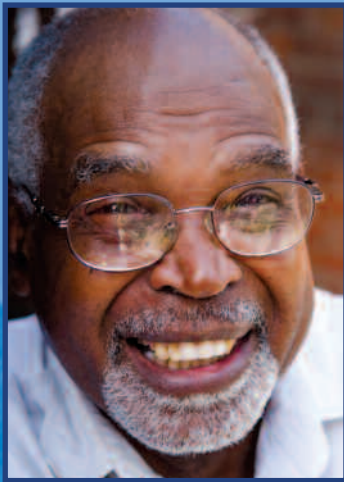


Older People's Housing Strategy

Coventry Older People's Partnership



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1 EXECUTIVE STATEMENT

Foreword from the Chief Executives of the Primary Care Trust as Chair of Older People's Partnership

We are delighted to introduce this Older People's Housing Strategy developed by Coventry City Council and our partner agencies in Coventry, for the Older People's Partnership.

This strategy fits with over-arching strategy for older people and reflects government policy and local priorities. It promotes a broader approach and concentrates on all older people with needs. The partnership between the Older People's Partnership and Coventry City Council is fully committed to supporting people in ways that maximise choice, independence and opportunities to participate in the life of the community.

This Older People's Housing Strategy is part of Coventry City Council's overall Housing Strategy. The strategy incorporates an implementation plan to be phased over the next two years that will generate important benefits for all older people in Coventry. The benefits and improvements will build on the progress already made over the last few years, more actively involving users, carers, and those not receiving support at present.

Through partnership working we are committed to providing the leadership and resources to help deliver national and local housing, social and health care priorities.

We fully endorse this Housing Strategy for Older People.

Mike Attwood

Signed.....

Chief Executive
Primary Care Trust

Stephen P.

Signed.....

Chief Executive
Primary Care Trust

Dr BTE

Signed.....

Director of Community Services
Coventry City Council

H. Norman

Signed.....

Cabinet Member (Community
Services) Coventry City Council

Andrew Matchet

Signed.....

Cabinet Member (Health and Housing
Coventry City Council

Signed.....

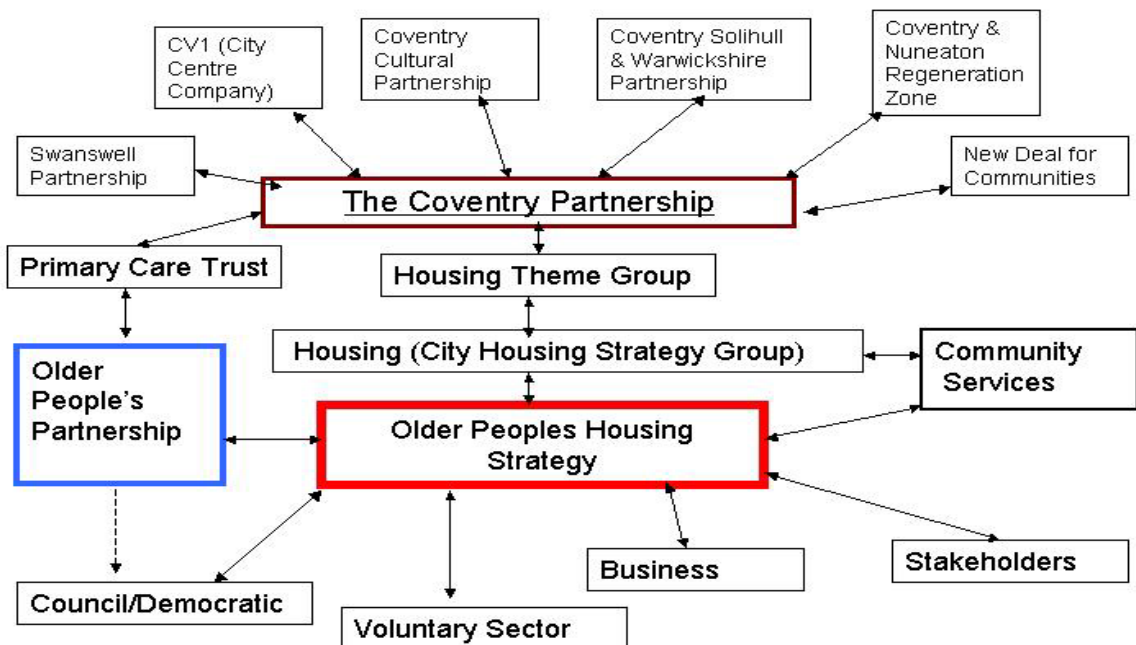
Older Persons Champion

2 INTRODUCTION

This strategy has been produced on behalf of the Older People's Partnership in Coventry, which consists of the City Council, Coventry Teaching Primary Care Trust, University Hospitals Coventry and Warwickshire NHS Trust, the Pensions Agency, Police, Voluntary Sector, older people and carers. The Partnership recognises the importance of housing as a cornerstone of community care, of good health, social involvement and family life.

This strategy builds on the Council's overall Housing Strategy and the New Homes for Old Policy and it seeks to identify new developments, which will benefit older people while also contributing to the wider housing needs of Coventry.

This strategy is linked to the overall master-planning programme of the Coventry Partnership through its Housing Theme Group and the Councils Strategic Housing Team. The strategy also links through the Coventry Partnership in relation to future developments including the Swanswell Partnerships and New Deal for Communities.



2.1 Key Themes

The strategy identifies some key themes to improve the range and quantity of housing provision for older people. It also contains an action plan, setting out key actions and the timetable for achieving them.

This will be monitored by the Older People's Partnership, the Cabinet Member (Community Services) and the Cabinet Member (Health and Housing).

The Older People's Housing Strategy group, a sub group of the Older People's Partnership will co-ordinate the proposals and manage progress. It will report progress to the Partnership and update the strategy on a regular basis.

2.2 Vision

The Older People's Housing Strategy focuses on people aged over 65 and its aim is to:

- Enable older people to maintain their independence by remaining in their own homes and
- make active and informed choices where necessary or desired, for suitable housing, care and support, while maximising independence and quality of life.

2.3 Policy Framework

The strategy follows the guidance provided by the Office of the Deputy Prime Minister (ODPM) in its document 'Preparing Older People's Strategies' (2003). The Strategy shares the two key aims of ODPM's 'Quality and Choice Older People's Housing Strategic Framework' (2001). Firstly, to ensure older people are able to secure and sustain their independence in a home appropriate to their circumstances and, secondly, to support older people to make active and informed choices about their accommodation by providing access to appropriate housing and services and by providing advice on suitable services and options.

The strategy is also associated with and contributes to the overall Council's Housing Strategy, whose mission statement is "to ensure decent homes, housing choice and support for Coventry Citizens." In particular it supports the key housing commitment "to meet the distinct needs of all vulnerable groups and increase the provision of suitable housing/related services to people requiring care and support."¹ It also contributes to Coventry's Community Plan whose Housing Priority reflects the mission statement of the Council's Housing Strategy.

The strategy builds on these recommendations approved by the Council in January 2005 and embraces the key drivers for change including;

- Government and Council policy;
- Social and economic factors;
- Housing market forces;
- The needs, views and interests of residents, stakeholders and partners; and
- Local and Regional policy.

Links have also been made to the core values and objectives of partner agencies and wider national and regional priorities. The strategy also establishes the principle that older people's housing needs should be considered in all new developments and establishes processes for this to occur.

The strategy encompasses building a better future for forthcoming generations of older people, providing a greater choice and improved quality of housing. It also reflects the opinions of older people in relation to their needs and the solutions they prefer. It expands the choices available and identifies options for funding new developments.

¹ Coventry Housing Strategy update 2005

3 WHY IS A HOUSING STRATEGY FOR OLDER PEOPLE NEEDED?

3.1 Current Position

For several years Coventry City Council has been involved in developing and implementing a strategy entitled "New Homes for Old", which set out to replace residential care with high quality extra care housing and new care homes for older people with dementia.

This strategy moves us from these developments to a wider strategy to create more provision and greater choice to meet the needs of all older people.

The strategy sets out a range of short and long-term actions, some are already underway, some will start in the next year and others will happen as and when the Council is planning and developing available land, working with developers or responding to new government priorities.

National and local housing policies emphasise the need for quality and choice and the importance of enabling older people to remain living independently.

Good housing, allied to the right care, support and other services, such as reliable transport and community safety, can be the 'springboard' that enables older people to remain involved and live independently. Poor housing can undermine people's health and dampness, poor ventilation and inefficient or inadequate heating can exacerbate respiratory problems. Loose carpets and unsafe stairs can lead to falls and accidents. Worries about housing can also affect people's mental health. Good housing is, therefore, essential to good health.

The Council's Housing Strategy² aims to:

- increase the range, supply and choice of housing across all tenures
- improve the standards across all tenures by targeted investment, intervention and support
- meet the specific needs of vulnerable groups, by encouraging the provision of suitable housing related support services
- work with residents and other partners to develop safe, healthy and sustainable communities.

3.2 Coventry's Population and Demographic Trends

By the end of the next decade the numbers of older people over 85 will have increased by approximately a fifth. This could possibly mean greater numbers of people needing assistance with housing and support and possibly more people with dementia.

The Census of 2001 shows that just under a quarter (28,182 or 23%) of all households in Coventry consisted of older people and nearly two thirds of these were older persons households³. The Coventry Housing Needs Survey 2003 showed that the figures were fairly similar (30,008 or 24.5%)⁴. Appendix B gives an indication of the extent of under-occupation within the older population. Of the older persons only households, 20,368 owned their home, with no mortgage, equating to 67.9%⁵ of

² Coventry Housing Strategy update 2005-2009

³ Census 2001 – Coventry Demographics Handbook Older People Housing and Tenure

⁴ 2003 Housing Needs Survey Chapter 14 Older Persons Households P139

⁵ 2003 Housing Needs Survey Chapter 14 Older Persons Households P141

⁵ ONS Census Data 2001

older person households. This figure could potentially grow in years to come especially with the effects of choice and the right to buy and the continued contraction of the private rented market. The figure compares with 68% both regionally and nationally⁶.

The population of Coventry in 2001 was 300,843, an increase of 6457 (2.2%) since the 1991 census. This compares with a 1.6% increase regionally and a 4.9% national increase⁷. The balance of the population has stayed quite similar in Coventry although the number of people aged 60 – 74 age range has reduced by 37% and the numbers of people aged 75+ has increased by 58%⁸.

3.2.1 1991 & 2001 Census – Population 60+

	1991			2001			% Change
	M	F	Total	M	F	Total	
60-64	7357	7579	14936	6579	7265	13844	-7%
65-69	7087	8247	15334	5934	6328	12262	-20%
70-74	5496	7168	12664	5223	6129	11352	-10%
75-79	4022	5870	9892	4184	5923	10107	2%
80-84	2118	3798	5916	2631	4365	6996	18%
85+	1029	2774	3803	1570	3668	5238	38%

In the longer term there is an anticipated 30% growth forecast in the older population aged 60+ from 2004 until 2028, with a significant increase in the numbers of people over 85⁹.

3.2.2 Older People Projections 60+

2003-Based Sub National Population Projections				
AGE GROUP	2004	2010	2020	2028
60-64	13900	15500	17100	19600
65-69	12500	12700	13900	16900
70-74	10800	11000	12500	13300
75-79	9300	8900	9700	10600
80-84	7800	6900	7400	8800
85+	5400	6700	7600	9000

Source Coventry Demographics –reference handbook Older People

3.2.3 Tenure, age, health and limiting long-term illness (LLTI)

Table 17 from the 2001 Census shown below identifies the numbers of people aged 60+ in each tenure and the numbers with a limiting long-term illness and how they described their health.

⁷ ONS Census Data 2001

⁸ ONS Census Data 2001

⁹ Census 2001 – Coventry Demographics Handbook Older People Housing and Tenure

Tenure	Total number of people	Good / fairly good health with LLTI	Not good health with LLTI
Owned			
60 – 64	11526	1996	1738
65 – 84	31147	8261	6226
85+	2998	1157	981
Social rented			
60 – 64	1778	447	580
65 – 84	6223	1726	2011
85+	888	349	355
Private rent/other			
60 – 64	731	137	220
65 – 84	2455	675	731
85+	461	156	173

Source: Table 17, 2001 Census, ONS

Appendix C maps these figures at ward level and the maps show different patterns of concentration, reflecting a large part of the tenure distribution within Coventry's older population.

3.2.4 Homeless Older People

The Coventry Homelessness Strategy¹⁰ highlights the need for further research to identify the actual numbers of older people who are homeless in Coventry. A research project has been commissioned and will be implemented in 2005¹¹. The work will also look at the support needs of homeless older people.

3.2.5 Black Minority Ethnic Older People

Coventry has a number of well-established Black Minority Ethnic groups in Coventry. Many Black Minority Ethnic families have lived in Coventry for a number of generations, with some groups having a more recent history. Black Minority Ethnic communities now make up 9.74% of all the population, therefore assessing and addressing the needs of these communities must be a mainstream activity for Coventry.

The table and figures at Appendix D(i) show ethnic group and tenure. It appears that Asian households are particularly likely to be living in owner-occupied (with mortgage accommodation). In fact a total of 81% of all Asian households are living in owner-occupied accommodation with or without a mortgage in Coventry.¹²

In 2001 Census people from Black Minority Ethnic backgrounds aged over 65 form 14% of the total number of over 65s in Coventry. Of those Black Minority Ethnic elders over 65, 53% were Irish, 29% were Indian and 7.5% Black Caribbean¹³. The numbers of persons in each household is characterised by minority ethnic groups and are shown in Appendix D (ii).

¹⁰ Homelessness Strategy 2005-2010 page 6

¹¹ Homelessness Strategy 2005-2010

¹² 2003 Housing Needs Survey Chapter 15 Black Minority Ethnic Groups P148

¹³ 2003 Housing Needs Survey Chapter 15 Black Minority Ethnic Groups P148

3.2.6 Older People with Learning Disabilities

All of these service users fall into the A1 "White British" category			Other ethnic groups					
Age Group	Male	Female	Indian	Caribbean	Other white	Other Asian	Any other	Totals
50 – 54	34	40	2 (F)	1 (M)	1 (M)			78
55 - 59	24	46	1 (M)		1 (M)	1 (F)		73
60 - 64	20	23				1 (F)	1 (F)	45
65 - 69	10	20						30
70 - 80	5	4						9
81 +		2						2
Totals	93	135	3	1	1	2	1	

These figures above show in detail the numbers of adults with learning disabilities who are currently receiving support. Overall in Coventry there are 7,000 adults with learning disabilities of which 1,000 adults have severe learning disabilities. Data has been collated identifying the numbers of people with learning disabilities who will be 65 years old by 2009.

Dates indicating when people will become 65 years old;

Year person will be 65 years old	2005	2006	2007	2008	2009
Numbers of people	2	8	14	4	15

Types of residence that people currently live in;

Type of residence	Residential in city	Residential out of city	Coventry Homes Tenancy	Other tenancy	OP sheltered	PCT	Adult Placement Unit OOC	Home
Numbers of people	7	3	9	14	1	1	1	7

The last five years have been a challenging time within the learning disability sector, mainly due to the introduction of the Government's Department of Health White Paper, Valuing People: A New Strategy for Learning Disability for the 21st Century (March 2001). This document sets out a wide-ranging vision for services for people with learning disabilities. This vision includes a requirement to make a broad range of housing options available from which people with learning disabilities can choose.

Learning Disabilities Services has developed a Joint Commissioning Plan with Coventry Primary Care Trust that aims to address the full range of housing needs of people with learning disabilities. These needs range from specialist registered care homes for people with very complex needs, to minimal and occasional support for people living independently within the community.

4 KEY PRIORITIES

The key priorities for Coventry City Council will include:

Enabling older people to maintain their independence and make active and informed choices by:

- Developing schemes for older people to live independently in their own homes with support including floating support, telemedicine, Assistive Technology, and personal care encouraging use of direct payments; and
- Working in partnership with private developers and registered social landlords and others to develop affordable non-sheltered, extra care and non extra care housing schemes of mixed tenure including older people with learning disabilities, mental health needs and Black Minority Ethnic older people. Enabling those older people who wish to move to housing with care and support yet still live a active and independent life do so; and
- Review the existing services provided.

4.1 Occupancy, Staying Put or Moving On

Older households may contemplate moving as many have difficulty maintaining their homes and many homes are under-occupied. The right choice needs to be available for older people to contemplate moving. Under-occupation produces a blockage in the housing system, as the housing market is not as active as it could be. Older people should therefore have maximum choice and support to make the right choices. The Council, social landlords and private developers need to work together to create the right choices.

Including an element of new housing for older people as part of any new housing development and as part of the Council's overall Housing Strategy, will help to create movement in the housing market and should release family-sized housing.

If older people are to exercise real choice then information and advice concerning all the options should be available to them. The Community Services Directorate operates a general housing advice service, and Age Concern and Orbit Care & Repair give advice on moving as well as on improving their homes. These different services need further development

4.2 Views of Older People

The results of a housing questionnaire survey of older people's housing needs¹⁴ and preferences, undertaken as part of this strategy, suggest that most wish to stay where they are, but a significant number would be prepared to move to smaller, more manageable accommodation (Appendix A). Helping this latter group to move would release a considerable amount of what is likely to be under-occupied housing. Those looking to move may consider a supported housing solution, but many will prefer ordinary housing that is easy to manage and maintain.

Of course many people do not plan for what will happen if they became very frail or infirm. The Council is concerned about the needs of older homeowners and private renters as well as those who rely on social housing. So the strategy will promote,

¹⁴ Housing Questionnaire Survey March 2004

develop and extend existing housing initiatives and also introduce and promote new schemes to help people stay or move on, using such initiatives as Telecare/Tele medicine, Assistive Technology, floating support, and affordable non-sheltered retirement housing.

4.3 Actions

- Engage private developers, housing associations and stakeholders into discussions regarding mixed tenure schemes for sale and rent for older people in Coventry which could include the following schemes:
 1. Extra care housing for older people consisting of 40 units leasehold for sale scheme.
 2. Extra care housing for Black Minority Ethnic groups 40 to 50 units including a combination of leasehold and shared ownership.
 3. A mixed tenure scheme including extra care and floating support of approximately 35 units.
 4. Extra care and nursing housing scheme of 80 units of mixed tenure.
 5. Sheltered/assisted living schemes for housing for sale with private developers.
 6. Explore the refurbishment and development of existing schemes.
 7. Development of a housing with care scheme for older people with learning disabilities.
 8. Refurbishment and redevelopment of existing schemes to create a mixed tenure Black Minority Ethnic scheme.

All schemes will be subject to further negotiations and where appropriate will be reported to the relevant Cabinet Member and Cabinet.

- An event inviting private developers and registered social landlords to understand the needs of developers and the type of support that can be given to future schemes

5 WHAT DO OLDER PEOPLE WANT AND NEED?

5.1 Housing Needs and Preferences

Housing needs and preferences are shaped by lifestyle choices and housing requirements later in life may change due to health and frailty. Some people will want to live close to family members and others will prefer to live apart.

A variety of methods, including a postal survey, focus groups, census information and the results of the Housing Needs Survey, were used to obtain an indication of older people's housing needs and their current situation. No claim is made for how representative these results are but it does give some indication of the needs of future older people's housing. Some of the main survey findings are highlighted below, and in the graphs shown as Appendix A

Of the 313 people who returned questionnaires, 54.6% were aged 75 or more, two thirds had a physical and/or sensory disability and nearly a third (30%) stated their health was poor. Just under half (45%) lived alone and about the same percentage (47%) lived with their spouse or partner. Almost a third 28.6% (87) were of Black Minority Ethnic origin.

Half had lived in their current housing for over 30 years and four out of five (247) owned their property, and 12% (37) rented from a housing association. Three quarters of older people stated their property was a house, while a surprisingly large percentage (16%) lived in bungalows.

Most of the people surveyed said that they were satisfied with their housing, and would not wish to move. However just over a quarter (27%) mentioned that stairs were a major problem, and similar numbers (22% and 24%) would like smaller, easier to maintain accommodation or accommodation that was all on the one level. A number (16.9%) stated they were interested in moving to somewhere where care and support were provided and most did not see their housing as affecting their health in any significant way.

Appendix E combines the Housing Questionnaire Survey findings with Housing Needs Survey 2003 to estimate the need for housing with care and extra care housing in Coventry. The assumption used is that the increase in older people population by the year 2010 and 2020 are that all live alone and are living in either owner-occupied, housing association or privately rented property. The assumption uses the 16.9% figure from the responses received for 'reasons for moving'. This shows that possibly 354 and 1,453 in years 2010 and 2020 respectively might choose to move to extra care housing. Some of this need, such as social rented housing, is already provided for. It appears from the population data (Appendix E) that there is a gap in the provision of leasehold, shared equity extra care housing and housing with care of between 250 and 1000 plus by the year 2020.

Another key source of evidence is the numbers of older people moving into residential care homes. Experience in Coventry shows that the vast majority of people in residential homes could be supported to live a more independent life in specialist housing with care. Coventry has 671 existing rented tenancies plus another 120 places to come on stream in 2007. However, each year it is estimated that there are in the region of 575 older people who enter long term residential care as 'self funders.' These people would possibly prefer to maintain the equity in their homes that would give them control and greater independence by purchasing extra care housing for sale.

However, the data used in the projections may not be as robust as the findings imply and further data will be collected from housing providers, developers and focus groups.

5.2 Developing Partnerships

The strategy promotes partnership working and encouraging links with developers to build for sale and mixed tenure schemes. The strategy was commissioned by the Older People's Partnership Board who also have a presence on the Older People's Housing Strategy Group, which consists of a mix of officers from within the Council, voluntary organisations and registered social landlords, whose aim is to develop relationships with a wider range of partners and to ensure all stakeholders are involved.

5.3 Providing Advice

Providing advice to older people is important to promote choice and enable older people to make informed decisions. A link will be established with Coventry Direct to encourage a one-stop shop approach incorporating a process for signposting.

5.4 Actions

- Develop a consultation exercise with developers, partners and stakeholders including Focus Groups for consultation on proposed schemes and collate data that supports the future prediction of specific needs of older people; and
- Develop links for older people with Coventry Direct to provide signposting and one-stop shop.

6 ASSISTING OLDER PEOPLE TO REMAIN IN THEIR HOMES

Older People can be helped in a variety of ways to remain in their homes. Assistance can vary from simple safety checks to costly adaptations and from low levels to intensive care and support.

6.1 Safety at Home

Each year nationally there are nearly 3 million accidents in the home that require hospital treatment. The recorded accidental deaths in 1998 for 65 years and over were 1,794¹⁵. The biggest cause of accidents is falls, which account for 40% of non-fatal injuries. Most deaths from falls involve older people and nearly 80% of victims are aged 65 and over.¹⁶ The National Service Framework for Older People aims to produce a framework for agencies, to develop a quick and co-ordinated response to fall incidents.

The Council and the Primary Care Trust are working together to ensure that all people whose needs are co-ordinated by Community Matrons under the Chronic Disease Management Programme will be offered a housing check. This is to ensure the home is safe, secure and well heated and that advice is given about any repairs and improvements needed. In addition any visits to older people in their homes by all agencies should share information about energy efficiency as well as other housing services available.

As a further development to this is a proposed prevention-screening programme to co-ordinate assessments of older people over 80, which will provide a screening visit for identified people to check health, benefits, home safety etc. This work will also reflect and compliment the existing Falls Prevention and Signposting Programmes that are joint partnerships with Health Prevention Primary Care Trust and the Council. The support will enable all people to sustain and maintain living as independently as possible within their own homes throughout Coventry. It is envisaged that the programme will run for financial years 2005/06 and 2006/07 and the final programme plan is in the development stages.

Cluttered and poorly lit stairs and loose carpeting are the cause of many falls¹⁷ and over half (53%) of the Housing Questionnaire Survey respondents reported that stairs were a problem for them (Appendix A). The fitting of stair rails, stair lifts and better lighting can assist with the reduction of some of these accidents. Heating appliances can be another cause of accidents and checks to wiring and ventilation can cut down on accidents and ensure appliances work efficiently.

6.2 Approved Tradesmen

Different trade associations recognise good working practices through registration schemes, such as Federation of Master Builders, CORGI, etc. Older people may have some protection by using companies or workmen who have registration. The Government's Quality Mark scheme is an attempt to protect the public. In Coventry, Age Concern operates the First Check Point scheme, which vets trades people but it does not check the standard of the work carried out.

¹⁵ Royal Society for the Prevention of Accidents 1998 Home and Leisure Accident Report Page 3 to 5

¹⁶ Royal Society for the Prevention of Accidents 1998 Home and Leisure Accident Report Page 3 to 5

¹⁷ Royal Society for the Prevention of Accidents 1998 Home and Leisure Accident Report

6.3 Energy Efficiency

Heating which is constant, dry and clean ensures people keep warm and helps prevent poor circulation and respiratory problems. The Winter Fuel Payment can help to meet the costs of the extra heating.

The following schemes are also available

- *HOPE*, Helping Older People to Energy, provides free insulation measures specifically to residents aged 60 and over in Coventry, who own or rent privately;
- The *Warm Front Scheme* is a government funded insulation scheme aimed specifically at people in fuel poverty;
- The Council and Powergen have formed a partnership to take advantage of European Union funding that has resulted in 2400 properties being insulated; and
- In deprived areas Coventry homes have been insulated as part of Coventry Home Insulation Project (*CHIP*).

6.4 Orbit Care and Repair

Orbit Care and Repair Coventry is a not-for profit home improvement agency, providing homeowners and private sector tenants support and practical help to maintain their independence in their chosen home for the foreseeable future. This includes older people, disabled people and other groups determined by local circumstances.

Care and Repair supports the client throughout the repair, adaptation or improvement process, so that the individual is able to remain in their own home in a warm, safe and secure environment. The agency offers a people centred, cost effective service that helps to tackle poor or unsuitable housing together with preventative measures to try and eliminate inappropriate hospital or residential care. Orbit Care and Repair, is supported by Coventry Primary Care Trust, Social Services, Coventry City Council and the Office Of The Deputy Prime Minister.

Core Activity

- Advice and Advocacy
Orbit Care and Repair assists people to identify what the real problems may be with their home and how these issues may be addressed. This includes a review of all housing options open to the client including advice on legal entitlements, welfare benefits, financial matters and other support services.

Financial

- The Agency offers a broad overview to clients of the financial implications of pursuing their chosen funding options.

Technical Issues

- Many clients of Care and Repair are apprehensive about having housing repairs carried out to their own home, so It is a critical role of the agency to offer both guidance to clients on the required work and assurance that

any repairs undertaken will be completed satisfactorily, to budget and on time.

Additional Ancillary Services include

- Hospital Discharge Scheme
- Handyperson Scheme
- Aids and Adaptations
- Door entry systems and home safety checks.

6.5 Equity Release

Many older homeowners may have equity that is tied up in the value of their home but have little or no savings. Many are reluctant to release part of this to pay for any necessary repair work to their property.

To try and address this problem the Council has received limited Government funding to promote the use of loan packages, to enable "vulnerable" people who may not access to loan facilities to do so. The loans will also enable people in receipt of Home Repair Assistance grants to finance any work beyond the value of the grant. This is a joint project with Mercian/ART Homes, and is available citywide.

One type of loan available is the Property Appreciation Loans. This unique loan is designed for homeowners who cannot afford regular monthly repayments but have 'free equity' in their home. The maximum that can be borrowed is £30,000, depending on the equity in the property. The loan is expressed as a percentage of the market value of the property and is usually repaid from the proceeds of the sale or when title is transferred.

The Council, via Care and Repair, also promotes the Home Improvement Trust's 'Houseproud' scheme as a way of financing housing repairs and improvements. 'Houseproud' offers advice regarding the work needed and arranges affordable and risk-free loans to finance this. People aged 75 and over can apply for capital and interest free loans that are recoverable from the person's estate on death.

6.6 Disability Facilities Grants

Mandatory Disabled Facilities Grants (DFGs) are means tested grants available to owner and tenants to provide adaptations to enable disabled persons to continue living in their own homes.

6.7 Floating Support

Floating support is a service designed to help sustain a person's ability to manage and maintain their home. This is for housing related support, rather than care support and is related to the individual and not the property. From 1st April 2003 housing related support through Supporting People funds, can now be delivered to owner-occupiers. Coventry currently has only one small floating support scheme for older people funded through the Supporting People programme and greater numbers of older people in Coventry could benefit from such support.

Floating support could also be a cost effective alternative to scheme-based, resident wardens in conventional sheltered schemes. The Supporting People Strategy (2005-2010) recommends that funding, where appropriate; move away from accommodation-based to floating support. This potentially offers a means of

allowing older people to continue to live in their existing homes by utilising floating support schemes, and perhaps combining this with assistive technology.

Recommendations to the Supporting People Commissioning Body will include the priorities in regard to older people, how existing resources can most effectively be used to gain maximum possible benefit and the timescales for change within the overall Supporting People allocation.

6.8 Assistive Technology

Assistive Technology commonly refers to products, devices or equipment that are used to maintain, increase or improve the functional capabilities of individuals with disabilities. Developments in Telecare Technology allows for remote monitoring of a range of risks, health conditions and needs.

The expansion and development of electronic monitoring technology will enable Coventry to develop floating support schemes. The Council also operates one of the most comprehensive alarm monitoring centres in the country through the City Services Directorate. The Control Centre monitors Tunstall Lifeline units installed in 2400 owner -occupied and private rented homes.

The Government has advised local authorities to work with partners to develop Assistive Technology applications. The Council will be allocated a portion of funding for this, and work has started on a plan to implement a pilot scheme through an Assistive Technology Group.

6.9 Actions

- Develop and implement a proposed prevention screening programme to co-ordinate assessments of older people over 80 that will provide a screening visit for identified people to check health, benefits, home safety etc; and
- Develop a partnership plan with Orbit Care & Repair that links to hazards in the home and the prevention screening programme; and
- Older People's Housing Strategy Group will develop a 5 year plan setting out the priorities for older people within the framework of this strategy; and
- Develop an Assistive Technology strategy and ensure that grant funding is maximised.

6.10 Future Actions

- Develop services for floating support to extend the range of support to older people in their own homes; and
- Develop with key agencies a leaflet offering advice on energy efficiency safety use of approved tradesmen etc; and
- Encourage older people and key agencies to utilise the schemes and grants available for home improvement, property repairs and improvements i.e. equity release, property appreciation loans, house proud etc.

7 ASSISTING OLDER PEOPLE TO MOVE

Over the years, different housing solutions have evolved as a response to older people's needs. The focus of older people's housing is moving towards:

- Retirement housing for independent living for older people; and
- Specifically designed housing with support, extra care sheltered housing for frail older people and those with specific needs such as dementia.

Older households seldom move and there could be various reasons to explain this, such as older people not wanting the upheaval, being unable to afford to move, frailty and lack of suitable alternative options. Nearly a quarter of all households in Coventry are pensioner households,¹⁸ and if these properties were available in the market the effect on the housing supply would be significant.

The factors influencing older people to move can include, the death of a partner, poor health, manageability of the property, and to be closer to family. In recent years much attention has been given to the notion of 'moving in time', i.e. moving before poor health or before some other problem overtakes you. The findings from the Housing Questionnaire Survey (Appendix A) suggest that, while older people may consider moving they rarely do so. Part of the explanation may be the shortage or absence of suitable alternatives.

The survey¹⁹ also implies that many older people in Coventry would be interested in moving to smaller, easier to heat accommodation, without stairs, where someone else looked after repairs and where care and support were available (Appendix A).

7.1 Sheltered Retirement Housing

Older people have often made the decision to move into sheltered housing because alternative ways of meeting their particular needs were not available. The increasing sophistication of Assistive Technology allowing remote monitoring of a range of risks enables many older people to remain in their own home. As a result warden provided schemes are being removed and the service delivered on a peripatetic basis.

Sheltered housing is now outdated in terms of meeting the needs of older people whether they are fairly active or more dependent on support. Recent developments of private sheltered or supported blocks of flats and small housing developments are targeted at older people who require support, security, company and reduced housing costs and low maintenance.

This strategy recommends the development of this kind of accommodation for those older people who wish to buy or rent. The level of demand for this will be assessed as part of the implementation of this strategy.

7.2 Non-Sheltered Retirement Housing

In Coventry there has been very little new provision of retirement housing and this has left a gap in the market for retirement or independent housing aimed at the more active older person. In recent years private developers have catered for people wishing to purchase on the open market and as a result housing associations have developed non-sheltered housing for rent or leasehold.

¹⁸ Housing Needs Survey 2004 Older Persons Households Page 139

¹⁹ Housing Questionnaire Survey 2004

Over the next 5 to 10 years Coventry will see major housing developments. Coventry Development Plan identified sites for the development of 9,000 dwellings from 1997 to 2011 with 4,000 plus dwellings on principal sites. Large windfall schemes include those in the New Deal for Communities area, the Swanswell initiative, Paragon Park, the former Massey Ferguson site, Agco, Belgrade Plaza and other sites across Coventry. There will also be development opportunities on smaller windfall sites and the possibility of building high-density supported accommodation could make sound economic sense.

As the Housing Questionnaire survey shows (Appendix A), there is significant interest amongst older people in being able to move to smaller and more manageable accommodation. Any new developments in this area that promote and encourage older people to move will release under-occupied housing.

Retirement housing for sale can take different forms, depending on the level of care and support and the way it is provided and whether intentional or not, the scheme can become a "retirement village". With one or two exceptions, the small number of villages, built in this country have comprised of retirement housing with domiciliary support. An exception is the Joseph Rowntree Foundation scheme, Hartrigg Oaks in York, which is a continuing, care retirement community with bungalows, and domiciliary support and a 42 place care centre.

7.3 Extra Care Housing

When people have great difficulty coping where they are, most choose somewhere that gives them their independence with help on hand if needed rather than long term care if provision is available.

Within Coventry there are 10 schemes with 302 flats committed to providing extra care housing to frail, less able older people as an alternative to residential or nursing home care. Included in these are a new development namely Futures Walk consisting of ten bungalows that have been incorporated on to an existing scheme and linked to the main building for assisted living.

Partner organisations are also working with the Council to provide extra care housing such as Focus, and Anchor Trust. In addition, 369 extra care flats are provided in 12 Whitefriars' schemes around Coventry, with Social Services providing the care.

The next phase will see the building of another three schemes and some specialist care for people with dementia as part of a PFI initiative.

The Government has more recently endorsed this approach, introducing the Extra Care Housing Fund. Housing providers working in Coventry have been invited to come forward with possible schemes. The development of bids is temporarily suspended, as the future bidding process for 2006/07 has not yet been released.

Appendix F shows existing and planned schemes. There are a number of wards, particularly in the west of Coventry, with little or no provision, that may highlight a priority area for extra care development of some existing, older schemes, e.g. with bed-sits and lower standards, may need to be considered and reviewed.

The current plan includes another 139 extra care flats thereby bringing the total to 810 rented schemes. A high percentage of older households own their own homes²⁰, the priority for Coventry therefore should be for leasehold extra care housing for either full or shared equity.

7.4 Actions

- Encourage the development of partnership working with private developers and registered social landlords and others to develop affordable non-sheltered and extra care housing schemes for mixed tenure schemes including:
- Extra care housing schemes leasehold either full shared equity or mixed rent/leasehold schemes; and
- Mixed tenure schemes for people with a range of needs related to age and to disability; and
- Encourage planners and developers to take account of the needs of the elderly in new residential developments (for example specific housing provision, local facilities, improvements to accessibility, etc) under Section 106 of the Town and Country Planning Act 1990.

7.5 Future Actions

- Review the longer-term viability of existing services provided and where appropriate replace or remodel existing sheltered housing.

²⁰ Housing Needs Survey 2003 – Chapter 14 Pages 139 to 145

8 AVAILABLE RESOURCES

The resources which are currently available and which may be available in future are considered below:

8.1 Capital Funding

It is envisaged that the main funding for any capital projects will come from 5 main sources:

- The Housing Corporations Capital Programme (the Housing Corporation is a Government Agency which regulates and provides capital grant towards new social housing provision by Housing Associations);
- The Councils own Housing Capital this is made up of a borrowing approval, rather than actual cash;
- The Council's capital resource programme for New Homes for Old programme;
- The new Strategic Housing Regeneration Fund, which is made up of proceeds from former Council properties sold under the preserved 'right to buy';
- Any appropriate national or regional funding pots such as the Extra Care Housing Fund; and
- Developers investing their own resources and raising capital from finance markets.

Capital funding for these projects will be accessed via Housing Corporation Social Housing Grant, the Strategic Housing Regeneration Fund and the Council's capital resource for New Homes for Old or potentially supported through the use of Section 106 powers. Every effort will be made to access external capital resources before drawing on internal capital resources.

This strategy focuses on assisting older people to remain in their own homes with the required support and when this no longer possible they then have the choice to release the equity in their home to purchase a share or outright purchase into an affordable scheme. One of the themes of this strategy is to create an environment that develops housing schemes for sale or part-ownership. These schemes are self-financing by developers and if a contribution to capital funding is made available through the Strategic Housing Regeneration Fund, then a notice or a charge on the registered title will recoup any contribution made.

The totality of the schemes developed will be limited to available resources and will be subject to further Cabinet approval.

8.2 Revenue Support

Within Social Services the Community Care budget supports the different care needs of older people. These resources are to provide a variety of services including Nursing, Residential, Domiciliary Care, Intermediate Care, Very Sheltered/Extra Care, Day Care, Re-enoblement and Promoting Independence. Social Services

are involved in the care services in the 12 extra care schemes in conjunction with Whitefriars.

If care and support packages are required these will be funded, as before, via the City Council and Teaching Primary Care Trust's base budgets. The necessary revenue for each scheme will be subject to the usual eligibility criteria and managing and maximisation of specific service user capital and benefits. This strategy will not result in any ongoing revenue costs over and above those needed to meet demographic trends.

8.3 Supporting People

Supporting People funding has already been reduced through the review processes that have already been undertaken by the Supporting People Team. This has effectively reduced funding by £650k. The review has also agreed with the previous need identified by the Older People team for a wide strategic review of all existing services within the city. Some services have not been strategically commissioned but rather they have been inherited from the Transitional Housing Benefit System (THBS).

The current revised Supporting People funding will be providing the following:

Type of scheme	Units/flats	Funding £
Accommodation Based – Frail Elderly	528	£2.5m
Accommodation Based – Older People with support needs	1401	£1.4m
Floating Support	47	£0.1m
Totals	1976	£4m

Source: Supporting People Team.

Overall, 97% of Supporting People currently funds accommodation-based schemes, at an average cost of £40 per unit per week. There are considerable variations in accommodation-based Supporting People costs from £1.44 for a community based alarm system to £136.55 for an accommodation-based scheme. This effectively ties up substantial resources in meeting the housing support needs of a minority of older people, who live in grouped housing schemes.

It may be possible to achieve much lower unit costs if floating support could be effectively and efficiently organised to operate across a number of units. There is even greater potential for service delivery if it is linked to new forms of assistive technology, Telecare and Telemedicine. Providers will be encouraged to work together with the Older People's Partnership board to investigate the feasibility and practicality of this as a potential way forward for the Older People's strategy.

8.4 Land

Land for social housing is currently constrained. Over the longer term, however, undeveloped major sites for residential development will become available as well as windfall and clearance sites arising from the large-scale demolition programme by Whitefriars Housing Group. Cabinet have approved a new approach to creating diversity in housing tenures through the use of a strategic intervention fund and the better use of planning powers, and this approach will be used with developers and partners to encourage wider provision through the planning system and to enable partners to acquire sites in the open market.

Site opportunities can arise when council buildings and sites are surplus to requirements and could be disposed of for an alternative use. . A corporate approach is taken by the Council to recycle these sites as part of its asset management plan and to generate capital resources to support its capital programme. Any proposal to re-use land or buildings will be considered in this context and implications reported in any detailed scheme report for approval

8.5 Other Funding Available

To implement this strategy the Council will need to seek resources from various sources and encourage new approaches to meet the needs and service delivery which could include moving from scheme-based to floating support within the Supporting People programme and development of affordable, non-sheltered retirement housing built to Lifetime Homes Standards.

Another approach could be to use existing resources to reinvest or utilise in other ways, for example existing schemes, land and Supporting People. Where new resources are required applications should be submitted for government grants and other available funding. One Government initiative is funding for Assistive Technology for years 2006/7 and 2007/8. A pilot for Telecare and Telemedicine equipment is taking place this year and the evaluation will help decide how the resources are to be allocated in the future.

The totality of the schemes developed will be limited to available resources and will be subject to further discussions with the Older People's Partnership Group and Cabinet approval.

8.6 Existing Resources

The resources required to manage and co-ordinate this strategy can be largely found from existing staff time as additional staff have been employed to strengthen the Commissioning Team. However, additional resources such as external consultants may be required.

8.7 Actions

- Develop outline business cases for funding from the Strategic Housing Regeneration Fund for specific projects to build extra and non extra care housing schemes of mixed tenure, to include Black Minority Ethnicity older people with learning disabilities and older people with other disabilities;
- Develop proposals for a different use of Supporting People resources to increase the number of floating support schemes which will require the reuse of Supporting People monies currently committed to accommodation-based schemes;
- Develop bids for Extra Care Housing Fund (if available) with partners for new schemes for sale;
- Encourage developers to build self-funding schemes;

8.8 Future Actions

- Promote applications for grant assistance to enable equity release, home repair, energy efficiency, Orbit Care and Repair, Mercian Housing/ART Homes initiative, Property Appreciation Loans through the Housing Advice Service.

9 DELIVERY AND MONITORING

Delivery of the strategy will be through the action plan, which sets out the responsible officers and target for key actions. These will be monitored through regular meetings with the Older People Housing Strategy Group and sub-groups.

The action plan will be updated once further sites are identified and when the work at local level is complete. Cabinet will also be able to monitor the progress of the strategy through reports submitted before key actions are progressed.

Focus groups will be consulted and feedback will be given to the Older People's Housing Strategy Group through the representative of each focus group.

10 CONCLUSION

This is an ambitious strategy aimed at re-balancing the needs of older people. Decent housing, appropriate to their needs, is important for older people. For many older people this is an aspiration rather than something they enjoy. As the survey²¹ showed, there may be aspects of their housing that they felt was unsatisfactory. Many would prefer to stay where they are and many need help to improve their housing.

Significant avoidance of future costs in health and social care spending will come from improving the quality of older people's housing. It is, therefore, in the City Council and Primary Care Trust's interests to promote and support the initiatives the strategy recommends.

As the strategy shows, there is much that can be done to improve older people's housing situations and choices. This need not necessarily involve greater Council spending and by promoting equity release for property repairs and improvements will reduce the requirement for grant assistance. A more creative and flexible use of current Supporting People funding will enable the variety of housing support needs of older people in different tenures to be met.

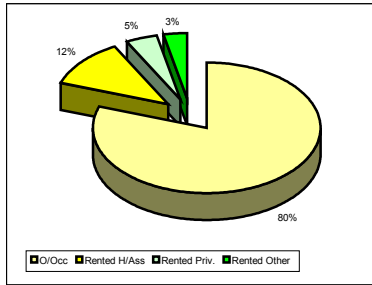
An increase in the proportion of older people who are owner occupiers and older people from Black Minority Ethnic groups will impact and change the type and level of housing and support required in Coventry. The statistical data needs to link to client user feedback from the focus groups and further research should help to identify choices and be indicative of the needs of older people. This strategy therefore needs to be flexible so as to evolve and adapt to these needs and preferences.

²¹ Housing Questionnaire Survey 2004

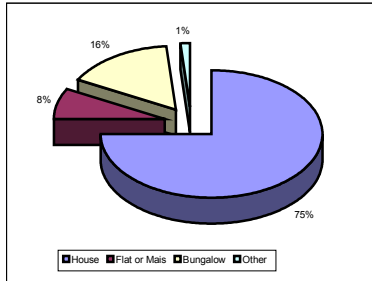
APPENDIX A

Housing Survey Questionnaire

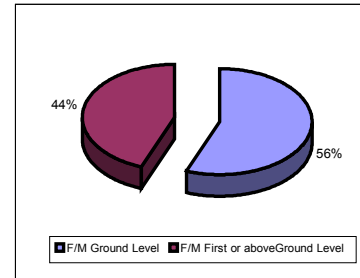
Current Tenure



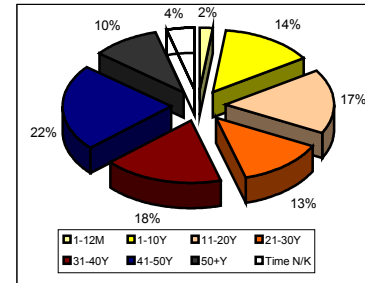
Current Type of Dwelling



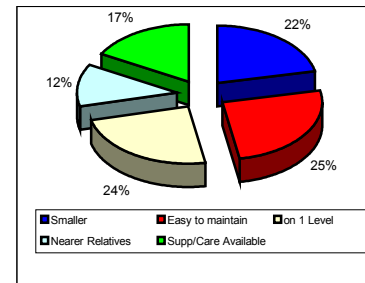
Current Dwelling on or above ground floor



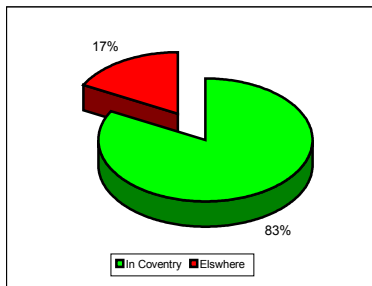
Current Length of Tenure



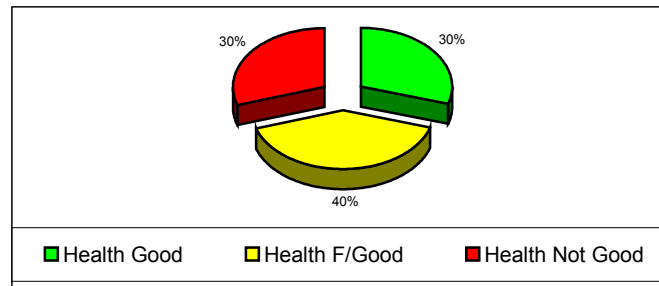
Reasons for Moving (benefits of new accommodation)



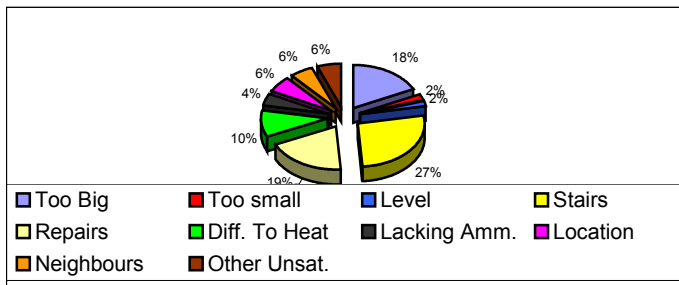
Wants to Move in Coventry or Elsewhere



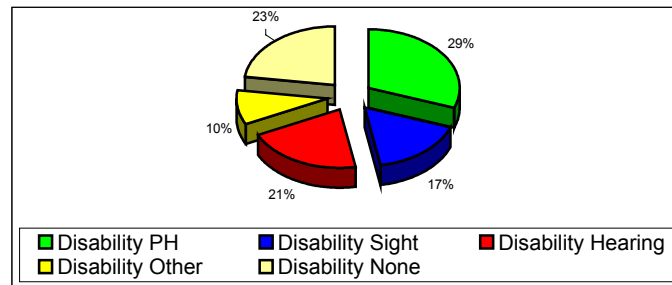
Current Health



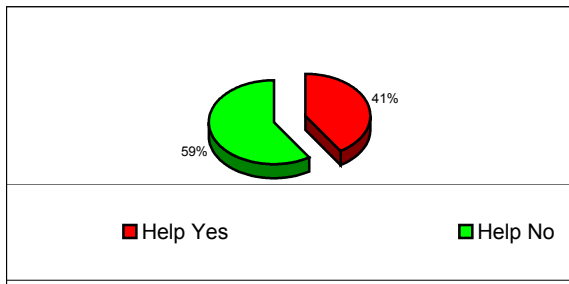
Reasons to Move (Problems of Current Dwelling)



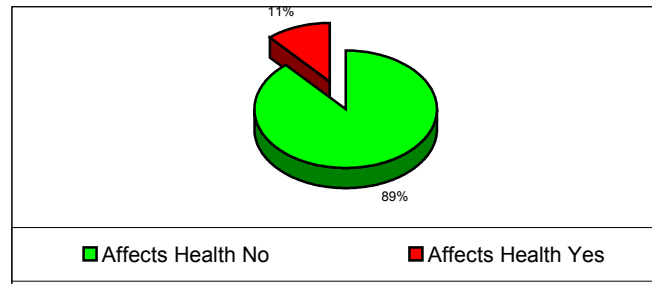
Disability



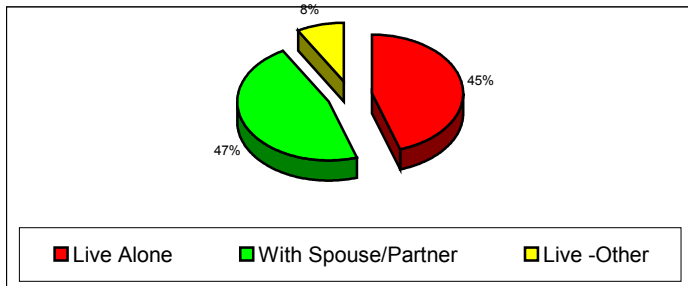
Help



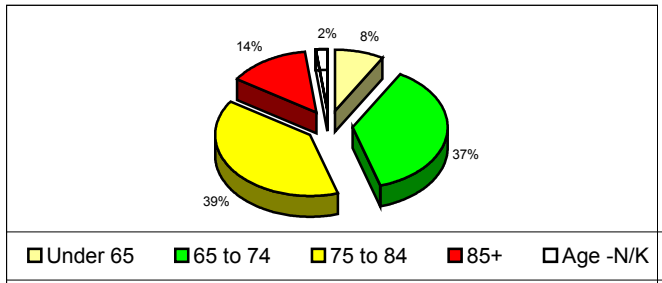
Affects Health



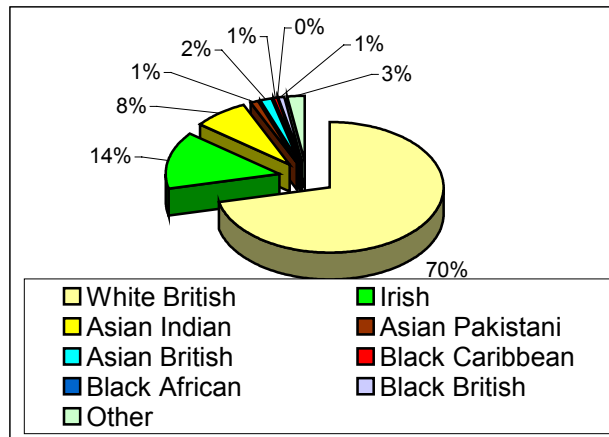
Lives With



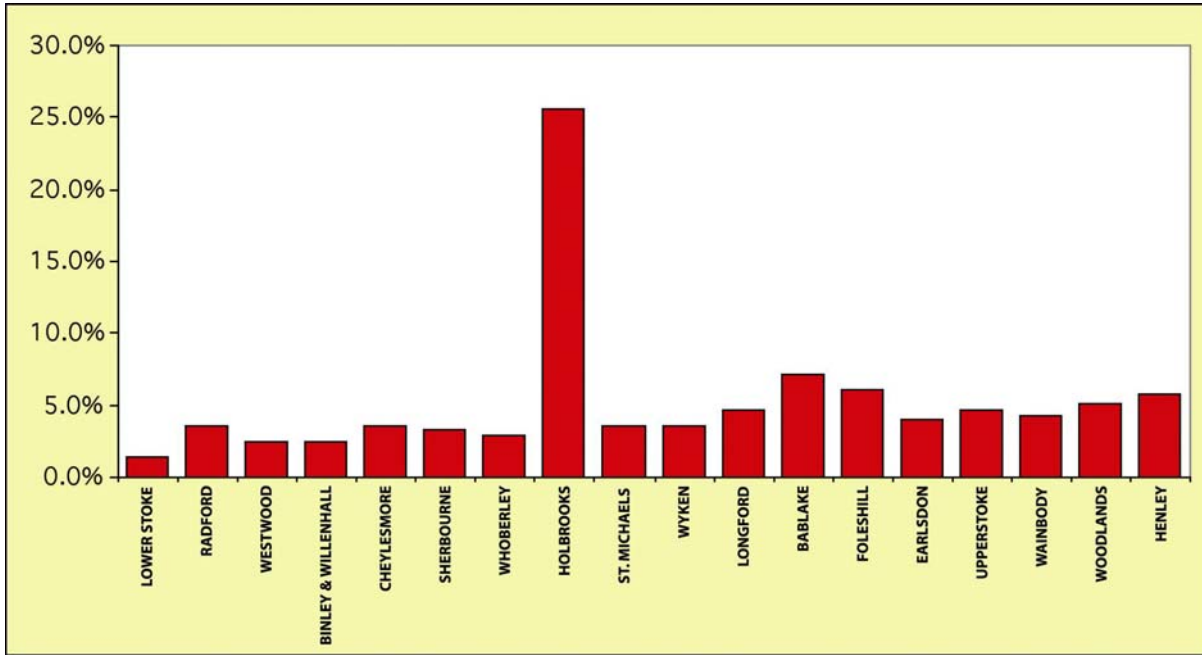
Age



Ethnicity



Post Code Data



APPENDIX B

The table below shows the number and percentage of households in each age category. The table shows that just under a quarter of households contain older persons only, a further 8.0% contain both older and non-older persons.

Table 14.1 Older person households

<i>Categories</i>	<i>Number of households</i>	<i>% of all households</i>
<i>Households without older persons</i>	82,773	67.5%
<i>Households with both older and non-older persons</i>	9,759	8.0%
<i>Households with older persons only</i>	30,008	24.5%
TOTAL	122,540	100.0%

Source: Coventry City Council Housing Needs Survey 2003

Older person only households and tenure

<i>Tenure</i>	<i>Older person households</i>				
	<i>Older persons only</i>	<i>Not older persons only</i>	<i>Number of h'holds</i>	<i>% of total h'holds with older persons only</i>	<i>% of those with older persons only</i>
<i>Owner-occupied (no mortgage)</i>	20,368	17,480	37,848	53.8%	67.9%
<i>Owner-occupied (with mortgage)</i>	1,296	47,101	48,397	2.7%	4.3%
<i>Housing Association</i>	6,710	16,383	23,093	29.1%	22.4%
<i>Private rented</i>	1,635	11,567	13,202	12.4%	5.4%
TOTAL	30,008	92,532	122,540	24.5%	100.0%

Note rounding differences quoted exactly from

Source: Coventry City Council Housing Needs Survey 2003

APPENDIX C

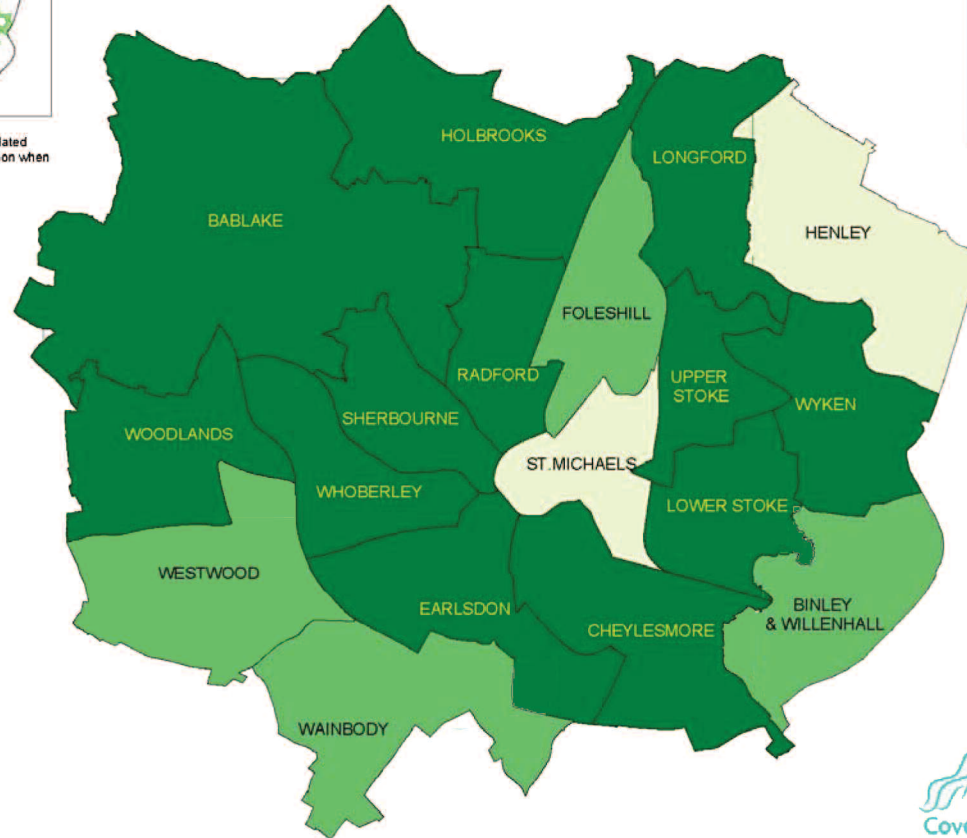
Graphs Maps Owner Social Rent and Private Rent



COVENTRY - GREEN BELT
Green Belt areas are sparsely populated
This should be taken into consideration when interpreting maps.

65 Plus - NGH - LLI - Owner Occupiers - 2001 Census

KEY	
People	
405 to 515	(12)
296 to 405	(4)
187 to 296	(2)



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Performance Review
Alan Watkins
Population Analyst

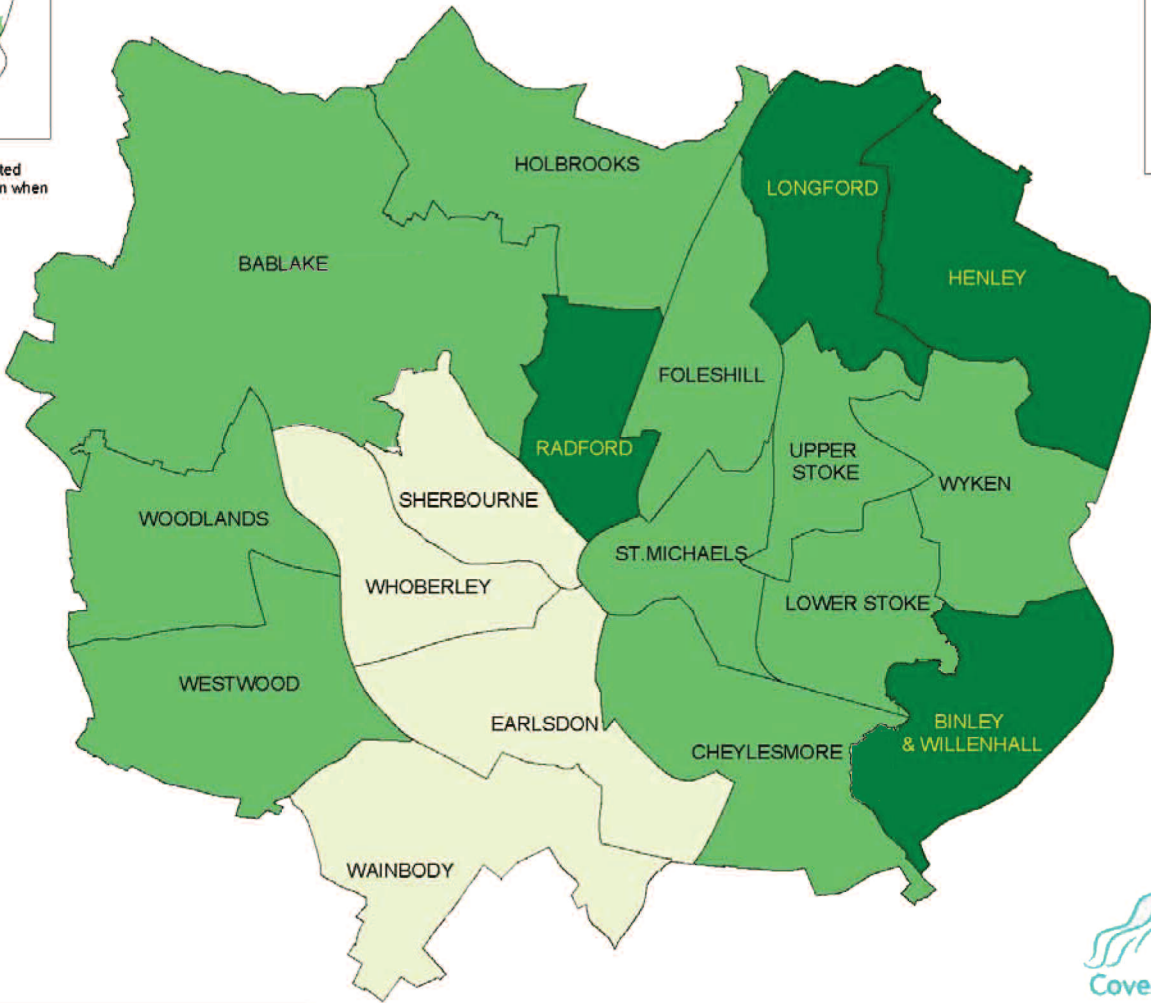
07-0012

65 Plus - NGH - LLI - Social Rented - 2001 Census



COVENTRY - GREEN BELT
Green Belt areas are sparsely populated
This should be taken into consideration when interpreting maps.

KEY	
People	
174 to 251	(4)
97 to 174	(10)
20 to 97	(4)



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Performance Review
Alan Watkins
Population Analyst

07-0013

APPENDIX D

(i) Tenure and Ethnicity

<i>Tenure</i>	<i>Ethnic group</i>				<i>ALL H'HOLDS</i>	<i>% ALL H'HOLDS</i>	<i>% ALL ASIAN H'HOLDS</i>
	<i>White</i>	<i>Asian</i>	<i>Black</i>	<i>Mixed & Other</i>			
<i>Owner-occupied (no mortgage)</i>	34,461	2,936	252	199	37,848	31%	30%
<i>Owner-occupied (with mortgage)</i>	42,274	4,901	858	364	48,397	39%	51%
<i>RSL</i>	20,298	682	1,040	1,073	23,093	19%	7%
<i>Private rented</i>	11,364	1,115	458	265	13,202	11%	12%
<i>TOTAL</i>	108,397	9,633	2,609	1,901	122,540	100%	100%

Note rounding differences quoted exactly from Source: Coventry City Council Housing Needs Survey 2003

(ii) Black Minority Ethnic (BME) population

2001 CENSUS – AGE and ETHNICITY								
	Under 60	60 to 64	65 to 69	70 to 74	75 to 79	80 to 84	85 +	Total
People	241049	13843	12263	11348	10110	6997	5233	300843
White British	186316	10775	9559	9239	8665	6257	4821	235632
White Irish	5681	1286	1232	950	681	373	198	10401
White Other	5467	186	187	297	285	115	73	6610
Mixed	5037	30	33	21	12	15	12	5160
Indian	21348	978	758	527	322	160	84	24177
Pakistani	5715	158	146	90	31	14	14	6168
Bangladeshi	1624	49	41	13	7	3	6	1743
Chinese or other Asian	3762	82	64	42	27	19	13	4009
BlackCaribbean	2575	250	226	161	62	32	6	3312
BlackAfrican	1626	29	7	3	11	0	3	1679
BlackOther	393	11	3	0	4	3	0	414
Other Ethnic Group	1505	9	7	5	3	6	3	1538

Black Minority Ethnic
Population 58601 9.74%

(Note: the above figures on people from Black Minority Ethnic groups include the white other category).

APPENDIX E

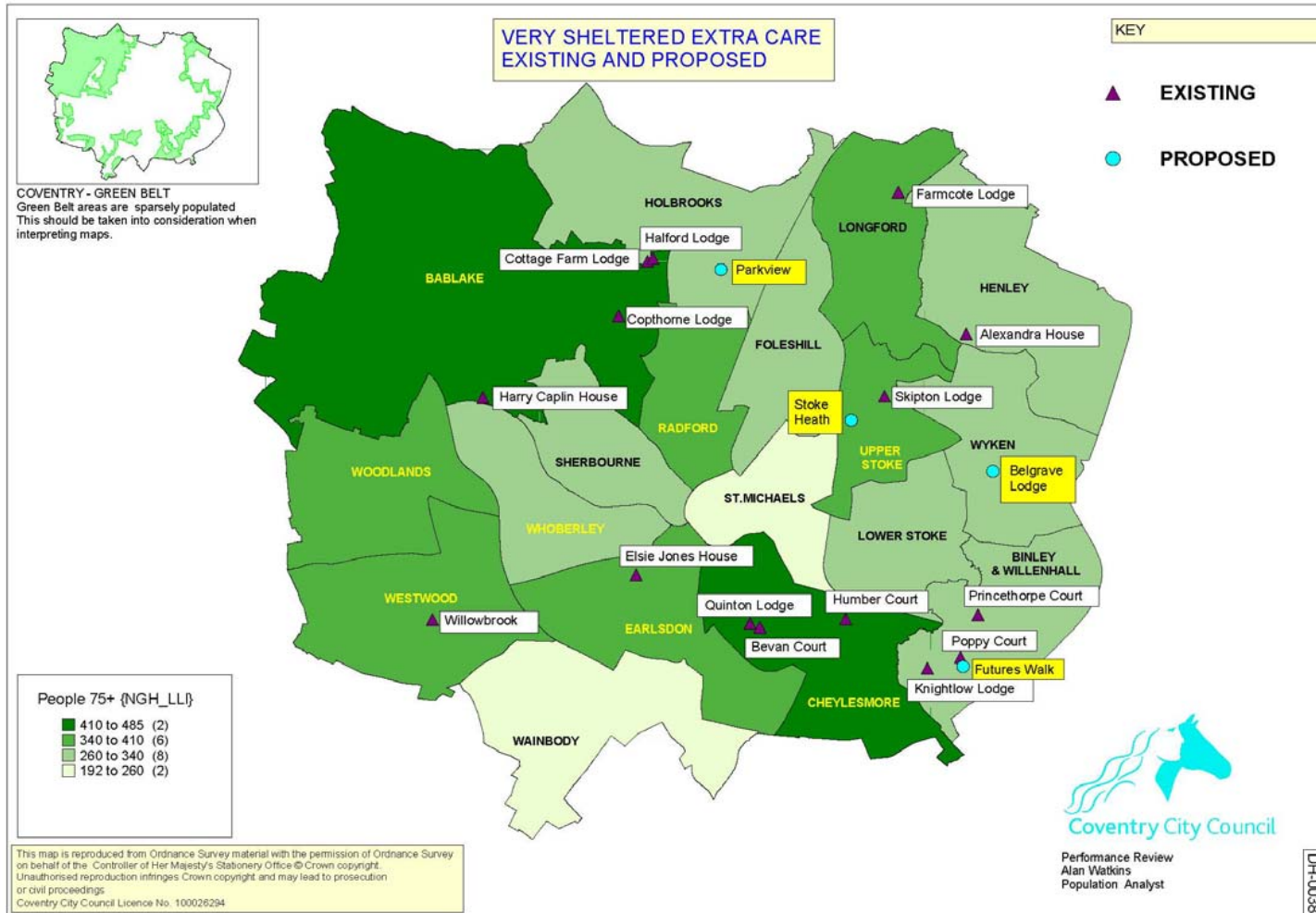
2003-Based Sub National Population Projections					
AGE GROUP	2004	2010	Increase	2020	Increase
60-64	13900	15500	1600	17100	3200
65-69	12500	12700	200	13900	1400
70-74	10800	11000	200	12500	1700
75-79	9300	8900	-400	9700	400
80-84	7800	6900	-900	7400	-400
85+	5300	6700	1400	7600	2300
Total	59600	61700	2100	51100	8600

Source Coventry Demographics –reference handbook Older People

Tenure	Older persons only	% of total h'holds with older persons only	Older People Move or Stay	Older persons only	% of total h'holds with older persons only	Older People Move or Stay
	2010		16.9%	2020		16.9%
Owner-occupied	1,516	72.2%	256	6,209	72.2%	1049
Housing Association	470	22.4%	79	1,926	22.4%	325
Private rented	114	5.4%	19	465	5.4%	79
TOTAL	2100	100%	354	8,600	100%	1453

Presumption of 16.9% based on 2,100 and 5,200 increase in older People's populous assumed to live alone (read in conjunction with Appendix B)

APPENDIX F



APPENDIX G

COVENTRY'S OLDER PEOPLE'S HOUSING STRATEGY - ACTION PLAN

	CURRENT PRIORITIES	PROPOSED NEGOTIATIONS	LEAD PERSON/AGENCY	TIMESCALES	OUTCOME
	<p>Enabling older people to maintain their independence and make active and informed choices by:</p> <ul style="list-style-type: none"> • Developing schemes for older people to live independently in their own homes with support including floating support, telemedicine, Assistive Technology, and personal care encouraging use of direct payments; and • Working in partnership with private developers and registered social landlords and others to develop affordable non-sheltered, extra care and non extra care housing schemes of mixed tenure including older people with learning disabilities, mental health needs and Black Minority Ethnic older people. Enabling those older people who wish to move to housing with care and support yet still live a active and independent life do so; and • Review the existing services provided. 		<p>Older People Commissioning and Development Officer</p>		<p>Report to: Sally Burton, Head of Older People's Group</p>

	CURRENT ACTIONS	PROPOSED DISCUSSIONS	LEAD PERSON/AGENCY	TIMESCALES	OUTCOME
1	Finalise the older People's Housing Strategy and prepare Cabinet Report for distribution and briefing to Older People's Partnership Board and Cabinet Briefing for approval	Start: July 2005 End: Nov 2005	Older People Commissioning and Development Officer	Partnership 6th October 2005 Cabinet 15th November 2005	Report accepted and implemented Older People's Partnership Board and Cabinet Members
2	Develop a 5-year plan setting out the priorities for older people within the framework of this strategy.	Start: Dec 2005	Older People Commissioning and Development Officer	Complete: January 2006	Agree with Older People's Senior Management Team
3	Organise an event inviting private developers, housing associations and registered social landlords to	Start: Sept 2005	Older People Commissioning and Development Officer	Event to take place in November 2005	Understand the needs of developers and the type of support that can be given to future schemes
4	Encourage developers to build self-funding schemes and include some retirement housing in new developments.	Start: November 2005	Older People Commissioning and Development Officer and Planning Officers	Meetings to discuss a way forward in Nov/Dec 2005	Utilise planning policy under section 106 of the Town and Country Planning Act 1990, where sites are suitable and the development permits.

5	Encourage private developers and registered social landlords and others to develop Extra Care Housing for leasehold either full shared equity or mixed rent/shared equity Non-sheltered housing of mixed tenure	Start: Nov 2005	Older People Commissioning and Development Officer	Meetings to discuss a way forward in Nov/Dec 2005	Understand the needs of developers and the type of support that can be given to future schemes
6	Review the viability of existing services provided.	Start: Nov 2005	Older People Commissioning and Development Officer	Meeting with city Development October 2005 complete review March 2006	Replace or remodel existing sheltered housing.
7	Develop outlined business cases for funding from the Housing Regeneration Fund for the above schemes to develop extra and non extra housing schemes of mixed tenure.	Start: Sept 2005	Strategy Manager Housing Strategy Team and Older People Commissioning and Development Officer	Deliver by end of Oct 2005	Outline Business Cases
8	Develop links for older people with Coventry Direct to provide signposting and one stop shop	Start: Nov 2005	Older People Commissioning team, Service Managers and Housing	Build links by Jan 2006	Develop signposting with Coventry Direct Steering Group

9	Develop a consultation exercise with developers, partners and stakeholders including focus groups for consultation on proposed schemes and collate data that supports the future prediction of specific needs of older people.	Start: Sept 2005	Older People Commissioning and Development Officer and Housing Strategy Manager and User Development Officer, Older People's Partnership Board	November early December 2005	Focus groups and consultation complete
10	Develop and implement a proposed prevention-screening programme to co-ordinate assessments of older people over 80. Screening Programme proposal – September 2005 Initial Group meeting – October 2005	Start: Jan 2006	Older People's Partnership Board, Commissioning and Development Officer Prevention Screening Group	March 2007	Screening programme for over 80's that will provide a screening visit for identified people to check health, benefits, home safety etc. All eligible Older People in Coventry
11	Develop a partnership plan with Orbit Care & Repair that links to hazards in the home linked to the prevention screening programme.	Start: Oct 2005	Older People's Partnership Board, Commissioning and Development Officer	Linked to 9 – Deliver joint screening March 2007	Prevention Screening Group

12	Develop a fully costed and affordable plan to develop increased floating support along with Assistive Technology as an alternative to traditional building based sheltered housing.	Start: Jan 2006	Assistive Technology Manager and Older People's Commissioning Team	Complete: Mar 2006	Increase floating support services
13	Develop an Assistive Technology strategy and ensure that grant funding is maximised.	Start: Dec 2005	Telecare Assistive Technology Project Group	Complete: Mar 2006	Develop and implement Assistive Technology strategy – Cabinet approval April 2006
14	Develop bids for Extra Care Housing Fund with partners for new schemes for sale.	Start: Sept 2005	Commissioning and Development Officer and Partners	Scheme on hold at present – reviewing previous failed bids	Continue to review bids

	2006/07 FUTURE DEVELOPMENTS	PROPOSED DISCUSSIONS	LEAD PERSON/AGENCY	TIMESCALES	OUTCOME
1	<p>Carried forward</p> <ul style="list-style-type: none"> • Continue to support and develop the above schemes • Partnership working with private developers and RSL's for mixed tenure schemes • Older people commissioning plan • Consultation plan and focus groups • Assistive Technology schemes • Coventry Direct advice service • Review Older People's Housing Strategy five year plan Business plans for funding from Housing Regeneration Fund Proposals with partners for Extra Care Housing Funds 	April 2006 to March 2007	Older People's Commissioning and Development Officer	See above	See above
2	Develop with key agencies a leaflet offering advice on energy efficiency safety use of approved tradesmen etc.	March 2007	Key Agencies and Older People's Commissioning team	October 2007	Develop with Key Agencies/Coventry Direct informative leaflets

3	Review the longer-term viability of existing services provided and where appropriate replace or remodel existing sheltered housing	March 2007	Key Agencies and Older People's Commissioning team	October 2007	Develop a plan to replace or remodel existing older people's housing
3	Encourage older people and key agencies to utilise the schemes and grants available for home improvement, property repairs and improvements i.e. equity release, property appreciation loans, house proud etc.	March 2007	Key Agencies and Older People's Commissioning team	December 2007	Scheme to inform availability in partnership with Key Agencies.
4	Develop services for floating support to extend the range of support to older people in their own homes.	March 2007	Key Agencies and Older People's Commissioning team	December 2007	Develop a implementation plan with Supporting People and key agencies
5	Promote applications for grant assistance to enable equity release, home repair, energy efficiency, Orbit Care and Repair, Mercian Housing/ART Homes initiative, Property Appreciation Loans through the Housing Advice Service	March 2007	Key Agencies Housing and Older People's Commissioning team	December 2007	Scheme to inform availability in partnership with Key Agencies.

No	PROPOSED HOUSING WITH CARE MIXED TENURE SCHEMES	PROPOSED DISCUSSIONS	LEAD PERSON/AGENCY	TIMESCALES	OUTCOME
	Engage private developers, housing associations and stakeholders into discussions regarding mixed tenure schemes for sale and rent for older people in Coventry which could include the following schemes:				
1	Extra Care Housing for older people leasehold for sale scheme	Start: Sept 2005	Older People Commissioning and Development Officer	Scheme starts: June 2006 Build Completion: 2007	40 Unit for sale leasehold one and two bedroom flats
2	Extra Care Housing for Black Minority Ethnic Groups.	Start: Sept 2005	Older People Commissioning and Development Officer	Scheme starts: 2007 Build Completion: 2008	40 to 50 Units for sale including a combination of leasehold and shared ownership.
3	Mixed tenure scheme including extra care and floating support.	Start: Sept 2005	Older People Commissioning and Development Officer, Assistive Technology Manager.	Scheme starts: 2006 Build Completion: 2007/08	Extra care and floating support 35 unit leasehold for sale and rental scheme.

4	Extra care and dementia housing scheme	Start: October 2005	Older People Commissioning and Development Officer and Commissioning Team	Scheme starts: 2006/07 Build Completion: 2007/08	80 units 40 dementia and 40 Housing with Care leasehold for sale and rental.
5	Development of a housing with care scheme for older people with learning disabilities.	Start: December 2005	Commissioning Team and Commissioning Manager for Learning Disabilities	Scheme starts: 2006 Build Completion:	Leasehold for sale and rent
6	Explore the refurbishment and development of existing schemes :	Start: October 2005	Older People Commissioning and Development Officer Assets Manager	Scheme starts: 2006 Build Completion 2007/08/09	Extensions and new builds to increase provision.
7	Redevelopment - a mixed tenure Black Minority Ethnic Scheme. :	Start: December 2005	Older People Commissioning and Development Officer and Commissioning Team	Scheme starts: 2007 Build Completion 2008/09	Leasehold for sale and rent scheme
8	Sheltered/assisted living schemes for housing for sale with private developers.	Start: December 2005	Older People Commissioning and Development Officer and Commissioning Team	Scheme starts: Build Completion:	Develop schemes from key event with private developers and housing associations

Commissioning and Development

Older Peoples Group

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