

Project Brief

Project Title: Older Peoples Housing Review

Project Ref: NA

Project Size: Strategic Project

Date: 31 October 2014

Sponsor: Stephen Clarke

Project Manager: Allison Dalton

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Approvals:

1. None
- 2.

Distribution:

1. Stephen Clarke
2. Housing Strategy Delivery Group

ICT Project Ref

ICT Project Manager:

ICT Technical Lead:

Project Brief

1 Background

The Council recognises that one of the key demographic changes to affect the demand for all services is the ageing population. The UK population is ageing and is projected to continue ageing over the next few decades with the fastest population increases in the numbers of those aged 85 and over. Research indicates that a key driver for change in the housing market is expected to be the growth in population of older persons. In Oxford this sector will increase from

Meeting the needs of older and vulnerable households is a key priority for the current housing strategy, and also a key action with the Housing & Property Service plan.

Age alone is no longer a good indicator of people's needs or income and so cannot be a sensible determinant for access to housing, services or benefits. In addition, with finite resources available providers need to beware of providing services that meet certain quality standards alone and without reference to the importance of these dimensions to individuals. Concentrating solely on quality may limit the capacity of services to respond flexibly to individual requirements.

In 2006 the Council carried out a review of the quality of sheltered housing. The review identified that a number of schemes were not fit for purpose and undertook a programme of refurbishment and remodelling. The review also identified those sites that were unfit and that offered redevelopment opportunities both for the re-provision of modern sheltered housing or new general needs homes. Tenants of sheltered schemes also completed a survey about their homes.

More recently the Council has carried out a review of some of the more social needs of older people, including access to services and information, wellbeing and tackling isolation.

In addition to these two pieces of work, Oxfordshire County Council have developed a report to address the housing needs of the ageing population by identifying the actual number of extra care units required in various districts over a period of time. The Market Position Statement is county wide and also identifies other models for service provision including enabling people to remain in their own homes.

2 Project Definition

2.1 Project Objectives

- 2.1.1 Complete an options appraisal of the Council's sheltered stock
- 2.1.2 Understand access to housing related support and advice services for older people
- 2.1.3 Assess the level of under occupation and demand for sheltered accommodation
- 2.1.4 Identify options for future provision including the County Council provision of Extra Care housing
- 2.1.5 Agree an action plan to develop policy options and housing strategy for older people

2.2 Project Deliverables

- 2.2.1 Status report of under occupancy of Council stock
- 2.2.2 Survey of under occupiers – aspiration type survey and analysis report
- 2.2.3 Survey for tenants of sheltered housing – aspiration type survey and analysis report
- 2.2.4 Stock condition appraisal and options report for sheltered housing stock

- 2.2.5 Paper to detail options for housing related support and advice services for older people
- 2.2.6 Options report and action plan to deliver a Housing Strategy for Older People and a policy framework

2.3 Project Benefits

- 2.3.1 Understanding the under occupancy status of Council housing stock
- 2.3.2 Understanding demand for older peoples or sheltered housing
- 2.3.3 Options appraisal for existing sheltered housing stock
- 2.3.4 Action plan to deliver a Housing Strategy for Older People and a policy framework

2.4 Project Scope and Exclusions

This review will;

- 2.4.1 Research and analyse the circumstances of existing older tenants of Oxford City Council
- 2.4.2 Research and analyse the circumstances of all tenants currently under-occupying their homes
- 2.4.3 Seek to identify the needs and aspirations of older tenants
- 2.4.4 Consider how and where people can access housing advice specifically for older people
- 2.4.5 Undertake a SWOT type analysis of current provision – benchmark with 2006 analysis. What has changed?
- 2.4.6 Update the stock condition analysis of current sheltered or designated housing schemes
- 2.4.7 Identify options for meeting needs and aspirations – service improvements, increase in stock provision, improved quality of stock. Identify alternative means of provision to sheltered – such as home ownership
- 2.4.8 Analyse existing research, best practice and data related to meeting the needs of older people (over age 55 years)
- 2.4.9 Gather evidence about the demand for ‘sheltered’ housing from current tenants, ORAH and external research data.
- 2.4.10 Collate evidence about the demand for Extra Care Housing from consultation and current research.
- 2.4.11 Understanding the impact of the Care Act 2014

This review will **not**;

- 2.4.12 Include a detailed assessment of non-housing services available to people such as personal care
- 2.4.13 Include in depth analysis of fuel poverty data

3 Constraints

- 3.1.1 Time – the project is due to complete in March 2015
- 3.1.2 Resources – the project is dependent on competing priorities and project demands on the team’s time. This includes;
 - The Affordable Homes Project which is high profile and time consuming.
 - There is a decision to be made about whether the survey form is completed in a face to face interview at home, or over the telephone, or by mail out. This will have an implication for workloads.
 - Staff resource is from within existing resources.
- 3.1.3 Budget – there is no identified budget for this budget but there will be costs involved in the production and mail out of the survey forms.

3.2 Project Approach

Work Stream	Actions	Timescales
Project Documents	Prepare PID/Project plan	October 2014
	Prepare PIB	November 2014
Assessment of existing documents & evidence base	Analyse SHMA	November 2014
	Analyse previous sheltered housing review	
	Analyse STAR Survey 2014	
	Analyse County Council Extra Care Position Statement Mar 2014	
	Analyse OCC Older Persons Review	
Assessment of under occupation and aspirational survey	Produce a report of how many older people are under occupying in OCC Stock	December 2014
	Develop a survey for under occupiers	January 2015
	Carryout a survey to tenants under occupying	
	Carry out an options appraisal of the Councils sheltered housing stock	
Survey of sheltered housing customers	Develop a survey for existing sheltered housing customers	January 2015
	Carryout survey of sheltered housing tenants	
Final Report	Prepare final report	March 2015
	Report to HCPB	
	Report to HSDG?	
	Report to CEB/CMT?	

4 Outline Business Case

4.1 Costs

Please provide a description of the costs associated with the project.

Costs	Cost centre	2014/15
Design, production, mail out of survey form	EK15	£3500
		£
		£
		£
Financial benefits		2013/14
[Name of saving]		£
[Name of saving]		£
Net savings (Benefits minus costs)	2010/11	2013/14
		£0.00

4.2 Other resource requirements

List all other non-financial resource requirements such as staff time (quantified in hours/days)

4.3 Risks and uncertainties

Describe the areas or sources of risk that may impact on the project.

Risk/uncertainty	Mitigation

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