



Vision and Summary of Key Commitments

'To deliver the best housing outcomes for all older people in Cardiff'

1 Deliver new homes that meet older persons' housing needs and aspirations.

- Work in partnership with Health and RSL partners to develop an evidence-based city wide plan for the future development of affordable housing for older people, including those living with dementia and with a wide range of care needs.
- Deliver a minimum of 741 new homes for older people by 2030 of which 434 will be Council homes, 207 RSL homes and 100 for private ownership, and develop additional proposals as part of the Council's commitment to building 2,000 new homes.
- Increase the supply of 'care ready' housing for older people that is suitable for ageing in place and which allows domiciliary care to be provided as required.

2 Improve our existing homes to ensure they are fit for purpose and support independent living.

- Work with RSL partners to better understand the condition of existing older persons housing in the city and its potential future use. Review all Council "age designated" properties to improve accessibility.
- Continue the refurbishment of the Council's Council Sheltered stock on a scheme by scheme basis, securing RNIB accreditation for refurbished schemes.

3 Plan new homes and communities to address future housing and care needs across all tenures.

- Work towards full implementation of the new Planning Policy Wales as it relates to older persons' housing, including the use of Supplementary Planning Guidance where appropriate.
- As part of the preparation for the next Local Development Plan, set out a target for the delivery of older persons' housing and work with developers to achieve this target.
- Continue to work with market house builders to deliver new affordable older persons' homes close to or within the new local centres.

4 Provide person-centred information, advice and assistance.

Develop a new "Older Persons and Accessible Homes Unit" to:

- Provide specialist housing advice for all older people, to help them better understand their housing options.
- Ensure that high quality advice and information is available on the Council's websites, in Hubs and through information sessions and events.
- Support people with disabilities to access adapted properties.
- Actively promote Extra Care Housing as an alternative to residential care and as step down from hospital,
- Support older people to downsize to more appropriate accommodation.
- Facilitate exchanges between social tenants through information held on the Housing Waiting List.

5 Help older people to maintain their independence for longer.

- Continue to develop the Independent Living Service to help older people remain independent at home and work with the Welsh Government to ensure that funding for the service is maintained.
- Continue the Council's commitment to the delivery of disabled adaptations to ensure that older people can remain independent at home.
- Better reflect the housing choices and wider social needs of older people within the social housing allocation policy, taking into account social isolation, support networks and the need to remain within their community. Ensure the policy supports those who wish to downsize.
- Work to better understand how religion affects housing need.

6 Ensure the needs of the most vulnerable are met.

- Improve the allocation of older persons', extra care and adapted accommodation, increasing the information available about individual needs and aspirations and ensuring that those most in need are prioritised.
- Review the provision of support in sheltered schemes to ensure it meets the future needs of the older population and explore the opportunity to upgrade some existing sheltered housing schemes to "Sheltered Plus" or "Extra Care Light", to a greater level of need.
- Develop innovative models of care and support and nursing services which enable people to remain in their own homes and communities and provide the very highest standard of care homes for people with the most complex needs.
- Further explore the use of new technology to help people remain independent at home for longer.
- Future sample checking of floating support cases will be undertaken to fully understand the individual support needs of those with mental health issues.

7 To build stronger, inclusive communities and tackle social isolation

- Make better use of the Council's Community Living Schemes to offer services to the wider community, in partnership with Health, Social Care and third sector partners.
- Provide a new Health and Wellbeing service: working through the Hubs and with partners to develop events, activities and a range of health advice to meet wellbeing needs of older people.
- Pilot a new approach to social prescribing ensuring easy access to wellbeing services in the community.
- Ensure all Hub staff receive Dementia Friends awareness training and delivering dementia cafes and support sessions within Hubs.

Older Persons' Survey

Survey respondents considering a move in the future expressed a preference for the following types of housing:

44%
Of clients asked are considering a move in the future

46%
Bungalow

29%
House

21%
Flats

58%

Would prefer at least 2 bedrooms

45% Of those renting

would consider a move to designated older persons' housing

23% Of home owners



AN INCREASING AGING POPULATION

By 2037 the number of people aged 65 to 84 will increase by 42% while those over aged 85 will nearly double.

The number of people in Cardiff with dementia is projected to increase by 67% for those aged 65+ and by 85% for those aged 85+ over the period 2015 to 2035. This together with higher incidents of age-related health conditions and mobility issues will put major pressures on Social Care services and budgets.

The findings from a range of research clearly show the benefits of suitable older persons' housing in supporting independence and reducing the need for residential care, with associated savings to Health and Social Care budgets.

THE COMPARATIVE BENEFITS OF OLDER PERSONS' HOUSING

The cost of Extra Care housing is on average 57% of the weekly cost of residential care.

There is a need to maximise the preventative benefits of housing and optimise use of specialist accommodation to make more effective use of the resources available.

UNDERSTANDING HOUSING NEED

There is limited extra care housing outside the north and west of the city.

There is an estimated additional need for 3,051 units of older person's accommodation by 2035. This increase is broken down as follows:

- **Older Persons' housing – 1787 units (353 rental, 1434 ownership)**
- **Housing with care – 609 units (232 rental, 377 ownership)**
- **Nursing care – 655 beds**

There is uncertainty about the condition of current older persons' housing in the social sector and the facilities that are offered, more work is needed to understand how well these properties can meet the future needs of the older population.

28% of older people surveyed were planning a move within the next 5 years, most wanted a 2 bedroom property, (58%). Specialist older persons' accommodation was more popular among those who were renting than those who owned their own home.

MEETING FUTURE DEMAND

A range of schemes for building new older person/care ready affordable homes are already planned and these will deliver 741 new homes by 2030 of which 434 will be Council homes, 207 RSL homes and 100 for private ownership.

If all schemes go ahead this will exceed the estimated additional need for rented accommodation of 585 units however, it is unlikely that all existing older persons' accommodation will meet future requirements and some may need to be decommissioned. Therefore, we will continue to seek opportunities to develop future housing.

The new version of Planning Policy Wales is far clearer in the role planning should play in promoting older persons' housing and requires the authority to set specific targets for older persons' housing and to work with developers to achieve this.

Focus on promoting private older persons' housing will be needed if the estimated additional 1811 'for sale' homes are to be delivered.

Key Findings of the Older Persons Housing Strategy

Older Persons Housing Strategy 2018-2023

SUPPORTING INDEPENDENCE

Cardiff's Independent Living Services provide a wide range of support focused on helping older people to stay independent at home. 70% of clients were supported to stay at home without the need for Social Services intervention.

The Independent Living service is largely funded by Welsh Government grant and the continuation of this service could be threatened if future funding is not secured.

Cardiff Council has invested in the provision of home adaptations. The Disabled Facilities Service is working well, delivering adaptations in a timely and cost effective way which compares well with the rest of Wales. Demand for disabled adaptations is likely to increase, putting pressure on existing resources.

PROVIDING HOUSING ADVICE

When asked, older people were often unaware of the different housing options available and concerned about the financial, legal and practical issues associated with moving. There is a need going forward to improve the specialist housing advice available to older people.

SUPPORTING DOWNSIZING

There are considerable advantages to older people in downsizing to more appropriate accommodation and this can play a significant part in helping them to stay independent at home.

There are large numbers of older people under-occupying social housing, providing them with attractive housing options could encourage them to downsize, providing them with more sustainable accommodation while also freeing up much needed family accommodation.

There has been some success in assisting older social tenants to downsize however, there is limited support available for home owners and those in the private rented sector to help them to downsize.

SHELTERED HOUSING SCHEMES

The provision of on-site support in Sheltered Schemes will be important in meeting the increasing needs of the older population. Funding changes have already resulted in some reduction in support available and if this continues it will impact on the ability of sheltered schemes to meet the growing needs of older clients.

There is an opportunity to provide different models of support such as "Sheltered Plus" or "Extra Care Light" as options to meet the range of need of the older population.

SOCIAL HOUSING ALLOCATION

The current social housing allocation process does not take into account the housing choices of older applicants and wellbeing issues such as social isolation. There is a need to review the waiting list and allocation arrangements to fully reflect the housing choices and the wider needs of older people.

RESIDENTIAL AND NURSING CARE

Residential care placements have decreased markedly over the last five years due to services now being available in the community to support increasingly frail people at home. Nursing home placements however are higher than anticipated and if this trend continues an extra 655 nursing home beds will be required in Cardiff by 2035, a sector that faces challenges in recruiting the right staff.

While current telecare services are helping many people to stay independent, there is an opportunity to make greater use of new technology to support people to stay in their own homes.

THE IMPORTANCE OF COMMUNITY

Connection to the community is key to the wellbeing many of older people.

Cardiff has a wide range of services to help prevent social isolation and promote wellbeing; many of these are based around the Council's Community Hubs.

A number of new initiatives are being developed to further this, including new community wellbeing hubs in the north and west of the city and proposals to open the facilities in older persons housing complexes to the wider community.