

<b>Committee/Meeting:</b> Cabinet	<b>Date:</b> 10/04/13	<b>Classification:</b> Unrestricted	<b>Report No:</b> CAB 99/123
<b>Report of:</b> Development and Renewal  <b>Originating officer</b> Martin Ling		<b>Title:</b> Older Persons Housing Statement  <b>Wards Affected:</b> All	

<b>Lead Member</b>	Cllr Rabina Khan – Cabinet Member for Housing
<b>Community Plan Theme</b>	A Great Place to Live
<b>Strategic Priority</b>	Improving and maintaining the quality of housing and the local neighbourhood

## 1.0 **SUMMARY**

1.1 Tower Hamlets is committed to improving the quality of life for all older people living in the borough. Central to this commitment is the development of an Older Persons Housing Statement. The statement will aim to strengthen the role of Tower Hamlets Council by working with its partners to promote choice, independence and offer affordable services to older people living in the borough. The statement is strongly linked to the Supporting People Statement (2011-16 and the Council's Community Plan (2011-20) and is based on two aims which are to:

- Provide a range of good quality accommodation and access to home adaptations and improvements that offers older people housing that meets their needs – **Property** based actions.
- Help older people to continue to remain active, independent and healthy in their homes supported by flexible inclusive and affordable services – **People** based actions.

### **DECISIONS REQUIRED**

The Mayor in Cabinet is recommended to:-

- I. Approve the Older Persons Housing Statement attached at Appendix 1
- II. Approve Older Persons Housing Statement Action Plan attached at Appendix 2

## **2.0 REASONS FOR THE DECISIONS**

- 2.1 The changing demographics of older people across the borough requires a more focused response to the needs of this part of the community. The Older Person Housing Statement will provide an action plan that will enable all partners to work together to meet the increasingly diverse needs of this group.

## **3.0 ALTERNATIVE OPTIONS**

- 3.1 The Council could choose to not have an Older Persons Housing Statement and set out its responses to the needs of this group through other associated plans and strategies.

## **4.0 BACKGROUND**

- 4.1 A host of government reports, initiatives and directives over the past few years have highlighted the need for services that promote independence, choice and enable older people to remain healthy and active in their own homes. Most recently the two Government led Housing our Ageing Population reports (2009 and 2012) have focused on improving the quality of life of the ageing population by aiming to influence the availability and choice of high quality and challenge the perceptions of mainstream and specialised housing for older people, for existing and future generations.
- 4.2 Further to this, a 'Best Value Review (BVR) of Older People Services' was carried out by the council in May 2006. The BVR report highlighted that disabled facility grants and housing allocations grants enabled older people to remain independent. Consequently, Tower Hamlets was recognised for good practice in a number of areas, including by the Social Exclusion Unit, for working with older people, and was chosen as a pilot by the department for Communities and Local Government to further build on this work with older people through LinkAge Plus.
- 4.3 A 'Best Value Review of Sheltered Housing' was carried out in June 2006 by the council. The report found most older people were satisfied with sheltered accommodation; the main issues raised were distance from amenities and personal security. There were also issues raised about the lack of social and leisure activities for older people in the borough.
- 4.4 An 'Older Persons Housing Needs Assessment' was carried out looking at housing need, supply and demand for older people in Tower Hamlets. The report provided valuable information which in turn is used as the supporting evidence base that informs the Older Persons Housing Statement.
- 4.5 In 2012, Gateway Housing Association led an Older Persons Commission into the future housing needs of older persons in the borough and Tower Hamlets Homes has carried out an Inquiry in order to produce a revised management offer for its older tenants. Reports and actions on both of these pieces of work have been finalised in early 2013 and the findings will be incorporated into the Statement.

4.6 All of these pieces of work have included consultation with both partners and service users.

## **5.0 Older People and Housing in Tower Hamlets**

5.1 Set out below is key information on older people living in the borough.

- 15,500 people are aged 65+ (around 6% of the population).
- The largest numbers of older people live in St Dunstons' & Stepney Green and Bow East wards.
- 5,500 (37%) of older people are aged 65 and over live alone.
- Population projections suggest a small decrease in the 65-84 population over the next couple of years, followed by a very gradual increase and then steady growth from around 2017. The over 85 population shows a different trend, with steady growth in the early years which slows from around 2016, but with much higher percentage overall growth to 2031.
- 56% of older people are tenants in the social sector in LBTH, with a further 6.4% renting privately.
- 83.9% of older people live in flats/maisonettes or bedsits and only 16.1% live in a house or bungalow.

## **6.0 Supply, Demand and Gap Analysis**

6.1 **Tenure:** There is a higher percentage of older people renting from social landlords and much lower percentage owning their own home.

6.2 **Supply:** There are some 744 units of sheltered housing with support (26 schemes) and a further 260 units of housing designated for older people without support.

6.3 There are also 214 units of extra care housing in six schemes including 2 newer schemes which opened in 2012.

6.4 **Gap Analysis:** The Older Persons Housing Needs Assessment suggests that there is considerable scope to increase the provision of extra care housing.

6.5 Private leasehold retirement housing is notable by its absence in Tower Hamlets and therefore there is also likely to be some (limited) scope for re-balancing the stock in relation to tenure. This situation is being addressed by Gateway Housing Association who is aiming to progress two schemes during 2013.

6.6 Below is a table setting out the existing provision and the future requirement of housing for older people based on population growth predicted in the borough.

	Existing Provision	Provision for 2009 population of LBTH based on model (adjusted)	Provision for 2018 population of LBTH based on model (adjusted)	Provision for 2031 population of LBTH based on model (adjusted)
Sheltered housing (rent)	895	858	943	1295
L'hold retirement housing	0	210	231	318
Extra care / very sheltered (all tenures)	161	470	517	710
TOTAL	1056	1538	1691	2323

## 7.0 AN OLDER PERSONS HOUSING STATEMENT FOR TOWER HAMLETS

7.1 The Older Persons Housing Statement aims to ensure choice; quality and independence remain at the forefront of housing provision for older people in the borough. This is enshrined in the vision for older persons housing in Tower Hamlets which is:

**“Tower Hamlets will be a place where older people will have access to a range of flexible, good quality, well designed housing.**

**Tower Hamlets will help Older People to remain active, healthy and independent by adapting services to meet the changing needs of its ageing population.”**

7.2 The Older Persons Housing Statement will have a SMART action plan based on initiatives listed in Appendix 2 of this report.

7.3 Two overarching aims will be set out in the Older Persons Housing Statement:

7.4 The first aim is to ‘Provide a range of good quality accommodation and access to home adaptations and improvements that offers older people housing that meets their needs. The actions that have been identified in order to achieve this aim are based on the provision and up keep of the **property** that older persons live in.

7.5 The second aim is to help older people to continue to remain active, independent and healthy in their homes supported by flexible inclusive and affordable services. The actions that have been identified in order to achieve this aim are based on the provision of service to **people**.

## 8.0 COMMENTS OF THE CHIEF FINANCIAL OFFICER

8.1 This paper seeks approval to implement the Older Persons Housing Statement for Tower Hamlets.

- 8.2 The objectives contained within the Statement set out a range of activities and priorities for the Council and key partners which will provide a clear focus for ensuring that available resources are targeted to and in line with these priorities.
- 8.3 Whilst there are no specific financial consequences arising directly from the recommendations in the report, delivery of the statement will be extremely challenging in the current economic climate, and will require a co-ordinated approach and aligning of funding from all major partners. It will also require that best value for money is obtained from limited sources of external funding, given that the Council's mainstream resources to support the statement are extremely limited.
- 8.4 Members are asked to note that implementation of the Action Plan will be subject to the availability of funding and further reports will be submitted to Members in due course. (These reports will each assess the financial impact of the individual proposals, and identify any necessary sources of funding available.
- 8.5 The costs of preparation and subsequent consultation on the Older Persons Housing Statement have been met from within existing revenue resources.

## **9.0 CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL SERVICES)**

- 9.1 The Council has an existing framework of housing-related strategies. These include –
- The Tower Hamlets Community Plan, which contains objectives in relation to housing and the Council's sustainable community statement for the purposes of section 4 of the Local Government Act 2000.
  - The housing statement. The Council is not obliged to have a housing statement in place, as the Secretary of State has not chosen to impose such an obligation under section 87 of the Local Government Act 2003. Nevertheless, the Council has chosen to adopt one.
  - The homelessness statement, which the Council is required to have pursuant to section 1 of the Homelessness Act 2002.
  - The supporting people statement 2011 – 2016, which sets out how the Council will discharge its community care functions, particularly under section 47(1) of the NHS & Community Care Act 1990 (the duty to carry out an assessment of needs) and section 29 of the National Assistance Act 1948 and section 2 of the Chronically Sick and Disabled Persons Act 1970 (provision of non-residential welfare services).
- 9.2 Before adopting an Older Persons Housing Statement, the Council should have regard to the existing framework of strategies and the new statement should, preferably, be consistent with them. It is understood that the proposed Older Persons Housing Statement is strongly aligned with at least two of the existing strategies.

- 9.3 The statement indicates that it is intended to look at how to meet the needs of older persons in a way that delivers best value. To this extent the statement is consistent with the Council's obligation as a best value authority under section 3 of the Local Government Act 1999 to "make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness".
- 9.4 The proposed actions appear capable of being carried out within the Council's statutory functions. It will be for officers to ensure this is the case. In particular, any procurement must comply with the Council's procurement procedures and the requirements of the Public Contracts Regulations 2006.
- 9.5 Before adopting the statement, the due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who don't. An equality impact analysis will therefore be required

## **10.0 ONE TOWER HAMLETS CONSIDERATIONS**

- 10.1 A full Equality Assessment has been carried out on the Older Persons Housing Statement and is attached at Appendix 5. The different needs of older persons compared to the generally younger profile of residents in the borough has been recognised and the statement provides an opportunity to take forward a number of initiatives to meet this need and assist in community cohesion between different age groups across the Council.

## **11.0 SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT**

- 11.1 There are no specific sustainable action for a greener environment implications but all new build and refurbishment of properties will take into account sustainability issues in line with current planning and building policies.

## **12.0 RISK MANAGEMENT IMPLICATIONS**

- 12.1 There are no specific risk management implications in the final version of the Older Persons Housing Statement. Implementation of the Action Plan will be subject to the availability of funding and further reports will be submitted to Members in due course where appropriate. These reports will each assess the financial impact of the individual proposals, and identify any necessary sources of funding available and relevant risks..

## **13.0 CRIME AND DISORDER REDUCTION IMPLICATIONS**

- 13.1 There are no specific crime and disorder reduction implications. However the proposals in the Older Persons Housing Statement could add to the sense of security and safety amongst older persons in the borough.

## **14.0 EFFICIENCY STATEMENT**

- 14.1 There are no efficiency implications in the Older Persons Housing Statement.

## **15.0 APPENDICES**

- 15.1 Appendix 1 – Older Person Housing Statement  
Appendix 2 - Older Person Housing Statement Action Plan  
Appendix 3 - Report on Consultation  
Appendix 4 - Central Government Policy and Local Strategies and Research  
Appendix 5 - Equality Impact Assessment
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### **Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012**

#### **List of “Background Papers” used in the preparation of this report**

Older Person Housing Needs  
Assessment

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