

WAVERLEY BOROUGH COUNCIL

COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE – 7 SEPTEMBER 2009  
EXECUTIVE – 3 NOVEMBER 2009

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Title:

**WAVERLEY BOROUGH COUNCIL OLDER PERSONS HOUSING  
STRATEGY 2009-2012**

[Portfolio Holder: Cllr Keith Webster]  
[Wards Affected: All]

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**Summary and purpose:**

This report, which was considered by the Community Overview and Scrutiny Committee at their meeting on 7 September, recommends members approve the attached draft of the Waverley Borough Council Older Persons Housing Strategy.

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**How this report relates to the Council's Corporate Priorities:**

Working for more affordable housing to be built and managing Council housing well

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**Equality and Diversity Implications:**

The aim of this strategy is to offer a quality of housing for home owners, people living in subsidised affordable and private rented homes, with housing support (where necessary) to help older people live independently in Waverley.

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**Resource/ Value for Money Implications**

The action plan sets out a work plan, which includes an indication of resource implications.

This strategy will only be available through the Council website in order to:

- Increase the availability of the document
  - Enable progress reports to be made and work in a more cost effective way
  - Eliminate the environmental impact of any printing and distribution
  - Consultation has already been carried out via the Council website
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**Legal implications:**

There are no legal implications arising from this report.

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**Introduction**

1. Officers have developed an Older Persons Housing Strategy to detail how 'Lifetime Homes, Lifetime Neighbourhoods' (the Government's national strategy) will be applied locally. The document includes contributions from Officers across Council services, including staff in Housing, Finance, Planning and Environmental Services.
2. A copy of the draft Older Persons Housing Strategy attached at Annexe 1. It should be noted that this is still in draft form and some final revisions/ amendments are yet to be made.

## **Overview of Waverley Borough Council Older Person's Housing Strategy**

3. As people live longer, older people are making up an increasing proportion of our community. Many older people live in the same kind of homes as younger people, but some want or need specialised care and support services. A range of housing and support options are available, in order to enable people to make choices about where they live and how they are supported.
4. Therefore, this strategy has been developed to look at the housing and support needs of people of pensionable age
  - Living in the private and affordable sector
  - Either in a home specifically for older people or in general needs housing
5. The strategy highlights the following housing issues facing older people in Waverley:
  - The proportion of older people is increasing
  - The proportion of older people from Black and Minority Ethnic groups is similar to the wider population in Waverley
  - Rural areas have higher levels of older people
  - Many older people own their own home. Although asset rich, some older home owners may be income poor.
  - Small numbers of older people are living in unsatisfactory conditions
6. Consideration is given to the following housing and support options
  - Building new homes and the need for them to be 'accessible'
  - Assistance to enable people to stay in their own home
  - Improvement and repair services
  - Adaptations to existing homes
  - Traditional sheltered housing
  - Private retirement housing
  - Residential and nursing care
  - Extra care
7. The Strategy concludes with a plan for action, which shows how each action will contribute towards service aims and priorities. Each item demonstrates resource implications, how progress against the action will be monitored, nominates a lead officer and designates a timescale. The action plan will feed directly into individual service plans and the Corporate Plan.

## **Community Overview and Scrutiny Committee**

8. The Community Overview and Scrutiny Committee congratulated officers on the work undertaken to identify the issues facing older people in the community.
9. The Committee considered that clarification was needed on the definition of older people as the strategy mainly identified issues that would primarily occur when people became elderly and frail.
10. The Committee was also conscious of the issues arising from the increasing numbers of elderly and frail people who wished to remain in their own homes and the demand on resources that would be required to enable them to do so.

Agencies such as Age Concern might be encouraged to expand their services in support of those residents.

11. The Committee was concerned for the needs of residents who lived in sparsely populated communities not served by frequent or regular public and community transport. In those areas it would also be more difficult to provide sustainable support and additional resources would be required to do so.
12. The Community Overview and Scrutiny Committee asked officers to encapsulate their comments into the strategy and commended the amended document to the Executive.

### **Recommendation**

It is recommended that the Executive endorse the Waverley Borough Council Older Persons Housing Strategy 2009-2012.

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### **Background Papers**

Department for Work and Pensions (February 2008) [www.communities.gov.uk](http://www.communities.gov.uk)  
Lifetime Homes; Lifetime Neighbourhoods- A National Strategy for Housing in an Ageing Society

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