Summary
Preliminary Considerations of the Older Person’s Housing Strategy

1. RECOMMENDATIONS
2. To consider and note the report.

Older People’s Housing Strategy
Consultants Brief

1. Introduction
London Borough Of Hounslow wishes to commission consultants to develop and produce an Older People’s Housing Strategy. Contractors are required to respond and cost for the approach adopted in the brief but also to suggest and cost for alternative approaches as appropriate.

2. Background
The National Framework
Government is committed to improving all older persons quality of life. Strategies are needed to address the needs and requirements of growing numbers of frail older people and those from black and ethnic minority backgrounds.

The Government’s housing perspective for older people is set out in the guidance document *Quality and Choice for Older People’s Housing – A Strategic Framework* published in 2001. The main objectives, which must be addressed, are:

- To ensure older people are able to secure and sustain their independence in a home appropriate to their circumstances; and
- 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.

It is important that links are made across strategies and policies, particularly between housing, social care and health. The importance of links is highlighted with the publication of the National Service Framework (NSF) for older people, and the implementation of the Supporting People Framework.

The Office of the Deputy Prime Minister (ODPM) has produced guidance on preparing older people’s strategy (2003) and it is expected that the successful submission will have regard to the guidance framework.
The Local Strategic Framework

Hounslow’s Older People’s Housing Strategy will fit within the local strategic framework provided by the Community Plan 2002 –2007 (now being revised) and the Local Strategic Partnership. The strategy must also be well linked into other strategies and plans that are either currently being developed or already operational, these include the Black and Minority Ethnic Housing Strategy and the strategy for services for Black and Minority Ethnic Older People, together with the overall Housing Strategy Statement, the HRA Business Plan and ALMO Delivery Plan. Particular regard will be paid to the recommendations of the Best Value Review of Older Peoples Services and Aids and Adaptations.

3. Hounslow General Information

The London Borough of Hounslow covers 21 square miles in West London. It stretches 10 miles from Chiswick in the east to Bedfont in the West and over 5 miles north to south from Norwood Green to Hampton.

The 2001 Census results give a population of 212344 with 11.5% of residents over 65. This represents a decrease in the percentage of elderly people from 15.4% in 1991. However this masks some important trends. About one in eight older people in Hounslow was from a black and minority ethnic background and this is expected to increase particularly in the older age bands.

The Housing needs survey 2001 show that households with a member who is frail elderly are more likely to be living in unsuitable housing than other groups of special needs.

The Council’s housing stock is managed by an Arms Length Management Organisation, Hounslow Homes who are responsible for planning and delivering the capital programme to achieve the Governments decency standard and to meet other strategic priorities of the Council. Currently the ALMO manages 1000 units of sheltered accommodation, which is subject to review following recommendations of the Best Value Review of Services to Older People. Hounslow Homes have identified a demand shortfall for these type of units based largely on the quality of accommodation and has plans to address this through reductions and refurbishments. Some of this work is already underway.

4. The Strategy

Aims and objectives

The main aims of the strategy are to promote quality of life and well-being, independence, social inclusion, and support a higher proportion of older people at home or in a supported housing environment.

The key issues to be addressed within the strategy are:

- Mapping demand, need and future trends. Should include information on population projections by gender and age bands, including for the BME population. Data on poverty and health together with information on housing and accommodation and views of a range of older people.
- Supply issues. How the current system works and identify its shortcomings. The supply information should contain all purpose built specialist accommodation provision for older people across all tenures and broken down into geographic areas. Look at supported housing models and mapping and analysing health and social care for older people.
- Address the balance of supply and need for accommodation at both strategic and locality levels making specific proposals for addressing needs.
- Address specific issues of an aging BME community.
• Develop a dynamic model of partnership and engagement working with older people as equals as evidenced by Better Government for Older People
• Consider good practice and examples outside the authority to ensure a best value approach.
• Develop a vision that relates to the broader well being and quality of life agenda which is related to outcomes for both older people and the local authority.
• Ensure that the strategy links into and is consistent with the Older Persons Commissioning Strategy produced by LB Hounslow’s Social Services and Health Partnerships Directorate
• Consider the implications of potential moves within Health and Social Care towards looking at adult services as a whole rather than older people in isolation
• Proposals for turning the strategy into action by means of an action plan and monitoring framework which has regard to the available resources.
• Undertake equality impact analysis on the likely impact of strategy on the management and promotion of equalities

NB the Supporting People team will be undertaking service reviews of all sheltered schemes provided in the Borough over a similar timescale to the development of the strategy and there will need to be interaction and sharing of information between the SP reviews and the development of the Older Persons Housing Strategy.

5. Output
The Contractor will be expected to:

1. Produce interim and final reports which will include a summary, methodology and the consultations carried out, the main findings, recommendations and action plan. As part of the final report the contractor will also produce an executive summary suitable for the council to print.
2. Be accountable and make presentations to the steering group for the strategy (The supporting people accommodation subgroup and the Borough Strategy Group for Older People)
3. Make presentations of the results as required

6. Written Proposals
Written proposals including tender costs should be submitted by 12 noon Tuesday 10th August 2004. Proposals should include:

• Details of how your organisation will address the key issues set out in section 4
• Proposed timescale
• Experience of similar projects
• Details of staff to be involved and their experience
• References for similar work
• Fixed price bid

Contact: Bernadette O’Shea Telephone: 020 8583 3707

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<td>Client &amp; Partnerships Scrutiny Panel</td>
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This report is relevant to the following wards/areas:
All