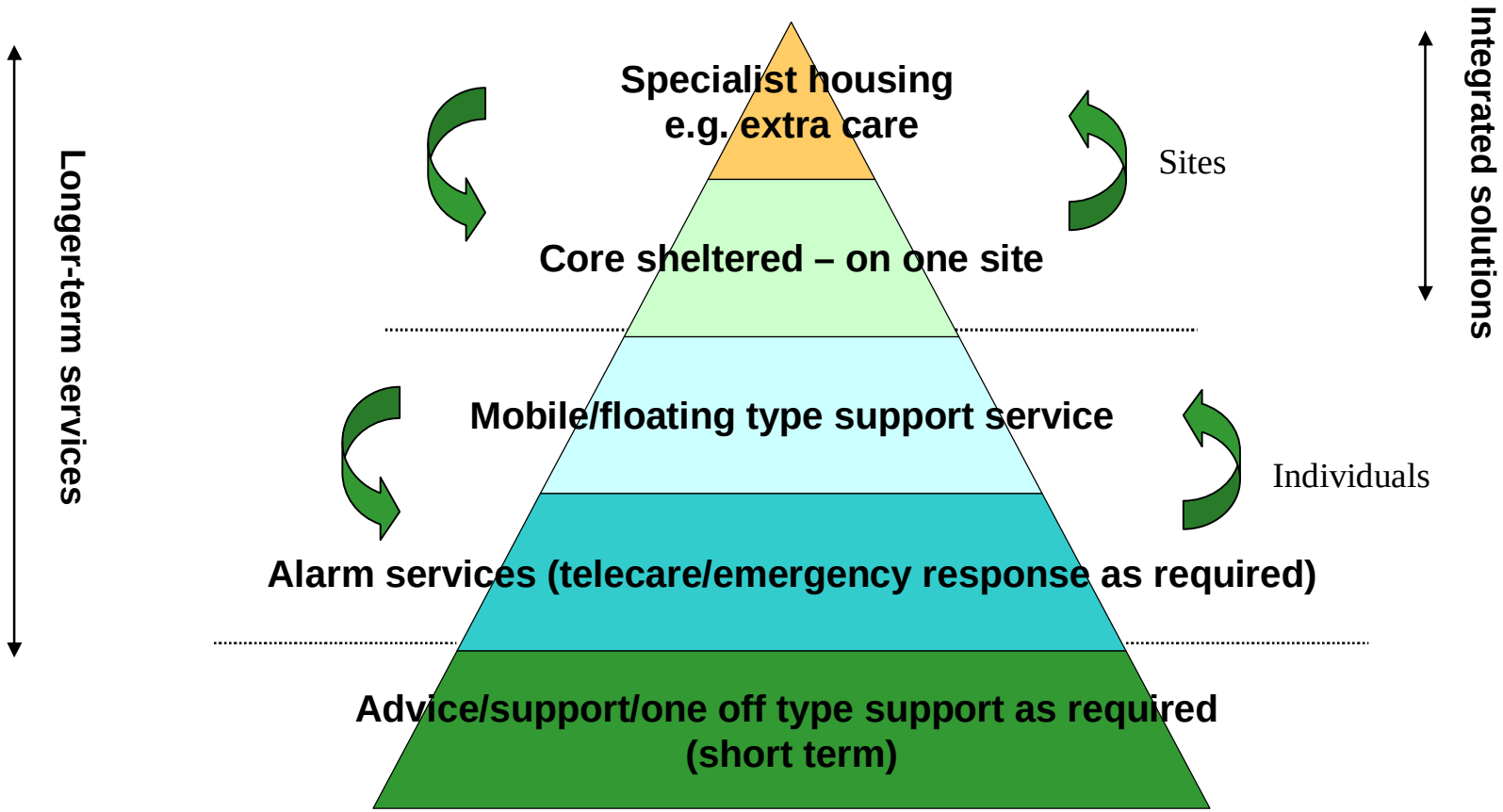
- Changed way all services funded (capped unit cost at 50% of the average full cost of providers service)
- Reviewed warden duties – incorporating greater housing management duties alongside the support role (50:50)
- Decommissioning council sheltered accommodation (long term solution as not taking away support in short term)
- Remodelling of some services to allow people to opt out

Total reduction in external sheltered provision – 20-25%

Total reduction in council service of 30-40%

- **Re-investment:** One off short term services; Low level longer term services

Detailed Future Support Model



Key Learning

- Partnerships require facilitation, and priorities/solutions need to be negotiated
- All services which have grown organically over time are likely to have issues which need to be resolved
- Understanding the detail is crucial to achieving the right solution
- Clear evidence is key to decision making/consensus
- Consultation has helped promote change/achieve right/fair solutions
- Need to understand the links across services – all part of the same jigsaw – do not wish to remodel services in isolation of total offer for older people…

Additional Benefits of Joint Housing Plan/ Reviews

- Provides a clear strategic direction, which reinforced by evidence enables us to be more proactive rather than reactive to efficiency savings.
- The links between services are clear and therefore we can make informed decisions across areas i.e. in:
  - decommissioning services
  - developing new services
  - remodelling extra care housing
  - agreeing potential new developments
- Joint working has built trust, strengthened partnerships and promoted closer working across departments/providers

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