

## Older Persons Strategy Update (Housing, Andy Vincent)

### Synopsis of report:

The Housing Services Older Persons Strategy (Appendix A) was approved by Runnymede Borough Council's Housing Committee in September 2021.

The aims of the strategy are as follows: -

1. First class older persons accommodation with modern facilities, that is highly sought after
2. High quality onsite support promoting independence, tackling isolation, and maximising resident's health and wellbeing
3. A clear pathway into older persons accommodation with assistance where required
4. A partnership with Surrey County Council's Adult Social Care services to ensure residents receive the 'right' care services where they are required
5. Accommodation outside of Independent Retirement Living that meets the needs of older people

Resources have been identified to support the implementation of the strategy.

The strategy includes an action plan to ensure its delivery. An update against the action plan is included in Appendix B within this report.

### Recommendation(s):

None, this report is for information

## 1. Context of report

- 1.1 Older people are a key constituency to whom the Housing Service provide services.
- 1.2 Many older people have been tenants of Runnymede Borough Council for a considerable length of time.

	Tenants Over 65		Tenants Under 65	
Property Type	Number of tenants	Average length of tenancy (in years)	Number of tenants	Average length of tenancy (in years)
General Needs	702	28	1836	11
IRL	178	8	29	3
Both General Needs & IRL	880	24	1865	11

- 1.3 Housing services specifically for older people are largely provided in the form of Independent Retirement Living accommodation and support.
- 1.4 Support for older people is also provided to assist households where appropriate to downsize into Independent Retirement Living accommodation.
- 1.5 Some general needs (GN) accommodation has been designated for older people. It is essential that this accommodation and the communities in which they are located are appropriate and work to minimise the potential for a 'clash of lifestyle' which other age groups.

## **2. Aims of the Housing Service - Older Persons Strategy**

- 2.1 The following aims are articulated within the Housing Service - Older Persons Strategy: -
  1. First class older persons accommodation with modern facilities, that is highly sought after
  2. High quality onsite support promoting independence, tackling isolation, and maximising resident's health and wellbeing
  3. A clear pathway into older persons accommodation with assistance where required
  4. A partnership with Surrey County Council's Adult Social Care services to ensure residents receive the 'right' care services where they are required
  5. Accommodation outside of Independent Retirement Living that meets the needs of older people
- 2.2 The strategy sets out an action plan for delivery of the above aims. Progress against these aims will be reported back to the Housing Committee annually. Appendix B – identifies the actions within the plan and progress against each.

## **3. Consultation**

- 3.1 Consultation with a host of stakeholders on the proposed vision contained within the strategy was undertaken in July and August 2021.
- 3.2 Groups of consultees included: -
  - Runnymede Borough Council Councillors
  - RCRA members
  - Tenants – specific information was sent to IRL residents + their next of kin
  - Applicants – including individuals who had previously expressed an interest in downsizing
  - Stakeholders – including Age UK, Surrey County Council's Adult Social Care Department, Look Ahead and the Salvation Army.

## **4. Policy Framework Implications**

- 4.1 Housing Business Centre Plan 2022/23 (see below)

Service/ efficiency improvement	Housing and Neighbourhood Services	Implementation of the Older Persons Strategy	Sep-21	Mar-26
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Service/ efficiency improvement	Housing and Neighbourhood Services	Accreditation – Income and Support Services	Jan-22	Mar-23
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## 5. Resource implications

- 5.1 Resources have been identified to support the implementation of this strategy. The refreshed Housing Asset Management Plan 2021-2026 identifies the following to support the strategy

*“To support this strategy £1.7m has been identified within the Housing Revenue Account Business Plan over the next 5 years to support the enhancement of facilities within Independent Retirement Living and the upgrading of alarm call systems (including enabling a switchover to digital calling which will be required by 2025).”*

## 6. Legal implications

- 6.1 There are many legal requirements placed upon social landlords in undertaking their landlord function.
- 6.2 Additional requirements are placed on landlords who deliver support services to older people. These are set out in the Part 1 of Care Act 2014 which places an emphasis on Local Authorities to seek to prevent the need for the provision of care and support to ‘vulnerable’ people and the Local Government Act 2000 which launched the supporting people regime and many of the current practices around the provision of support to ‘vulnerable’ people.

## 7. Equality implications

- 7.1 An Equalities Impact Assessment of the potential impact of the Housing Services – Older Persons Strategy has been undertaken to demonstrate the positive impact the introduction of the strategy on inclusivity and accessibility.

## 8. Environmental/Sustainability/Biodiversity implications

- 8.1 The impact of the Older Persons Strategy will be to improve the physical environment in and around Runnymede Borough Council’s Independent Retirement Living accommodation
- 8.2 It will facilitate an upgrading of the alarm call equipment within our Independent Retirement Living accommodation to ensure that it can make digital calls
- 8.3 It will lead to a modernisation of the support service and will ensure, where appropriate, support is in place to enable tenants/residents to downsize into Independent Retirement Living accommodation.

- 8.4 Plans are also being brought forward to upgrade the heating systems in two of the Independent Retirement Living Schemes and to improve the energy performance of the accommodation. Unfortunately these plans may not align with the Committee cycle and some delegated authority from Housing Committee to the Chair and Vice Chair could be required.

## **8. Other implications**

- 8.1 The consultation undertaken as part of compiling this strategy was undertaken in line with the Council's Consultation Strategy principles.
- A. Consultations should have a clear purpose and start at an appropriate stage
  - B. Consultations should take account of the groups being consulted
  - C. Consultations should be clear and concise
  - D. Consultations should last for a proportionate amount of time
  - E. Responses to consultations should be published in a timely fashion and facilitate scrutiny

## **9. Conclusions**

- 9.1 A Housing Services Older Persons Strategy has been devised which sets out a plan for improving the physical environmental within Runnymede Borough Council's Independent Retirement Living accommodation and enhancing the support service for residents.
- 9.2 Further plans are set out within the Housing Asset Management Plan for improving the energy efficiency of the accommodation and upgrading out of date heating systems.
- 9.3 The purpose of this report is to update Housing Committee members on progress in delivering the strategy and to identify timescales for further enhancement work.

### **(For information)**

#### **Background papers**

Housing Committee Report in September 2021 approving the Housing Older Persons Strategy