

Eastbourne Locality Housing and Support Strategy for People over 55

Executive Summary (draft for consultation)

1.0 Introduction

This strategy has been developed by East Sussex County Council Adult Social Care in conjunction with Eastbourne Borough Council, Eastbourne Homes, Eastbourne Downs Primary Care Trust, Sussex Partnership Trust East Sussex Supporting People team and a range of voluntary sector agencies including Care & Repair, the Alzheimer's Society, Age Concern and Care for the Carers.

The purpose of the strategy is to describe the actions that will be taken by the above organisations from 2007 onwards to develop a range of housing and support options which enable people living within the boundaries of Eastbourne Borough Council to have the kind of living arrangements they desire in early and later old age. In using the word 'support' in this context the focus is on activities directed towards the home and environment rather than the person, i.e. adaptations and repairs rather than home care or respite care. It signals the direction of the investments that the statutory authorities intend to make with its current levels of funding and the areas for which they will be seeking additional funding as and when it becomes available.

Though primarily addressing the needs of those people currently over pensionable age, the strategy will also consider the 'rising elderly' – that is, the people who are now around 55 and who, during the lifetime of this 20year strategy, will reach retirement.

The evidence upon which the information quoted in this Executive Summary is based is available in the full version of the Strategy which can be obtained by contacting the number at the end of this document. The report is structured under a series of sections addressing key areas for consideration. At the end of each section is a list of recommended actions.

2.0 National policy and local policy

Potentially dramatic changes in demographics that have already begun and which will gather momentum as people live longer and the post-war 'baby boomers' reach retirement have recently lead to a range of government publications and initiatives. The importance of housing, environment, leisure activities and transport has increasingly appeared on the government agenda along with the need to end the perception of older people as dependent. Recent national policies aim to ensure that longer life is healthy and fulfilling and that older people are full participants in society.

With more one in four people over 80 likely to develop dementia the needs of this group and their carers are particularly pressing, as demonstrated in 'Everybody's Business' (2005).¹

In looking at the range of needs of older people, the importance of the kind of accommodation people are living in to their physical and psychological wellbeing has received increasing acknowledgment. As a result, housing policy is focused around increasing choice for users of housing services, increasing the supply of new housing, improving the condition of existing social and private sector housing and creating sustainable communities where people want to live.²

Assistive Technology (Telecare)

The term 'assistive technology' refers to any product or service designed to enable disabled and frail older people to be independent. It ranges from very simple tools - such as walking sticks - to sensors monitoring if someone has fallen out of bed and hightech solutions such as satellite navigation. The government has funded a number of authorities, including ESCC, to research the emerging options.

WHAT WE ARE GOING TO DO IN EASTBOURNE TO RESPOND TO NATIONAL POLICIES

- Address the social inclusion of older people and promote their role as active citizens in all planning documents
- Aim long-term plans at the 'baby-boomers' as well as current retired.
- Shift investment over time to prevention services
- Develop a wider range of ways of paying for specialist accommodation and support needs
- Commission Housing-related support services for older people across tenure, incorporating maximum flexibility of service delivery, services delivered in the home or close to home and some specialist provision for mental health and complex needs
- Develop Extra Care Housing to meet the needs of people with high care needs, including dementia, in their own homes within a non-institutional environment
- Promote Telecare initiatives in specialist and general accommodation

¹ **Everybody's Business – Integrating mental health services for older people** CSIP 2005 www.olderpeoplesmentalhealth.csip.org.uk/everybodysbusiness

² **Sustainable Communities: Settled homes, changing lives** ODPM 2005 http://www.communities.gov.uk/pub/786/SustainableCommunitiesSettledHomesChangingLivesSummaryPDF387Kb_id1149786.pdf

Key Regional and Local policies

The South East Regional Housing Strategy identifies Eastbourne as the area with the highest proportion of people aged 65+ in the region, highlighting the need for an increased supply of high quality affordable housing for older people. Strong emphasis has been placed on the need for joint planning between all sectors involved in the provision of housing and housing related support. A key target, set by the government, is for councils and other non-profit making landlords to bring all their housing up to the standards required by the government for 'Decent Homes' by 2010.

ARE GOING TO DO IN EASTBOURNE TO RESPOND TO LOCAL POLICIES

- Remodel all retirement schemes which do not meet modern standards and replace out of date properties with new units
- Promote housing assistance which can improve properties in the private rented and home ownership sectors
- Work with housing partners to bring all social rented flats for older people up to the Decent Homes Standard
- Agree protocols to minimise delayed hospital discharge due to housing-related problems
- Expand the mobile response service to assist in the prevention of unnecessary hospital admissions
- Organise public events / roadshow on Telecare and other assistive technologies

3.0 Consultation

During the summer of 2006 a number of consultation events were held in Lewes and Wealden to find out the housing preferences of local older people in those areas. Their views corresponded significantly with the results of surveys of older people nationally. During the same period, a range of key organisations involved in housing and support services in Eastbourne were brought together to find out what they felt should be done locally. The actions outlined below reflect the results of these consultations, along with other local surveys: -

WHAT WE ARE GOING TO DO AS A RESULT OF LOCAL CONSULTATION

- Explore alternative affordable home ownership options and incorporate leasehold properties in new developments
- Ensure service charges are kept affordable
- Site new developments close to transport links, health, leisure and other amenities – note: this is included as a 'preferred options' in the draft Eastbourne Core Strategy
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- Identify any gaps in gardening and home maintenance services and

identify potential funding for these

- Develop services to reduce the potential isolation of non-English speakers
- Develop services to reduce the potential isolation of people with hearing, sight or other disabilities
- Research the needs of older people from Black & Ethnic Minority communities
- Work with planning departments to ensure policies include Lifetime Homes standard³ for all new housing and provision for a minimum % of wheelchair housing in all residential developments
- Revise priority given to people wishing to move from sheltered housing, potentially linking to programme of remodelling schemes or redevelopment
- Seek funding to develop and pilot innovative models of support such as Homeshare and Keyring
- Develop housing and support services to meet the needs to people with dementia
- Improve information and advice to older people on welfare and other benefits, and referral to these services
- Develop a directory of local services to older people covering housing, care, support, leisure, transport, learning and community participation

4.0 Working in partnership

It is vital that there is effective partnership working in the development of this agenda as no single agency is in the position of being able to deliver it.

WHAT WE WILL DO TO PROMOTE PARTNERSHIP WORKING IN EASTBOURNE

- Implement this strategy via the Locality group, sharing expertise and resources wherever feasible
- Review partnership arrangements where new Extra Care/housing and support developments are initiated
- Develop hospital discharge protocols where housing related needs have been identified
- Involve older people and carers in implementation of this strategy and evaluation of its effectiveness in future years

³ These are 16 design features that ensure a new house or flat will meet the needs of most households. The accent is on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a teenager with a broken leg, a family member with serious illness, or someone in a wheelchair

5.0 What do older people in Eastbourne need?

The local needs and related actions outlined in the box below have been compiled by looking at Census figures and information from agencies such as the Department of Work and Pensions (DWP) and Eastbourne & Downs PCT.

Having described current needs and likely future ones, the strategy looks at existing gaps in provision in relation to those needs. The table below proposes actions to address identified gaps

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WHAT WE ARE GOING TO DO ABOUT THE NEEDS IDENTIFIED IN EASTBOURNE AND THE GAPS IN CURRENT SERVICES

Actions arising from deprivation data:

- Focus and locate health promotion, prevention and support services in the most deprived areas of Devonshire, Langney, Hampden Park
- Review the needs of intermediately deprived areas, particularly Sovereign and Upperton, every 5 years

Actions arising from health data:

- Focus health promotion services on areas with high density of social housing (Langney, Hampden Park)
- Ensure disabled adaptations and services to people with disabilities are promoted in BME communities
- Target falls prevention work in Upperton and Devonshire wards

Actions arising on the needs of diverse groups:

- Develop links with BME community groups, identifying the cohorts of older people in the main ethnic minority groupings expected to need services over the next 20 years and identify their specific needs.

Actions arising from data on dementia:

- Develop a range of services to meet projected increase in people with dementia including Extra care Housing and floating support

Actions arising from data on housing demand:

- Increase the number of affordable leasehold properties for older people in Hampden Park
- Promote private sector assistance for people unable to heat their homes effectively, with a particular focus on Devonshire, Hampden Park and St Anthony's
- Develop a minimum of 25% 2-bed properties in any remodelled or new schemes for older people
- Develop 50 additional units of Extra Care in Eastbourne
- Carry out small repairs and improvements to security in older people's housing in the private sector
- Carry out emergency heating repairs for older people with limited financial resources
- Ensure RSL partners improve energy efficient housing and have policies on ensuring heating is affordable and support policies requiring a high standard of energy efficiency measures in all new residential development
- Develop affordable, risk-free options for releasing equity to fund repairs

Actions arising from data on disabled housing:

- Increase the proportion of new homes built to wheelchair standard
- Ensure social rented properties with wheelchair access are let to people needing that housing
- Maintain accurate data on housing with major adaptations in the social sector
- Develop protocol for letting social rented housing which has been adapted with all RSL partners and Eastbourne Homes
- Provide information to older people on accessing wheelchair accessible and adapted properties in the private sector

Priority wards for actions

- Prioritise care, support and health promotion services in Hampden Park, Devonshire and Upperton
- Prioritise services for people with dementia in Upperton and Meads
- Prioritise services designed to combat depression in Langney and Hampden Park
- Prioritise care support services and health promotion services in St Anthony's

6.0 The Market

ESCC currently has 30% of the local care home market and this is likely to decline, (except for some dementia and nursing care) as more people are supported at home. The range of provision is shrinking as homeowners retire or sell their property for lucrative redevelopment. It is probable that in future most care homes will be owned by large companies rather than the current family-based market. Given the tendencies of these companies for economies of scale and challenges of finding suitable land in central Eastbourne it is unlikely they will develop in accessible localities. The development of residential care schemes, particularly those sited away from key facilities of shops, GPs and leisure opportunities is not endorsed by the partners involved in developing this strategy.

Adult Social Care is currently exploring with social landlords and private providers their potential interest in the specialist market of Extra Care Housing as the alternative to 24-hour residential care.

There is likely to be considerable interest from the voluntary sector in the provision of housing improvement services such as small repairs, gardening or dog-walking.

The current review of the 5-year Supporting People strategy also provides a framework for developing any new service provision and the entrance of new providers.

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7.0 Conclusion

This strategy outlines how current government thinking about housing and housing support can be developed for older people living in Eastbourne Borough Council. It emphasises their continued active involvement in society and a good quality of life for all older people regardless of disability. The strategy emphasises the need to work in partnership across sectors and with users and carers to maximise resources and ensure that specific needs are being met.

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