

Meeting:	Cabinet
Date:	10 November 2005
Subject:	Older Persons Housing Review
Responsible Officer:	Ian Brown/Penny Furness-Smith
Contact Officer:	Alison Pegg
Portfolio Holder:	Cllr Keith Burchell: Planning, Housing and Development Cllr Margaret Davine: Social Care and Health
Key Decision:	Yes
Status:	Part 1

## **Section 1: Summary**

### **Decision Required**

1. That the Older Persons Housing Review report and recommendations be noted
2. That the proposals for implementing the recommendations as set out in para 2.2.4 be approved.
3. That a cross party Member panel receive regular briefings on progress.
4. That Cabinet receives a progress report in 6 months time.

### **Reason for report**

To report to Cabinet on the conclusion of the Older Persons Housing Review.

### **Benefits**

The report provides the strategic basis upon which to develop an implementation plan that will improve older persons housing services in Harrow across all tenures.

The proposed approach ensures that we enable older people in Harrow to participate in shaping future services. It will contribute to the corporate priorities of strengthening Harrow's communities, valuing Harrow's customers and partnership working to deliver service improvements.

### **Cost of Proposals**

None at this stage. These will be identified as the implementation plan is developed and bids for additional resources made as appropriate.

### **Risks**

None

### **Implications if recommendations rejected**

That the shape of future housing services for older people in Harrow is not agreed and delivered.

## **Section 2: Report**

### **2.1 Brief History**

2.1.1 Cabinet received a report on 24 June 2004 and resolved to approve the commissioning of the Older Persons Housing review. Housing, People First and the PCT led the review jointly. The objectives of the review were agreed as follows:

- To identify opportunities for change so that housing services better meet older people's needs/aspirations, local strategic priorities (promoting independence and a person-centred approach) and make best use of resources
- To review the current range of supported housing service options for vulnerable older people in Harrow to ensure the needs of the diverse local population are met
- To make recommendations for a future work programme, including pilot projects, service options and initiatives which complement other programmes and form the basis of an older persons housing strategy.

2.1.2 Contact Consulting were appointed following a competitive tendering procedure. A steering group comprising representatives from Housing, People First and the PCT oversaw the project.

### **2.2 Options considered**

2.2.1 The review report considers a wide range of options for delivering excellent housing services to older people against current national policy

guidance. It measures the current status of services in Harrow against national best practice policy and practice and makes recommendations on how services in Harrow should be improved. The Executive summary is attached at Appendix 1.

2.2.2 The Executive summary identifies the following issues for Harrow:

- It is estimated there will be 22,300 people aged over 75 in Harrow by 2028, towards the higher end of the range for outer London boroughs.
- A significant feature of the older population of Harrow is the very substantial number of people aged over 75 within the Indian community – 1,059.
- The majority of older people are homeowners.
- There is not an oversupply of sheltered housing but it will not meet the anticipated range of needs in the future and has investment needs.
- There is not a sufficient range of housing options for older people.
- Services for homeowners are insufficient and need to be enhanced.
- The needs of BME elders are under-addressed.

2.2.3 The report makes 22 recommendations that, if adopted, will enable the reshaping of housing services for older people in Harrow to better meet current and projected need in accordance with national policy guidance and local objectives. The recommendations are attached at Appendix 2.

2.2.4 It is most important that older people in Harrow are able to participate in the formulation of future policy and the evaluation of service. There is already a well developed consultation structure with older people through the POP Panel, Older Persons Reference Group and various sub groups. It is therefore proposed that the Council and the PCT should invite these existing bodies to form an Implementation group to take forward the reports recommendations. It is envisaged that this group (and sub groups dealing with specific issues) will also include other service user representatives as appropriate as well as staff and Trade Union representatives. The first task of the Implementation Group will be to agree an action plan and timetable to take forward the recommendations.

2.2.5 During the Review there were a number of cross party briefing sessions with Members. It is also proposed that this Member Panel continue to meet and receive regular briefings on the work and outcomes of the Implementation Group.

### 2.3 Consultation

2.3.1 The review has engaged a wide variety of stakeholders throughout. A key objective of the review has been to ensure that the views of older people in Harrow are key drivers in shaping the recommendations for the future strategic direction of older people's housing.

2.3.2 Consultation has been conducted as follows:

- Stakeholder interviews with a wide range of people within the Council and the PCT

- Interviews with providers of older persons housing services including the voluntary sector and housing associations.
- Attendance at a range of the existing older peoples consultation groups e.g. POP Housing sub group, Older People's Reference Group, Harrow Pensioners Forum
- Direct consultation with service users including visits to sheltered housing schemes, visits to community groups, a consultation event held on the 15 March with approximately 80 older people living in a range of housing, user questionnaire.
- Meetings with Members

2.3.3 Feedback throughout the review process has been very positive in terms of service user involvement.

## 2.4 Financial Implications

None to be reported at this stage. Major service development initiatives will be considered by the group and it is anticipated that bids for resources will form part of the 2007/8 service planning and MTBS bidding round. Financial implications will be considered and reported to the Member Panel and Cabinet as the implementation steering group develops the action plan to deliver the recommendations.

## 2.5 Legal Implications

None at this stage.

## 2.6 Equalities Impact

The report recommendations highlight the service areas that need to be developed to address the current under provision of services for older people from black and ethnic minority communities, particularly older Asian people.

Implementation of the recommendations will have a positive impact on the provision of housing service to older people from BME communities in Harrow.

## **Section 3: Supporting Information/ Background Documents**

Appendices (circulated in the Cabinet Supporting Documents Pack)

Appendix 1 – Executive summary from the full report

Appendix 2 – Recommendations from the full report

A copy of the full report “ Review of housing and care needs of older people in the London Borough of Harrow has been placed in the Members Library and will be publicly available on the Council's web site.

Other background papers available on request from Alison Pegg, Development Manager 020 8424 1933 or [Alison.pegg@harrow.gov.uk](mailto:Alison.pegg@harrow.gov.uk) :

Cabinet report 24 June 2004  
Information used during consultation process.