

Report of the Assistant Director – Adult Social Care

Older Person's Accommodation Programme

Summary

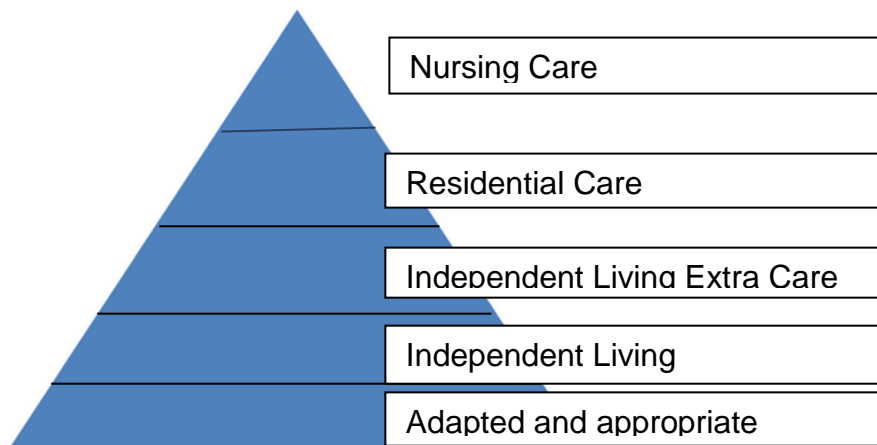
1. This report gives an update on the level of provision of older person's accommodation across the city and the mix of accommodation types available. It sets out a programme of engagement and consultation with residents and proposes that future projects within the programme are shaped and informed by the outcomes of this engagement.

Recommendations

2. The committee's views are sought on the issues facility older person's accommodation in the city and the plans for resident engagement.

Background

3. The purpose of the Older person's Accommodation programme is to:
 - Provide and enable the provision of, appropriate accommodation, technology and support which make whole life independence possible.
 - Where this is no longer possible or desirable, to ensure the provision of high quality, modern, care accommodation for York's residents to live well.
4. The provision for older people's accommodation can be represented as a pyramid with care needs traditionally increasing towards the top of the pyramid.



5. The first phase of the Older Peoples' Accommodation Programme focussed primarily on the top 3 tiers of the pyramid.

- Addressing the Council's ageing residential care stock, safely closing buildings which were no longer fit for purpose, and encouraging and supporting investment in new modern residential care homes across the city.
- Boosting the provision of accommodation for Independent Living with Extra Care. Including the extension of Glen lodge and the current project to extend the accommodation at Marjorie Wait Court and include 24 hour care at both schemes. The programme has also ensured the provision of 24 hour care at Auden House

Nursing & Residential Care

6. The city currently has 1294 nursing and residential care beds. This is almost 8.5 beds per 100 residents aged 75+. The level of provision varies across the city, with provision highest in the north. Currently there are approximately 450 residents in care home places funded by the Council; this figure varies depending on the number of short breaks placements.
7. While an essential element of the programme is to ensure the provision of high quality nursing and residential care, an aim of the work is to reduce the rate of entry of residents into residential care. By providing alternative accommodation types and practical and technological

assistance the programme is working to enable whole life independence

8. The first phase of the programme put plans in place to deliver approximately 560 high quality care home beds. However, if the proportion of residents aged over 75 who move into residential or nursing care remains the same over the coming years, (applying national benchmarks to current population projections) the city would have a demand for an additional 360 beds by 2032. We are currently working to establish local demand data to help shape the future of the programme.
9. Work is ongoing to support the development of nursing & residential care facilities in Burnholme, Fordlands, New Lodge and Green Lane. The procurement of a developer and operator for a care home on Lowfield Green is currently underway. The site has outline planning approval for an 80 bed care home. The outcome of this procurement process will be announced in the Autumn, with work due to start on site in 2020.

Independent Living with Extra Care

10. The aim to support people with high care needs to continue to live independently with any level of care needs, is continuing to drive the development of Extra Care accommodation. The first phase of the programme has extended and improved the facilities at Glen Lodge and provided 24 hour care at Auden House, Glen Lodge and Marjorie Waite Court. Work is underway to extend and improve Marjorie Waite Court to provide an additional 33 units of accommodation with Extra Care.
11. The programme is also supporting partners with the development of Independent Living with Extra Care accommodation at New Lodge and Regency Mews. The work to provide and enable the provision of extra care accommodation across all tenure types and price ranges is helping to establish this type of accommodation as a genuine life long alternative to residential care in the city.
12. There are a total of 241 extra care units in the city, with a further 220 planned. The city will then have a provision of 2.6 units per 100 residents aged 75+. Provision of Independent Living properties with Extra Care is

significantly higher in the east and west of the city than in the north. The units at New Lodge and Marjorie Waite will create a more even distribution. Applying national benchmarks to current population projections it is anticipated that there will be a demand for a further 331 extra care units by 2032. Our current resident engagement will help to establish local demand for extra care provision and to increase awareness of it as an accommodation type.

Independent Living / Sheltered Housing

13. The city currently has 1200 independent living units. York has 38 independent living schemes with an average of 39 units per scheme. Many of the Council's schemes are smaller than this. They are provided by a range of Registered Housing providers, and private housing schemes. Some schemes are new developments such as Cardinal Court some others are dated and in poor condition, some could provide opportunities for expansion or redevelopment.
14. The average number of applications for Council 1 bed-roomed independent living properties is 18.4, reflecting the significant demand for properties. However the number of bids per property varies across the schemes from 30+ to 1 when vacancies were last advertised, which may be reflective of the location and quality of the facilities.
15. Work is currently underway at Lincoln Court to refurbish and extend the scheme to create 35 modern independent living apartments with communal lounge and social facilities. This scheme is due for completion in Summer 2020.
16. The Older Peoples' accommodation stakeholder group, made up of representatives from older person's advocacy groups and Independent Living providers, has requested that the next phase of the programme should include a review of the range and operating models for independent living schemes in the city, and to seek opportunities to increase the number of properties and ensure that they are designed and operated appropriately to meet residents needs.

60+ Housing

17. 81% of the city's residents aged 75+ own their own home, and have had no involvement with Social housing services. This is significantly higher than the national average.
18. The Council currently fund domiciliary care for approximately 650 residents. This is provided in general needs housing, independent living schemes and in extra care accommodation.
19. Officers from the Older Person's Accommodation Programme are working with the Housing Delivery Programme requirements and design of older people's apartments and bungalows on Lowfield Green and other development sites.
20. The Council's local plan housing policies promote a mix of housing types within developments, but there is not a policy direction on the preferred type of accommodation for older people. There is a role for the Older Person's Accommodation Programme to ensure that our planning policies and strategic housing sites address the need for housing for residents of all ages. To do this, officers are engaging with developers to promote the benefits of a housing mix that reflects the city's demographics, and to influence design to ensure that the accommodation is integrated with access to services and community facilities.
21. Advocacy groups for older people in the city report that they are regularly contacted by people wanting support to find appropriate accommodation, seeking assistance with down sizing, clearing out clutter, viewing properties, and moving house. Often the prospect of moving house becomes overwhelming and residents choose to remain in their existing property. House moves for older people are often as a result of reaching a crisis point rather than a lifestyle choice.

Engagement to establish the accommodation demand in York

22. The supply and demand benchmarks used to calculate the figures above are all national figures. It is not clear whether the population of York are similar to the national average when it comes to demand for the different accommodation types. Work is currently underway on a programme of engagement with advocacy groups, residents, and housing providers, to

establish how people in York want to live in their later years and the type of accommodation that would best support this.

23. An electronic survey is available on the Council's website. Paper copies of the survey are being distributed to public buildings and stakeholder organisations. A copy of this is attached at Annex 1. A series of stakeholder meetings and workshops have been planned for July and August. The results of this engagement will be available in the Autumn, and will be presented to the Executive Member for Health, & Adult Social Care's decision session. It is anticipated that this paper will contain recommendations that the results of the local engagement are used to shape future projects within the Older Person's Accommodation Programme and that new local benchmarks of supply of each housing type are set.
24. Linked to the need to understand local demand for accommodation is the need to raise awareness of the housing options becoming available for residents. In particular the range of independent living options and the increasing range of housing tenures. Through the engagement process officers will share information about extra care accommodation, independent living schemes and shared ownership options for each housing type, and shared living models which are all going to be available from Autumn 2019. This information will be shared with residents through the Future Focus programme, front line care teams and housing options staff, as well as partners, advocacy groups and the media.

A Further Phase of the Programme

25. Despite the successes of the Older Person's Accommodation Programme and the current development schemes, it is clear that we need to work with our residents to drive the development of homes that promote life long wellbeing and independence.
26. A major part of the programme over coming years will be about accommodation design, technology and adaptation that enable more people to live in their own home for life. Recent technology advances are presenting genuine opportunities to create Smart homes, which can support independence and adapt to the needs of residents. Technology

can be used to provide reminders, sensors to detect movement, automate equipment such as kettles, voice activated alarms, health monitoring devices and to aid in communication.

27. The next phase of the programme will look at how our projects can combine good design, such as generous space standards, flexibility and accessibility with technology to develop age appropriate accommodation that not only allows the properties to be homes for life but which actually makes independent living easier and safer as time progresses.
28. In addition officers will continue to deliver the schemes which have already been planned into the programme including:
 - Delivery of Council capital programme schemes at Lincoln Court and Marjorie Waite Court
 - Support and enable the development of a modern care home at Burnholme to provide high quality accommodation for those living with dementia.
 - Complete the transfer and support the transformation and extension of Haxby Hall care home.
 - Complete the procurement of a care home developer for a care home on Lowfield Green, and support the development of the home.
 - Work to support other housing and care providers in the city to develop accommodation which plans for the future, promotes and enhances independence, and meets the needs and aspirations of York residents.
29. Following the conclusion of the consultation process, a work programme will be developed setting out how we will deliver what our residents have told us is important to them, and how we will continue to work with them to create high quality homes for the future with a focus on independence.

Implications

Financial

30. The Older Persons' Accommodation Programme is on track to achieve the £553k saving agreed in the original business case. We will refine the financial modelling as the detail of the next phase becomes clearer and outcomes of the consultation can be considered.
31. All individual accommodation projects will require specific business cases and budgets.

One Planet Council / Equalities and Better Decision Making Tool

32. Following the proposed consultation and engagement, a full impact assessment of the proposed next steps, individual capital scheme elements within the programme and any York based accommodation benchmarks will be carried out.

Legal

33. There are no Legal implications of this paper.

Property

34. Officers from the older person's accommodation programme are working along side colleagues responsible for the community asset strategy to identify opportunities for co-location of services, integration of community providers within Independent Living schemes and other community facility opportunities.

Risk Management

35.

	Risk	Mitigations
1	Options for accommodation for older people do not match the expectations and aspirations of the city's residents	The programme is engaging with residents, families and stakeholders to better understand resident's expectations.
2	Those with high care needs and their carers/assessors	Resident, carer, staff and advocates engagement will raise awareness of the options available and the

	do not recognise Extra Care accommodation as suitable because this model of accommodation is not yet well established in York.	opportunities that Extra Care accommodation provides.
3	Insufficient funding available to deliver all elements of the programme.	The programme's financial model is constantly reviewed. The provision for Older Person's Accommodation will form an integral part of the Council's housing development function. Each capital element of the programme will have an individual business case.

Recommendations

36. Members can note and comment on the report.

Contact Details

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Report Approved *tick* **Date** *Insert Date*

Wards Affected: *List wards or tick box to indicate all*

All *tick*

Annexes

Annex 1: Draft Older Person's Accommodation Survey.

