

Newcastle an Age Friendly City - Older People's Housing Delivery Plan

2013 -2018

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1 Foreword

- 1.1 The age profile of Newcastle is changing with the number of people aged 65 and over projected to grow significantly. While this presents a range of complex challenges for the city it also presents some exciting possibilities in developing innovative housing design and new housing care and support models for people as they move from one life stage to another. The Council is committed to making sure Newcastle is a great place to grow old and a city in which a healthy later life is enjoyed by everyone.
- 1.2 Our commitment to be an age-friendly city has received cross-party support. Newcastle has been one of a number of cities that has led the way in age-friendly thinking and we want to build on our status as a world leader on ageing and vitality. As part of this an Age-Friendly City Group has been set up to take forward ideas with our partners. The provision of a wide choice of housing options and services makes an important contribution to age-friendly places and lifetime neighbourhoods.
- 1.3 We want to make sure we put in place new ways of working to meet the needs of people as they move through older age. We want to help older people live independently for as long as possible, increase the number and range of housing choices they can access and provide the advice and information they need.
- 1.4 We hope this plan sets out how we will fulfil these ambitions to increase personal choice and secure opportunities to maintain independence for older people. We will use the Fairer Housing Unit and Adult and Culture Services Directorate to lead this work but will also work co-operatively with and support partners to make greater choice in older people's housing a reality in Newcastle by 2018.



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2 Introduction

- 2.1 In November 2011, the Council became a signatory to the World Health Organisation 'Dublin Declaration'. This committed the Council to work towards becoming an Age Friendly City by “adapting its structures and services to be accessible to and inclusive of older people with varying needs and capacities”. The Declaration specifically identified the provision of “a range of appropriate and affordable housing options for older people, including frail and disabled older people”, as a key element of this commitment.
- 2.2 The Fairer Housing Delivery Plan was developed and approved by Newcastle City Council in September 2012 covering the period up to March 2013. A refresh of the plan is currently underway which will set out plans for delivery of housing across the city including procurement options and asset recommendations up to 2016.
- 2.3 The Fairer Housing Delivery Plan, in line with the Dublin Declaration commitment, identifies the need to develop a more strategic and co-ordinated approach to older people's housing and support services to change and respond to the housing market. We have developed this Older People's Delivery Plan for a five year period up to 2018 to respond to this challenge. This delivery plan focuses on housing specific activity. We recognise the importance of assistive technology and other care and support interventions in helping people stay independent at home for longer; these actions will be presented in a complementary report on restructuring the care market.
- 2.4 Older age covers two or even three generations and as a result the group is very diverse with no 'typical' older person. Some people may live very active lives, while others may not. Our housing offer needs to reflect this diversity.
- 2.5 The provision of accommodation for older people is a high priority for the city. Newcastle's population is ageing and currently there are insufficient accommodation options to meet the growth and diversity in this section of the housing market. The most notable feature of the population projections is the number of people aged 85+ and with this a likely increase in the number of people requiring care and support services. Newcastle experiences higher numbers of people suffering from dementia when compared to the national average and this is increasing with numbers aged over 65 expected to rise from 3,200 to 4,400 by 2030. These trends will require a change in how we deliver services to focus more on prevention and early intervention.
- 2.6 We will respond to this challenge by providing a broader choice of housing options, including housing based models of care such as assisted living/ extra care, and preventative and early intervention services supported by improved information and advice. This approach will also make an important contribution to our commitment to provide age friendly places and neighbourhoods.

- 2.7 Our success is dependent on how well we work with a range of partners and we are committed to taking forward this approach working with registered providers of social housing, investors, market developers, third sector and our colleagues in the newly forming Clinical Commissioning Groups.
- 2.8 We are clear that we no longer wish to support any further development of residential care for older people in the City. Our priorities will be to increase the numbers of units and diversity of specialist housing for older people in order to better meet the needs of all older people across all tenures including providing an alternative to residential care and reducing revenue care costs. We know that around 50% of care home admissions in Newcastle are from hospital and are more than likely to result from a sudden medical crisis or emergency. We need to respond to this by providing accommodation options that enable people to come out of hospital or residential care after crisis. Our aim is to enable older people to remain as close to their families, support and social networks as possible, improve their well being and life expectancy. By 2020 we expect to see the use of residential care very substantially reduced compared to current provision. Although we recognise that for some people this model will continue to be a positive choice.
- 2.9 Personalisation, choice and control will remain guiding principles in developing our approach to older people's housing. The Government's, and Newcastle's, personalisation agenda will see radical changes to the way that care and support services are commissioned and delivered. The Council is putting older people, their carers and families in control, supporting them to take charge of their care and commissioning the services that suit their particular situation and meet their preferences.
- 2.10 Older people's services are being shaped to allow older people to take control, to support people to live at home where possible, and support people to make informed choices. This will be based on improved advice, an emphasis on prevention, a focus on short term re-ablement and rehabilitation, and provision of ongoing support with self-directed support plans and use of personal budgets. This approach will identify and seek to manage those most in need.
- 2.11 This delivery plan has been developed and will be implemented in a financially challenging period and therefore aims to assist in targeting resources where they are most needed and achieve revenue savings by reducing reliance on residential care.
- 2.12 It sets out how we will respond to these changes based on the expected impact on changing demand for housing stock and services, and will help to ensure that the council and other housing providers are working in a strategic joined up way to minimise the impacts.

3 What we are doing

- 3.1 The Fairer Housing Unit and Adult and Culture Services are working together to develop service models, good practice and a pipeline of schemes to ensure older people are safely housed and can remain in their own homes for as long as they wish.
- 3.2 We will continue to work with Your Homes Newcastle (YHN) – our arms length management organisation (ALMO) as a key partner but we are also committed to developing new partnerships with other providers and are open for business to discuss and develop opportunities. We will also build our strategic partnership with the Byker Community Trust.
- 3.3 In support of developing Newcastle as an age friendly city and promoting lifetime neighbourhoods we have developed market data intelligence which maps facilities, social care and support services, accommodation, population and care data for all wards across the city.
- 3.4 In 2010 we commissioned Peter Fletcher Associates to undertake an Older People's Supported and Specialist Housing Impact Assessment. A large scale household survey of older people aged 50+ living in the city was carried out, along with consultation events with older people at a local level. This highlighted the needs and aspirations of older people and scale of development required. A property survey was also carried out with sheltered housing providers which showed the poor quality of some of the stock including over 500 bedsits.
- 3.5 During 2012 we carried out a soft market testing exercise with private developers, registered providers of social housing, investors, consultants and land agents. The findings were used to prepare a Market Position Statement for housing for older people in the City outlining how we will work collaboratively with and support our partners to accelerate delivery of older people's housing choices. This was approved by Cabinet in January 2013.
- 3.6 Our evidence base (Background Paper - appendix 2) and the consultation we have undertaken indicate that the key themes we need to focus our actions on are :-
 - helping older people to live independently for as long as possible in their own homes through the provision of a range of care and support options and offering an alternative to institutional forms of care ;
 - increasing and diversifying specialist housing provision for older people to give people choice when their own home is unsuitable, they wish to move or need to access care and support or they are coming out of crisis or emergency ; and
 - making sure older people have the advice and information they need to understand the housing options and support available to them to prevent

or postpone a move to less independent accommodation and help them plan to meet their future housing, care and support needs

3.7 We want to work collaboratively with our partners to achieve this and make sure we secure :-

- a broader accommodation offer, including choice of tenure;
- accommodation which responds to the aspirations of older people;
- accommodation which promotes the independence of people with age related disabilities and which is adaptable to changing needs;
- accommodation which is sustainable in the long term; and
- new models of housing with access to care and support.

3.8 We are already doing a number of things to support the key themes as outlined below:-

Helping older people to live independently for as long as possible in their own homes

3.9 We have a programme to adapt existing homes in the private and social sector to meet changing needs. We deliver over 200 major adaptations (eg. stair lifts, shower units, ceiling track hoists) to private homes and housing association properties each year. Around 70% of these are for people over 65 years. YHN assist in the region of 445 older households (55+) living in social housing with both major and minor adaptations. Whilst this allows people to remain in their own home for longer we know that the period by which we extend a client's independence is on average only about three years and there is scope to intervene earlier in the process to improve this.

3.10 We are developing a process with the Occupational Therapy Team and Home Improvement Team to identify potential customers at an earlier stage prior to them coming forward for service at a point of crisis. This will include developing opportunities to allow clients to access other properties that are already adapted that would better meet their needs and providing assistance with a managed move. Where we have new development schemes with bungalows we intend to target those owner occupiers in the area who may be near to qualifying for disabled facilities grants and work with them to access the new bungalows for sale. YHN are also exploring opportunities to accommodate people who are awaiting priority adaptations or who are bed-blocking at hospital or Adult Services Emergency Respite Care. A feasibility exercise is being undertaken to identify whether a pilot project can be set up to use around 5-8 fully adapted properties as temporary accommodation to meet this need.

3.11 The private sector stock condition survey 2010 highlighted that 23% of private sector properties fail decent homes standards. We know that around 45% of private sector properties (circa 38,000 homes) are occupied by households over 55. However, we expect the percentage of older people living in

substandard housing conditions to be greater than 23% due to low incomes and capacity. This contributes to increasing levels of poor physical and mental health.

- 3.12 We will continue to improve the condition of homes occupied by older households. Over the last three years we have assisted 21 people over 55 to improve their homes through Helping Hands Loans. This has enabled older people on low incomes who are unable to access loans from a commercial lender to improve the warmth, comfort, safety and security of their homes. Funding is in place to continue the programme to 2014 and the loan provider 5 Lamps is working with partners to create investment opportunities which will release more funds for loans.
- 3.13 As well as support for larger adaptations, we invest in Handyperson services, which help around 2000 older people per year to stay living independently in their own home. We are working with providers of these services to upscale their services. We continue to support a Trades Register which helps an additional 2000 older people per year to access vetted trades people.
- 3.14 We are continuing to promote and develop assistive technology and other care and support interventions to help people to stay independent at home for longer. Adult and Culture Services are currently developing proposals to restructure the care and support market. A process to re-commission care services is currently being developed to dovetail with the commissioning of delivery partners for older people's specialist housing. This will ensure a co-ordinated approach to housing and care delivery.
- 3.15 Fuel poverty is an increasing concern for many older people as fuel bills continue to increase. Newcastle has a long history of improving energy efficiency and tackling affordable warmth of residential accommodation through initiatives such as the current Warm Zone programme. A range of future actions are also planned. Warm Up North, a regional project, will run from 2013 to improve energy efficiency of homes and provide specific help for the lowest income and vulnerable households. Warm Homes Healthy People will continue to work through the winter to help reduce the health risks to vulnerable residents who live in cold homes. These types of initiatives will assist older people to remain independent in their own homes and reduce risks to their health and well being. Details of the initiatives and outputs are included in the Fairer Housing Delivery Plan.

Increasing the numbers of units and diversity of specialist housing

- 3.16 We intend to increase the number and diversity of housing based models of provision for older people that are designed to meet their needs and/or have access to care and support services on site. We want older people's housing to be integrated into the local community where older people can still make best use of social networks and facilities. We want to provide flexible accommodation to meet life changes as people move through older age, flexible enough to meet varying levels of care and support. Our focus will not purely be on one model such as extra care but rather developing a range of

housing based models as an alternative to residential placements. This will include core and cluster schemes linked to existing provision, mixed tenure and leasehold assisted living and specialist dementia models. It is anticipated that these developments will enable savings to be made in residential care and domiciliary care costs, as individuals move into less institutional and more supportive environments in a timely way. Our plan is expected to deliver savings of over £400k over the next 3 years to meet the approved 2013-2016 budget proposals.

- 3.17 The plan outlines specific sites that have already been consulted on and are either approved or are the subject of bids for external funding sources. In addition, there is a series of other council owned sites which will be considered as part of the wider asset plan process which will take place in April. We also have a pipeline of other sites which will require more assessment and which will provide potential development opportunities to feed into the 2016 budget process. We are overlaying care data, existing older people's housing provision and local facilities and using care and health staff intelligence to inform the selection of sites across the city to ensure we meet needs and address any gaps in provision.
- 3.18 We have worked up plans or are working with partners to develop the following models of provision to be completed in 2014/15:
- an additional assisted living scheme for rent (40 units) at Newbiggin Hall to be developed by Leazes Homes (Teasdale House);
 - one private assisted living scheme. A Council site has been sold to the private sector for the development of 54 units of Assisted Living (Kenton Lodge);
 - 16 purpose built housing apartments for people with dementia developed by a charitable organisation (St Anthony of Padua);
 - a mixed tenure assisted living scheme at Newlyn Road for 50 units.
- 3.19 We are proactively seeking to secure external funding sources to maximise delivery of older people's housing options. We have made a bid to the Department of Health's capital funding 'pot' for specialist housing for two mixed tenure extra care schemes at Newlyn and Dinnington. The outcome of the bid will be known in April 2013. If the bid is unsuccessful, Newlyn will be brought forward as a priority using Future Homes Funding.
- 3.20 We have committed plans to deliver 38 older people' bungalows and 4 apartments. We will continue to negotiate a number of bungalows on larger sites that are being brought forward by Leazes homes, YHN and other providers.
- 3.21 To date there are outline plans to initiate or support the development of further schemes for completion in 2015/16 as follows:

- one new build dementia housing scheme of 30 units funded from our Future Homes Fund, to be project managed by the Fairer Housing Unit;
 - two sites at Throckley and Parkway will be marketed to the private sector for the development of around 110 assisted living units;
 - Two (and potentially three) further housing with care /support developments will be funded from our Future Homes Fund, and project managed by the Fairer Housing Unit as above.
- 3.22 We are committed to developing community-led models of housing provision Work is underway to develop a package of financial incentives, support and advice to enable and increase co-operative and self build housing models within the City. We will support small community interest groups to develop neighbourhood housing models to diversify the range of housing products on offer. Interested older people's groups will be able to access professional advice, bidding support, small scale project development costs to progress this type of accommodation if wished.
- 3.23 We will work with partners to ensure all sheltered housing stock meets needs, is well-managed, and contributes to achieving health and social care priorities. YHN has reviewed its sheltered housing asset base and will use their own resources to redesign and redefine the sheltered housing offer in social housing neighbourhoods. This will result in an overall decrease in sheltered housing units in areas of oversupply such as Walker. Schemes that remain viable will be remodelled to create quality, larger units that better meet the needs and aspirations of older people. YHN aim to remodel one scheme per year over the plan period subject to availability of funding.
- 3.24 We are also working with registered providers to identify existing older people's housing assets which could be redesigned or used for small scale development to meet identified needs.
- 3.25 Byker Community Trust became the owner of 1,800 properties in July 2012 when housing stock in Byker was transferred from Newcastle City Council. This gives residents a bigger influence in how their estate is managed. The Trust is aware that the current housing stock does not meet the needs of residents as they move into and through older age. The Trust, working through the strategic partnering arrangements with the council, will be looking at using their portfolio of development sites to address older people's housing needs through the delivery of innovative solutions over the coming years.
- 3.26 We are developing processes to ensure that older people are aware of what specialist housing can personally offer them to meet their current requirements and changing needs. This is also an opportunity to engage the Council's housing and care teams in the marketing of schemes.

Making sure older people have the advice and information they need

- 3.27 We will ensure older people are aware of the housing options available to them as their needs change and are supported to access them if needed. In 2012 we joined together with Gateshead, North Tyneside and South Tyneside Council's and their respective housing organisations to launch the Tyne and Wear Homes service. In addition to being able to apply for social and private rented housing the service offers customers a personal housing plan stating which housing options could meet their requirements. This includes advice on the accommodation and services in the home which are particularly suitable for older people. At the moment the service is accessed through self-referral. However, we can identify where older people come into contact with care and support services when their needs change and we will use the Tyne and Wear Homes service to provide housing options advice.
- 3.28 The bedroom tax being introduced through the Welfare Reform will not affect people over pensionable age. YHN has already identified tenants at risk and is providing advice. The age at which someone becomes entitled to a state pension is gradually increasing. The current state pension age is 65 years old for men. For women it is gradually increasing from 60 to 65 in two monthly stages. From April 2013 it will start increasing more quickly so that by November 2018 it will have reached 65. It will then continue to increase for both men and women. The government has proposed that by 2046 it will have reached 68. This will place further financial burdens on older people.

4. Older People's Housing in 2018

- 4.1 By 2018 we expect the older people's housing market to provide a choice of mixed tenure housing options linked to care to meet the diverse needs of Newcastle's older people as they age. Over 400 specialist new units (net of reductions in sheltered stock) will have been delivered, targeted at areas where there is an identified need or where there is currently a lack of provision. We will have addressed gaps in provision across the city. We will have reduced the number of sheltered housing units in areas of oversupply such as Walker and made significant improvements to the quality of the remaining sheltered housing stock. Housing, health and social care services will be working collaboratively to ensure people are making more informed housing decisions as their needs change.
- 4.2 We will be working with a wider range of partners by building on existing partnerships and developing new relationships with housing associations, developers, charities and community groups to maximise delivery. We will use the Future Homes Fund to finance new housing solutions not readily available in the city, support research, development of innovative service models and use it to match fund investment bids to government and other agencies.
- 4.3 We will use council owned sites to speed up delivery of older people's housing; securing bungalow provision on sites developed through the Leazes Homes programme and Apprentice-led schemes; releasing council-owned

assets for redevelopment of older people's or specialist housing which ensures residents can remain within the same locality throughout their life. We will support delivery of new homes by releasing council owned sites to our partners in a timely manner.

- 4.4 We will use our innovative approach to using council owned assets and capital receipts to draw in match funding and maximise impact and improve our reputation for delivery. This will increase our chances of securing future funding opportunities as they come forward. We will be focusing investment in housing options for older people, including those experiencing physical or other disabilities.
- 4.5 The older people's investment programme will provide accessible and safe housing for those households who otherwise are at high risk of crisis and physical harm. We will use capital investment to deliver digital and high quality customer focussed telecare within these models of housing which will reduce household dependency on carers.
- 4.6 We will have developed clear pathway models for older people to evaluate the client experience and examine where early intervention has most impact and demonstrates value for money.

5 How we will work

- 5.1 Our approach is designed to deliver more robust interventions across the older people's housing market through direct intervention. We will do this through the use of resources (investment or council controlled asset) or through partnering and cooperative working where the investment and service plans of partners are aligned to those of the council through negotiations and development of shared objectives.

Investment

- 5.2 We have established a £25m fund (the Future Homes Fund) to support the delivery of new housing over the period 2012 to 2016. A specific allocation of over £4m was initially identified to support the development of older people's specialist housing with care and support for over 100 households who otherwise may:-
- have to wait several years for appropriate housing solutions to come forward during which time their health could deteriorate;
 - have to move to residential care which is not the aspiration of most older people; or
 - be placed in a crisis situation in terms of break down of caring arrangements due to stress and requirement to perform physical care.

- 5.3 Following a review of older people's housing requirements and preparation of the Market Position Statement, a further £0.5m funding has been committed to enable delivery of three new assisted living type schemes.
- 5.4 This funding will also subsidise development of a new dementia model providing over 30 units over one or two sites and representing investment of up to £2m.
- 5.6 Funding allocated to regenerate brownfield sites and the Leazes Homes and YHN programmes will also support delivery of older people's housing options. Where there is an identified need for new bungalow provision this will be secured as part of the scheme design.
- 5.7 The Future Homes Fund is limited and will need to be used to lever in other resources such as Homes and Communities Agency (HCA) grant to fulfil our ambitions for Older People's Housing. To deliver the 400 housing with care and support units, we need to channel different funding streams into the city. We will work with partners to secure available funding and use our own resources to directly subsidise new provision. We will also explore other initiatives to assist independent living and will look to secure funding as appropriate through the Council's budget process.
- 5.8 The schemes set out in the following action plan are those where we have sufficiently detailed plans to be able to predict cost savings in residential and home care budgets. On specific schemes, an assumption has been made that between 30-50% of potential tenants will be diverted from residential care to deliver the relevant savings. We will be actively pursuing other opportunities throughout the next five years, to ensure that all opportunities to align capital and revenue planning are maximised. This will include working with private sector and charitable developers.
- 5.9 Council capital investment of land and capital receipts will have a total value of around £10m. When this is matched with private sector and third sector resources this is expected to deliver around £40m of investment into older people's housing, with the potential to generate further investment of over £100m into the wider economy. ¹This level of investment could create or protect over 700 jobs in construction and over 2000 jobs in the wider supply chain helping to get people back into work and supporting the Council's 'working city' priority. The investment will also support job creation and protection in the care and support sector.

¹ Every £1 spent on housing puts £3 into the wider economy, and every new home built creates 1.5 jobs in construction and up to four times that number in the wider supply chain, helping people back into work". NHF - Nov 2012

Assets

- 5.10 We require a steady flow of new properties to meet identified housing need over the next 4 to 5 years. We are developing a housing asset plan which designates which sites will be sold to raise capital receipts to be recycled into new provision; which sites will be marketed for affordable housing; and which sites will be used specifically for older persons housing. This will go to Cabinet in April 2013 for approval.
- 5.11 We are reviewing social housing registered providers community and asset management plans to align investment with the Council's priorities and where registered providers are failing to respond to resident needs this will be reflected in council investment decisions.

Commissioning

- 5.12 We are developing new partnering arrangements to extend collaborative working and our ability to share resources with a wider range of providers and developers. The commissioning process and principles (including specifications and evaluation criteria) will be reported to Cabinet in April for approval. This will outline how we will use the Future Homes Fund to support the development of private sites outside the ownership of the council that reuse brownfield land or deliver affordable housing.
- 5.13 It will also identify how we will procure development partners to deliver affordable housing on council owned land. There will be a specific theme for older person's specialist housing and supported housing.
- 5.14 This process will secure a range of investment and development partners who can deliver affordable and specialist housing across the city. It will sit alongside the current arrangements and delivery routes with existing partners and help us to take advantage of any future bidding programmes, such as through the HCA or Department of Health.

6 How we will Engage with Older People and Partners

- 6.1 During 2013 we will work with Adult and Culture services and health partners to review the experience of older people who currently access services or advice to make sure we offer services and advice prior to someone reaching crisis. This will review how clients access services, how long they have to wait for service delivery, if there are ways in which we can work with clients at an earlier stage to help them choose a different housing option at a time when they are able to make an informed decision.
- 6.2 We will also work across different agencies to ensure more residents and potential customers are encouraged to complete the Tyne and Wear housing

options assessment to provide them with a personalised housing action plan tailored to meet their individual needs. This will ensure that individual needs are met much earlier to help them maintain independence. We will be able to better match households in need to available homes and reduce pressure on council revenue budgets by preventing households from having to move in crisis or requiring significant personal care to remain safely independent. The data we will be able to collect from Tyne and Wear Homes will provide a wider and more detailed picture of who needs different types of housing and will be used to direct investment in new housing to the right locations.

- 6.3 We will work cooperatively with and challenge the HCA to see where our assets and resources can be aligned to deliver increased choice for our older residents. We will continue to develop long term, beneficial working relationships with developers, registered providers, government offices, third sector and investors and work with Leazes Homes and YHN. We will actively diversify the housing offer through financial incentives, bringing forward sites or supporting bids for external funding.
- 6.4 We will work with the Quality of Life Partnership and Elders Council of Newcastle to assist us to understand how we can produce the best outcomes for older people. This will utilise the knowledge gained from their involvement in relevant research projects and national, regional and local networking. We will also work with them to ensure older people are appropriately engaged and consulted on the delivery of actions contained in the plan and its review.

7 Consultation and Review of the Plan

- 7.1 The delivery plan will be updated annually to ensure it remains relevant, factual and deliverable and is aligned with the council's annual budget review which concludes in February each year.
- 7.2 Review will be carried out via consultation with housing specialists and professionals, partners and stakeholders and residents that have volunteered to take part in the process. This process will take place between October and December each year to allow the outcomes to inform the review of the plan. A full consultation plan has been produced to provide details of the groups to be consulted and key dates.
- 7.3 We have created a standard process for consulting on new specialist housing schemes using the learning and experience we have gained from undertaking engagement on the Teasdale and Throckley Older People's housing sites. This will go beyond our statutory duty to consult on planning applications and will include pre-application consultation and market testing with Ward Members, the local community, developers and service providers on individual scheme plans. These stakeholders will be kept informed of progress. We will also support the Quality of Life Partnership and Elders Council to engage older people living in the area about what can make the area an age friendly neighbourhood. Feedback from all these mechanisms will be used to further improve development of future delivery plans.

- 7.4 In 2012 Newcastle committed to becoming an age-friendly city and an Age-Friendly City Group involving the Council and key partners was set up to enable this to happen. The group has structured their work around key themes, one of which is housing. At their request we will attend the group to report on progress with the plan and will involve them in the review of this plan.

Aim : Helping older people to live independently for as long as possible in their own homes								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
Opportunities created to allow people to move or stay in appropriate accommodation	Adapt homes to meet changing needs	Provide major adaptations to private / Registered provider properties / year	FHU	Framework contractors ACS	Annual	150/ year	Council capital programme	Decrease in no. of people going into care Customer satisfaction rates improved
		Provide minor and major adaptations to YHN properties / year	YHN		Annual	400/ year	YHN	Decrease in no. of people going into care Customer satisfaction rates improved
	Improve condition of homes occupied by Older People	Helping hands loans delivered	FHU	Mears residents	Ongoing	7 older people/ year	Council capital programme	Accidents and falls prevented
		Handy persons scheme delivered	ACS	Mears	Annual	2000	Council capital programme	Accidents and falls prevented

Aim : Helping older people to live independently for as long as possible in their own homes								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
Opportunities created to allow people to move or stay in appropriate accommodation	Improve joint assessment process	Review of DFG assessment process	FHU	YHN ACS Stakeholders Elders Council	April 2014	New procedure in place	Revenue – Staff time	Customer satisfaction rates improved Increase in no. of people taking up a new housing option rather than DFG
	Provide Housing care and support	Develop proposal for restructured care and support market and commission	ACS	FHU	Approach approved by Cabinet – April 2013 Tender out May 2013 Care and Support Framework in place October 2013	Framework agreed	Revenue – Staff time	Improved quality and costs of care and support work
	Reduce time taken to get back home following hospital discharge	YHN to explore delivery of pilot to assist hospital discharge – bed – blocking	YHN	NHS ACS	2013- 2014	Pilot delivered to inform future delivery	Requires commitment of NHS/ YHN funding	Potential savings in ACS / NHS budgets

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
Provide opportunities to move to more suitable housing	Develop more care and support based housing models as alternative to res care	Teasdale House, Woosington Replacement of existing bedsit scheme with assisted living scheme.	Leazes Homes	HCA NCC	Sept 2013 Start on site Sept 2014 completion	36 1 & 2 bed flats and 4 bungalows 40 affordable rent units	HCA Council Capital Programme	Individuals diverted from Residential care £70,200 saving in 14/15 Increased housing choice for older people
		Kenton Lodge, Gosforth conversion of former residential school building to 54 Assisted living & new build.	McCarthy and Stone		Pre-application currently underway 2013 planning approved 2014 start on site 2015 completion	54 Leasehold units West	Private	Individuals diverted from residential care £20,000 saving in 15/16 Increased housing choice for older people
		Throckley School, Newburn	Private	ACS FHU	Consultation underway 2013 preferred	70 units for sale and rent	Private	Individuals diverted from residential care

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
		Assisted Living, specialist dementia unit and general needs. Subject to consultation			2014 bidder selected 2014 planning approved 2014 start on site 2016 completion			£18,000 in 16/17 Increased housing choice for older people
Provide opportunities to move to more suitable housing	Develop more care and support based housing models as alternative to res care.	Parkway , Westerhope Extra Care and bungalows Subject to consultation	Private	NCC	2013 Consultation underway 2013 preferred bidder selected 2014 planning approved 2014 start on site 2016 completion	40 units for sale	Private	Individuals diverted from residential care £18,000 in 16/17 Increased housing choice for older people
		Newlyn Road, Kenton 30 Affordable rent flats and 20 private sale bungalows	Leazes Homes	HCA	2013 out to tender 12/2013 planning approved 01/2014 Start on site 03/2015 completion	50 units	DOH Council Capital Programme	Individuals diverted from residential care £70,000 savings in 15/16 Increased housing choice

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
		Subject to bid to HCA						for older people
Provide opportunities to move to more suitable housing	Develop more care and support based housing models as alternative to res care	Bring forward sites for 3 new housing based care and support schemes. Project A and B will be twin tracked with Newlyn Road to achieve savings from spring 2015.	FHU	ACS	10/2013 appoint delivery partners Project A 2013 site identified 2014 planning approved 2014 start on site 2015 completion Project B 2013 site identified 2014 planning approved 2014 start on site 2015 completion Project C 2015-2017 Complete	40 units 2015 40 units 2015 40 units 2015-2017	Capital Programme to subsidise by average of £1.1m/ scheme. Remaining funding to be brought in by provider borrowings/ resources	Project A and B Individuals diverted from residential care £140,000 savings in 15/16 Project C Savings to be determined Increased housing choice for older people

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
		<p>Dinnington 30 Affordable rent flats and 20 private sale bungalows</p> <p>Potential scheme subject to HCA bid</p>	Leazes Homes	HCA	To be confirmed in detail following outcome of HCA bidding round	50 Units	Subject to successful HCA bidding outcome	Increased housing choice for older people
Ensure sufficient provision of specialist housing and support for older people with dementia	Develop new dementia models	St Francis of Assisi, Walker conversion of former church building to 16 1 bed apartments (dementia)	St Antony of Padua	NCC	<p>Planning approved</p> <p>04/2013 Start on site</p> <p>04/2014 completion</p>	16 dementia units for rent	Third sector (Diocese/ St Anthony of Padua)	<p>Individuals diverted from residential care £37,440 savings in 14/15</p> <p>Increased housing choice for older people</p>
Ensure sufficient provision of specialist housing and support for older people with dementia		Bring forward site for 30 dementia units	FHU	ACS	<p>04/2013 sites Identified</p> <p>05/2013 tender out</p> <p>08/2013 contractor Appointed</p> <p>02/2014 planning</p>	30 dementia units	Council Capital Programme	Individuals diverted from residential care £70,000 saving in 15/16

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
					Approval 03/2014 start on site 03/2015 Completion			Increased housing choice for older people
Increase the number of bungalows on new developments	Negotiate bungalow provision on larger sites	Pendower Way, Benwell/ Scotswood 11 Bungalows	Leazes Homes	HCA NCC	On site 03/2013 completion	11 bungalows affordable rent	HCA	Increased housing choice for older people
		Sunny Bank 14 bungalows	ISOS	HCA NCC	Planning approved 04/2013 Start on site 03/2014 Completion	14 bungalows affordable rent	HCA	Increased housing choice for older people
		Balmain Avenue 4 apartments	Leazes Homes		05/ 2013 Start on Site 01/ 2014 Completion	4 apartments affordable rent	HCA Apprentice-led scheme	Increased housing choice for older people
		Dene Avenue 2 bungalows	Leazes Homes		05/ 2013 Start on Site 01/ 2014 Completion	2 bungalows affordable rent	HCA Apprentice-led scheme	Increased housing choice for older people
Increase the number of bungalows on new developments	Negotiate bungalow provision on larger sites	Cypress Avenue, Blakelaw 4 bungalows	Leazes Homes	HCA NCC	08/ 2013 Start on Site 12/ 2014 Completion	4 bungalows	HCA	Increased housing choice for older people

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
		Lemington Middle School, Lemington 7 bungalows	Leazes Homes	HCA NCC	07/ 2013 Start on Site 03/ 2014 Completion	7 bungalows	HCA	Increased housing choice for older people
Ensure sheltered housing stock meets needs, is well managed, and contributes to achieving health and social care priorities	Replace stock	Central Walker Site, Walker Potential scheme to replace units from sheltered stock removal Caveat - Subject to business plan approval	YHN	Retail partner	2015/2016	45 bed / 8 designated bungalows	YHN	Increased housing choice for older people
	Reconfigure existing sustainable stock	Remodel one scheme/ year	YHN	Procured partner	2013-2018	Reduction of 100 sheltered housing bedsits along with the creation of around 80	YHN	Increased housing choice for older people

Aim : Increasing the number of units and diversity of specialist housing								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
						one and two bedroom flats.		
Ensure effective pathways are in place to access housing based care models to minimise void turnaround times and respond to the care and support needs in a personalised way		Develop a standard process for developing new specialist housing schemes which includes marketing, allocation and lettings.	NCC	YHN	2013- 2014	Template produced and process in place.		Improved access to housing

Aim : Make sure older people have the advice and information they need								
Aim	Activity	Action	Lead responsibility	Delivery Partners	Provisional Timescale	Outputs	Resources	Corporate Plan Outcomes
Ensure older people are aware of the housing options available	Raise awareness of availability of the housing options service.	Provide training to relevant stakeholders and ensure YHN targets all applicants over 55.	YHN	NCC	2013 -2018	90% of all housing applicants over 55 provided with a housing action plan.	YHN/ Tyne and Wear Homes	Individuals are able to make informed decisions about housing

Appendix 1

Different types of housing for older people

Nursing and residential care

Homes providing residential and/or nursing care are not a form of housing although they do provide accommodation. Residents have a license to occupy a room and pay weekly fees (or these are paid in full or in part by the local authority) for on site services including care and meals.

Housing-based provision for dementia

Housing-based provision can provide an alternative to care home provision for people with dementia, and nationally there are a range of different models which vary in scale, building design, service offer and costs.

Assisted Living / Extra care housing

This is designed to meet the housing, care and support needs of older people with services on site 24/7. Extra care is often the name given to schemes for rent and Assisted Living to leasehold schemes. Residents pay rent, or buy a long lease and pay a service charge. Service charges vary according to what's included in the particular service model. For residents who need care this is charged for at an hourly rate. Some residents qualify for financial assistance with rent, service charge and care costs.

Enhanced sheltered housing

This is sheltered housing that is adapted to support disability in older age, for example fully accessible bathrooms. The assumption is that a proportion (around 25%) of the current sub standard sheltered housing for rent is re-modelled to provide an enhanced offer.

Sheltered/retirement housing

This is age exclusive housing with access to support either on or off site. Properties are for rent or sale and vary in scale, building design, services and costs. Residents can access care services as they would if they lived in ordinary housing as home owners or tenants.