

**EXECUTIVE
COMMITTEE**

24th April 2012

WORCESTERSHIRE EXTRA CARE HOUSING STRATEGY 2011- 2026

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|----------------------------|---|
| Relevant Portfolio Holder | Councillor Brandon Clayton, Portfolio Holder for Housing, Local Environment & Health. |
| Portfolio Holder Consulted | Yes |
| Relevant Head of Service | Angie Heighway, Head of Community Services |
| Wards Affected | All |
| Ward Councillor Consulted | N/A |
| Key Decision | |

1. SUMMARY OF PROPOSALS

To consider adoption of a County-wide strategy for Extra Care Housing for older people and those with disabilities, which sets out the framework for the future development of Extra Care Housing in Worcestershire for the period 2011-2026.

2. RECOMMENDATIONS

The Committee is asked to **RECOMMEND** that

- 1) the Worcestershire Extra Care Housing Strategy, as attached to the report at Appendix 1, be endorsed and adopted; and**
- 2) it be added to the Council's Constitutional Policy Framework.**

3. KEY ISSUES

Financial Implications

- 3.1 There would be no financial implications upon the Council associated with the approval of the Worcestershire Extra Care Housing Strategy.

Legal Implications

- 3.2 The Coalition Government has not produced a national policy or strategy in relation to older people or housing that specifically covers extra care housing or indeed any type of housing with support or care for older people. However recent presentations given by civil servants from the Department for Communities and Local Government (CLG) has indicated that the National Strategy for Housing in an Ageing Society produced in 2008 by the previous Government remains the policy of the Coalition Government policy.

Service / Operational Implications

- 3.3 Worcestershire County Council with its District and Borough Council partners has developed a strategy for Extra Care Housing for older people and those with disabilities, setting out the framework for the future development of Extra Care Housing in Worcestershire for the period 2011-2026.
- 3.4 This report brings forward the Extra Care Housing Strategy for endorsement by Members at Borough / District level. The strategy is attached to this report at Appendix 1.
- 3.5 The Strategy identifies local authorities as having a leading role in developing Extra Care Housing by encouraging providers from the social, charitable and private sectors to deliver the Extra Care Housing required in Worcestershire.
- 3.6 This Strategy estimates that an additional 4,703 units of Extra Care Housing are required across Worcestershire by 2026, with 438 in Redditch. This level of need reflects the growing population of older people in Worcestershire, the majority of them property owners.
- 3.7 Importantly, the strategy provides useful guidance in relation to the types and 'models' of Extra Care Housing for use by Strategic Commissioning managers and Strategic Housing and Planning managers from all local authorities in Worcestershire so that there is consensus on the nature and specification of Extra Care Housing for Worcestershire.
- 3.8 Strategic Housing and Planning Officers will need to have regard to this strategy in the development of planning policy and any discussions with providers for proposing to develop Extra Care housing.
- 3.9 As this is a County-wide strategy, any amendments thought necessary would need to be agreed by all relevant parties - County and Districts.

Customer / Equalities and Diversity Implications

- 3.9 Worcestershire County Council has undertaken a full equalities impact assessment on the strategy.
- 3.10 The majority of people over 50 years of age in the County who currently have limited access to or awareness of Extra Care housing will have more information to make more informed choices about meeting their future accommodation needs. This strategy will also ensure that there will also in the future be more Extra Care housing options available for people to have access to if they wish.

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4. RISK MANAGEMENT

The risks associated with not embracing the strategy for Extra Care would include:

- a) Reduced ability to encourage independent living for older people.
- b) Higher costs of care for older people.
- c) Increased demand for residential home provision.
- d) Reduced ability to encourage downsizing opportunities for Bromsgrove residents, owing to lack of suitable options for older people.
- e) Reduced availability of family housing in the market, owing to older people under-occupying family housing.
- f) Reduced downsizing opportunities for social housing tenants may exacerbate the availability of suitable accommodation for homeless households.

5. APPENDIX

Appendix 1 - Worcestershire Extra Care Housing Strategy 2011-2026

6. BACKGROUND PAPERS

Worcestershire Housing and Support Needs of Older Persons Assessment 2009/10.

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