

Minutes and Matters Arising

The minutes of 15th June 2017 were agreed as a fair record.

Ann Baker will be taking Lyn Faber's place as representative for South Norfolk
Ann Taylor retires as support to the Board from the end of September. Welcome to Lynne Armitage as support from October.

Updates

Norfolk Sustainability and Transformation Plan

Graham Creelman, Chair, also Chairs the STP Stakeholder Group. The STP aim is to create greater efficiency and benefit to patients by better alignment of health and social care and the two funding streams. Norfolk has been rated as advanced in the planning of how services can be delivered in communities with the emphasis on prevention, fewer people needing to go into hospital and discharge being at an appropriate time. Complex health problems including dementia, the availability of transport and suitable housing are some of the challenges that need to be considered in the STP as contributing to the health, care and independence of older people.

Building Resilient Lives

Chris Scott, Integrated Commissioning Great Yarmouth and Waveney CCG, described changes to Housing Related Support, that included a reduction in funding from 10m to 4.5m. The funding would focus on accommodation for the homeless, young people and developing support in the community and away from sheltered accommodation and outreach services for older people. Proactive measures had been taken to make sure that vulnerable people presently receiving services were reviewed. Needs related services for those on the edge of social care- rough sleepers and homeless are due to be in place in April 2018 also services to counter loneliness and isolation. (not age related). Comments were made about the need to maintain services to people who still need a higher level of support. South Norfolk has 500 sheltered housing units and everyone of those needs to have one to one contact. It is noted that the reduction in housing support services have an impact on other services. Age UK Norfolk has seen an increase of 25% that provides a challenge to staff and volunteers. The scale of withdrawn services is described as over 1000 outreach,6000 in sheltered and over 1500 Stonham support. The NCC Housing Reference Group will need to receive feedback on the effect of funding withdrawal.

Dementia Strategy

Joyce Hopwood reported that the STP now has a Dementia Section. The intention is to act as a critical friend and reference point. The Health and Wellbeing Board has adopted the Dementia Strategy as part of the board's general strategy 'Every one Living Healthy, Happier Lives for Longer'. The Dementia Strategy, 'Making a better place for people with dementia and their carers' will be one of 3 priorities of the Health and Wellbeing Board. New goals are prevention, integration and reducing inequality. The Strategic Intentions include an integrated approach, awareness raising and improving the dementia care pathway. (A copy of the Strategy can be viewed on the NCC web site for the Health and Wellbeing Board.)

In the Best Place: Housing for Later Life

Getting it Right

Jo Oldman Housing Policy Advisor, Age UK

The main issues are:

- older people have different needs and aspirations,
- more retirement housing is needed across income groups,
- the majority of older people are in general needs housing and need support where they are including support with repairs and adaptations ,
- older people may be pressurised to downsize,
- concerns with Leasehold Retirement Housing exit fees, service charges and resale values,
- the importance of independent information and advice is critical to enable choice and housing services are not joined up with health and social care.
- There is a lack of clarity about the role of sheltered housing.

The example was given of residents in sheltered housing feeling neglected when assistive technology and alarms were introduced as alternative support. Age UK and the National Housing Federation are advising government that the cuts to Housing Support are not acceptable. The Local Housing Allowance is due to be capped in 2019 (See National Housing Federation Future of Supported Housing, Communities and Local Government Funding Supported Housing, The Top of the Ladder DEMOS, Making it Work for Us Age UK) It is felt that Housing is not taken seriously as part of an integrated approach with health and social care to maintaining independence.

Downsizing would have the benefits of a more manageable property and stimulate the local housing market by providing extra family housing. The question is whether there is sufficient suitable property for older people to move to.

Mainstream housing may need Home Improvement Agency adaptations through the Disabled Facility Grants scheme, repairs, updated heating and Handy person schemes.

There is a need to link housing to transport, health services, leisure and age friendly neighbourhoods.

Clarification was given on the difference between Sheltered Housing for low level support including social isolation and loneliness and Extra Care and Housing with Care for higher level needs and access to 24 hour care. It was stated that older people want to stay in their own communities.

Norfolk Housing Strategy

Tig Armstrong Housing Strategy Manager Norfolk County Council

The County Council recognises the link between jobs, the economy and the need to support districts in planning their local housing strategies. The areas of work include social policy, budget reduction and housing enabling. While districts are responsible for housing the County Council needs to be involved with what and where housing is provided at a time when budgets are reducing disproportionately to the growing older population. The county council is looking at its own assets and is developing its own building company to develop commercially. (Beeston Park Development) The example was given of an Essex development where an Extra Care facility was developed and funded by Essex Council. A profile of every district in Norfolk is being produced and Tig is working with district councils.

Comments included :

- the Housing Cap is producing uncertainty.
- Government needs to produce standards (energy) for the private rented sector.
- Housing Options advice funded by First Stop and provided by Age UK has ceased.

Housing With Care

Gita Prasad Head of Integrated Commissioning Norwich

- Housing with Care promotes independent living in a supportive environment
- Housing with Care is self contained flats (own front door)
- Tenants have both a housing and care need
- Tenants pay rent, council tax and living costs

- There is a separate charge for care

There are 17 Housing with Care sites 15 with NORSE and 2 with Hales adding to 698 flats and 51 Extra Care rooms for people with dementia.

Some sites (Norwich) have voids. This is not the case in all sites. The procedures for allocating the flats still needs some work to make this an easy process, reduce the empty flats and maximise income. A social care and financial assessment is needed.

The Housing with Care Project led by Gita, aims to produce a coherent strategy for housing with care across Norfolk. There is an awareness that there is diversity in areas of Norfolk and that Housing with Care needs to reflect different needs of the locality.

Comments Included:

- Housing with Care is not understood as an option to residential care
- The eligibility and allocation process is not straight forward
- Older people with care needs may not already be on the housing needs register
- People may need to move outside their own area for Housing with Care where they are registered with a housing need
- Housing with Care is not evident as part of Social Prescribing
- GP's are not aware of Housing Options including HWC
- Housing Options advice and Information is difficult to find
- There was a query on what accommodation information is provided in the Norfolk Directory

A Provider Perspective

Jane Warnes Managing Director Cotman Housing Association

Jane told the Board that Cotman Housing had received funding of over £200k from the Lottery Sport England Fund to promote active ageing. This was part of Cotmans 'Still on the Go' Project that was intended to promote physical activity. A range of activities are offered to tenants and the local community to reduce social isolation and promote wellbeing building on positive aspects of what older people can do, including the Older and Bolder gardening scheme.

The main issues are:

- If older people have to pay more for housing services and support then they will spend less on other necessities.

- People are sitting on assets and may benefit from equity release schemes.
- Mid range housing suitable for older people is an untapped market for developers.
- The risk of taking out the provision of low level support in sheltered housing will result in the need for higher level health and social care at a later date.
- Sheltered, housing with care and general mixed housing such as Bowthorpe is a resource for the wider community
- Tenants moved into sheltered housing because they wanted to be part of a community and expected on site support not just an alarm system
- Older People themselves are prepared to pay for welfare check support
- Housing Associations will not be subsidising support services from other rent income.

Actions and Considerations for the Partnership:

Monitor the level of demand for Advice and Information

Monitor the quality and standard of Housing Support

Monitor how the STP will engage with Housing Issues

Follow up District Councils submissions to Housing Minister

The next Board Meeting will be held on Wednesday 6th December 2017 at 10am for 10.30am Breckland District Council Dereham