
CARDIFF OLDER PERSONS' HOUSING STRATEGY 2019-2023

Reason for the Report

1. This report provides the Committee with background information to enable Members to carry out pre-decision scrutiny of the draft proposals for “**Cardiff Older Persons' Housing Strategy 2019-2023**” prior to its consideration by the Cabinet at its meeting on the 21 March 2019.
2. A copy of the draft Cabinet Report is attached at **Appendix A**, which in turn contains the following:
 - **Appendix 1** – Cardiff Older Persons' Housing Strategy 2019-2023
 - **Appendix 2** – Equality Impact Assessment
3. A single page description of the Strategy is attached at **Appendix B**.

Background

4. By 2037 the number of people in Cardiff aged 65 to 84 will increase by 42%, while those aged 85 and over 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.
5. Population ageing and higher incidence of age-related health conditions and mobility issues will put major pressures on Social Care services and budgets and is likely to result in more people needing specialist accommodation or assistance that cannot be delivered in their current homes. A range of studies identified that appropriate older persons' housing can help people to stay independent for longer, reduce the pressure on health and social care budgets, and help meet the needs of the increasing population of older people.

6. During 2018 the Cardiff and Vale of Glamorgan Regional Partnership Board commissioned independent research to identify the future housing and associated care requirements of older people across the region and to inform future capital investment programmes for housing. The research reviewed the current provision of older persons' housing and modelled likely future demand, based on demographic change. The research findings provided the evidence base upon which the Cardiff Older Persons' Housing Strategy 2019-2023 was developed.

Issues

7. Attached at **Appendix A** is the Cabinet Proposal on this issue. The Cabinet Proposal sets out the findings of the research into housing needs under the following key headings (*paragraphs 8-22 of the Cabinet report*):

- Current Provision
- Estimated Future Need
- Meeting Future Need
- Rented Provision
- Private Provision
- Nursing Care Provision
- People
- Community

8. The Cardiff Older Persons' Housing Strategy 2019-2023 has been developed and can be found at **Appendix 1** to the Cabinet Proposal. The Strategy sets out the following overarching vision for Older Persons' Housing in Cardiff:

Vision

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

9. A number of key aims have been identified which include, to:

- Deliver new homes that meet older persons' housing needs and aspirations;
- Improve our existing homes to ensure they are fit for purpose and support independent living;

- Plan new homes and communities to address future housing and care needs across all tenures;
- Provide person-centred information, advice and assistance;
- Help older people to maintain their independence for longer;
- Ensure the needs of the most vulnerable are met;
- Build stronger, inclusive communities and tackle social isolation.

9. To support these aims, a number of commitments have been identified to meet the requirements set out in this report, and these are outlined in the Appendix 1 at pages 9 to 11. Going forward, a full action plan is under development with partners to implement these commitments over the life of the Strategy.

10. The Cabinet Proposal also sets out the following:

Proposed Changes to the Cardiff Housing Allocation Scheme (paragraph 28):

11. A number of the findings from research could be addressed through amendments to the Cardiff Housing Allocation Scheme. Changes are proposed to the Scheme to assist in addressing the following issues:

- Social Isolation
- Need to Remain within the Community
- Downsizing

Consultation and Equality Impact Assessment

12. The research included a survey to identify the future housing plans and aspirations of older people in the city and to capture the views of those already living in older persons' accommodation. 44% of older people surveyed were considering a move in the future. The main reasons given were to live in a smaller or more accessible home with the safety and security of any future accommodation being an important consideration.

13. Consultation on the draft strategy document was conducted with Members and stakeholders including Health, Adult Social Care, RSLs and the Cardiff 50+ Forum in February 2019.

14. An Equality Impact Assessment has been carried out on the 'Cardiff Older Persons' Housing Strategy 2019-2023', a copy of which can be found at **Appendix 2**.

15. The Cabinet recommendations seek approval for:

- a. The Cardiff Older Persons' Housing Strategy 2019-2023.

- b. Amendments to the Cardiff Housing Allocation Scheme in connection with the objectives of the Older Persons' Housing Strategy.

Way Forward

16. At this meeting, the following witnesses will be in attendance:
 - a. Councillor Lynda Thorne, (Cabinet Member for Housing & Communities);
 - b. Councillor Susan Elsmore, (Cabinet Member Social Care, Health & Well-Being)
 - c. Sarah McGill, (Corporate Director, People & Communities);
 - d. Jane Thomas, (Assistant Director, Housing & Communities);
 - e. Colin Blackmore, (Operational Manager Building Improvement & Safety).
17. Pre-decision scrutiny aims to inform the Cabinet's decisions by making evidence based recommendations. Scrutiny Members are advised to:
 - a. look at the information provided in the report to Cabinet to see if this is sufficient to enable the Cabinet to make an informed decision;
 - b. check the financial implications section of the Cabinet report to be aware of the advice given;
 - c. check the legal implications section of the Cabinet report to be aware of the advice given;
 - d. check the recommendations to Cabinet to see if these are appropriate.
18. Members will then be able to decide what comments, observations or recommendations they wish to pass on to the Cabinet for their consideration prior to making their decisions on the 21 March 2019.

Legal Implications

19. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to the Cabinet/Council will set out any legal implications arising from those recommendations. All decision taken by or on behalf of the Council must (a) be within the legal powers of the Council; (b) comply with any

procedural requirements imposed by law; (c) be within the powers of the body or person exercising powers on behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be taken having regard to the Council's fiduciary duty to its taxpayers; and (he) be reasonable and proper in all the circumstances.

Financial Implications

20. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

RECOMMENDATIONS

21. The Committee is recommended to:
- a. consider the information provided at this meeting; and
 - b. determine whether it wishes to relay any comments or observations to the Cabinet for consideration at its meeting on the 21 March 2019; and
 - c. consider the requirements for further scrutiny of this issue.

Davina Fiore

Director of Governance & Legal Services

28 February 2019