

A4

Assessing the capacity of current sheltered housing to meet future needs

As part of understanding the supply in a given locality, it is important to understand existing sheltered housing provision and the contribution it could make to delivering strategic outcomes for the older population. For each sheltered housing scheme this checklist is designed to:

- Enable the development of a strategic view of sheltered housing stock in a locality, and assess its likely contribution to strategic outcomes for the older population.
- Assess whether the sheltered housing stock is able to meet the needs of older people both now and in the future.
- Categorise stock to enable future prioritisation for refurbishment, remodelling or other investment, or decommissioning.

INFORMATION NEEDED FOR ASSESSMENT	POTENTIAL SOURCES OF INFORMATION
<p>Standard and condition</p> <ul style="list-style-type: none"> • What type of scheme is it, including age, size, type of accommodation? Is the accommodation very small or are the facilities old-fashioned? • What is the current standard and condition of the building both internally and externally? How does the scheme perform against national standards, such as Lifetime Homes or DDA compliance? Does it require major refurbishment and is it capable of bringing up to standard affordably? • How does it perform in terms of energy efficiency and sustainability⁶⁹? 	<p>Information gained from resident involvement activities and customer feedback including complaints.</p> <p>Elderly Accommodation Counsel database at www.housingcare.org</p> <p>Provider data including property condition surveys and response maintenance information.</p> <p>Bespoke surveys of providers including site inspections.</p> <p>Use of the 'Evolve Tool'⁷⁰ to assess to assess how well a building contributes to both physical support of older people and their personal well-being.</p> <p style="text-align: right;">></p>

⁶⁹ See: *Housing LIN (2010). Technical Brief 4: Extra Care Housing: Designing, assessing and delivering sustainable homes.*

⁷⁰ *The Evolve Tool* <http://www.housinglin.org.uk/Topics/browse/Design/DesignGuides/?parent=6594&child=7997>

INFORMATION NEEDED FOR ASSESSMENT	POTENTIAL SOURCES OF INFORMATION	
<p>Value and demand</p>	<ul style="list-style-type: none"> • What are the number and length of voids at the scheme? Is the scheme, or particular flats within it, increasingly difficult to let? Have flats been let to younger people in order to ensure voids are filled? • Why do people leave the scheme, and what might this suggest about its suitability for older people? • What is the value of the scheme, both in terms of the building, the land, and its current density? Could there be options to increase the density? Would it provide an opportunity to realise capital to invest in more appropriate housing? • What are the current levels of care and support provided into the scheme? • Does the footprint allow for additional communal facilities? 	<p>CORE data (Continuous Recording of Lettings and Sales in Social Housing in England) https://core.tenant-servicesauthority.org/ Local housing register or Choice Based Lettings databases. Provider lettings and sales data. Social care data (care and support provision). Local land registry data.</p>
<p>Accessibility and adaptability</p>	<ul style="list-style-type: none"> • Does the building promote or restrict independent living through its design? Are there identified factors which might limit the potentiality for change, internal pillars, asbestos, etc. • Can the scheme support older people with a physical, sensory or mental frailty? • Is the building wheelchair accessible, and how accessible is the immediate area? Are there facilities for re-charging mobility vehicles? • Is the building capable of making use of assistive technology, or to what degree is it doing so already? • Are there good local facilities which are readily accessible? • Is there sufficient storage space? 	<p>Resident and staff surveys, focus group discussions and one-to-one interviews⁷¹. Bespoke provider surveys and scheme visits. Discussions with local health and social care professionals.</p>

⁷¹ For further information about effective consultation see: Pensions Advisory Service and Centre for Housing and Support (2010). *Effective Resident Involvement and Consultation in Sheltered Housing – A Good Practice Guide for Providers and Commissioners.*