

## **Cabinet**

**Date of meeting:** 11 July 2016

**Report title:** Lambeth's Older People's Housing Programme 2016 Update

**Wards:** All Wards

**Report Authorised by:** Strategic Director, Neighbourhoods and Growth: Sue Foster; and, Strategic Director; and, Children Adults and Health: Helen Charlesworth May

**Portfolio:** Cabinet Member for Adults' Social Care: Councillor Jackie Meldrum

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## **Report summary**

The Council's older people's housing programme was agreed by Cabinet in November 2013 and implementation is now well underway delivering positive outcomes for Lambeth's older residents. More than 450 sheltered homes have been improved with new kitchens, bathrooms, windows and heating; A new sheltered housing service, funded from service changes, has been co-produced with tenants and the Sheltered Tenants' Forum; tenants from the first schemes to close for redevelopment or disposal are due to move into their new purpose built extra care homes in the next few weeks; and plans are underway with a wide range a wide of partners to deliver further new specialist homes for older people.

The programme is maintained under review to ensure that it continues to meet the council's current and future requirements for older people's specialist housing, and in order to react appropriately to risks and opportunities, including those presented by the shifting financial climate. This report proposes an update the programme taking into account refreshed needs information and the changing commissioning environment, together with highlighted risks to the development of supported housing resulting from the government's proposed welfare changes.

Among the proposed update is the retention of two sheltered housing schemes formerly planned for disposal, together with revised commissioning intentions for extra care housing.

## **Finance summary**

The resources available for the sheltered housing programme have been revised to reflect the requirements for the proposed amendments to the programme. This programme was originally

ear-marked for £18.9m, this figure would need to be increased to £21.4m to meet the additional proposed works.

The financing of the additional works can be resourced from the Lambeth Housing Standard (LHS) housing capital allocation. This allocation was based on the initial investment requirements for the LHS, therefore any increases within individual projects within the LHS programme will have to be contained within the available resources.

## **Recommendations**

1. To note and agree the proposed update to the Lambeth Older People's Housing Programme, including the additional funding requirement.
2. To retain and improve the sheltered housing schemes at 269 Leigham Court Road (now known as Macintosh Court) and Queenswood Court.

## **Reasons for Exemption**

Part II of the report is exempt from publication by virtue of the following paragraph of Schedule 12A of the Local Government Act 1972: Information relating to the financial or business affairs of a particular person. (Including the authority holding that information).

## 1. Context

- 1.1 A report to Cabinet in November 2013 (Report No 187/13-14 and appendices) set out proposals for the Council's sheltered housing stock and how this provision could make a significant contribution to the delivery of the Older People's Housing Strategy. Cabinet agreed the following recommendations:
- (1) *To approve the proposals set out in the report and instruct officers to develop detailed plans to:*
    - (a) *Commence improvements to up to 17 sheltered housing schemes proposed for retention;*
    - (b) *Identify suitable development partners and redevelop three sheltered housing schemes as extra care housing;*
    - (c) *Schedule the sale of four sheltered housing schemes and submit a bid to the capital assets programme to reinvest the capital receipt in delivery of the sheltered housing improvement programme; and,*
    - (d) *Co-produce with tenants and other stakeholders a revised sheltered housing service, funded through service charges.*
  - (2) *To instruct officers to undertake further engagement with tenants and stakeholders to identify a suitable site(s) for development of extra care in the Streatham area and report the outcome to Cabinet in spring 2014.*
- 1.2 Delivery of the Older People's Housing Strategy and the sheltered housing programme contribute towards the Community Plan 2013-16, and specifically towards helping older, disabled and vulnerable people to live independently and have control over their lives.
- 1.3 The aim of the strategy is to increase the choice and quality of housing for older people throughout the borough. This includes the improvement of existing Lambeth sheltered housing stock, increasing the provision of extra care housing (i.e. housing with on-site care and support services available), and the development of other models and tenures of housing for older people such as retirement housing to rent or buy.
- 1.4 Extra care housing can provide a preferable, more cost effective alternative to a residential care home for many older people, and the six schemes currently operating in Lambeth have made a significant contribution to the reduction in residential care home placements. The level of cost saving that can be achieved will vary between schemes and the needs of individual tenants.
- 1.5 In July 2015 Healthwatch Lambeth published their report following a review of Lambeth's extra care services, which made a number of recommendations in respect of physical environment, activities and services. The council has developed and is implementing an action plan in response to the recommendations.
- 1.6 The agreed programme is now well underway and has been very successful with high levels of engagement and satisfaction among sheltered tenants. Significant progress has been made improving retained schemes with almost 450 sheltered homes having been fitted with new kitchens and wet room bathrooms and being partially or fully rewired. Over 260 homes have benefitted from new double glazed windows and roofing has been replaced where

required. Improvements to communal areas at the first five schemes are completed with works to the remaining schemes either underway or scheduled to start in the next few weeks.

1.7 A diverse range of active, willing and supportive partners, are engaged in delivery of the programme, and an emphasis is placed on ensuring tenants have the opportunity to become involved. As a result there has been high levels of engagement with the programme to date and a Sheltered Housing Tenants' Forum has been established.

1.8 **Progress to date- Lambeth Sheltered Schemes- See Appendix 1 for location**

Scheme	Plan	Progress to date
Balmoral Court Bland & Burchell Carfax Place Castle House Chaplin Close Cherry Tree Drive Cloisters Crowhurst Close The Glebe Heather Close Holland Grove Joe Hunte Court Matlock Close Northwood House Norwood Rd Nuneham Spa Court	Retain and Improve	<ul style="list-style-type: none"> <li>• Installation of kitchens and wet rooms completed.</li> <li>• Improvements to communal areas, including decoration and furnishing, completed at six schemes and scheduled for completion at all schemes by autumn/winter 2016.</li> <li>• Replacement windows completed at five schemes</li> <li>• Heating replacement underway at four schemes and insulation reviewed all schemes.</li> <li>• External repairs to building fabric completed and roof replacement completed at one scheme</li> <li>• External, landscaping, walkway repairs, raised beds etc. planned</li> </ul>
McCall Close (Central)	Close and consider disposal of site	Lettings due to cease in Autumn 2016. Scheme due to close when new Thrayle House is completed in 2019.
Fitch Court (Central)	Close and consider disposal of site	Tenants have been involved with architects to help design new extra care scheme on Somerleyton Road. Planning consent approved and estimated completion 2019
Westcott House (South)	Close and consider disposal of site	Rehousing of tenants into new Cheviot Road extra care scheme completed June 2016.

1.9 **Progress to date- Pipeline Schemes**

<b>Scheme</b>	<b>Plan</b>	<b>Progress to date</b>
36 Cheviot Road, (Cheviot Gardens) West Norwood. (South Area)	Notting Hill Housing Group development of 66 rented and 18 shared ownership extra care properties on ex LBL sheltered site.	Scheme opened in June 2016. It is being used to rehouse returning Cheviot Gardens' sheltered tenants together with tenants from Westcott House and Elderberry Grove, allowing these schemes to close for redevelopment. Will also increase Adults Social care/extra care housing capacity meeting already identified needs.
Hampton House, Albert Embankment (North Area )	One Housing Group development of 48 rented and 36 Shared ownership extra care properties.	Currently due for completion in January 2017 and will provide rehousing options for current tenants of Denby Court.
Thrayle House (Central Area)	Community Trust Housing development on Stockwell Park Estate of 40 "Active Elderly" homes for older people as part of wider scheme close to Brixton town centre	Planning consent granted in April 2016 and construction on site due to commence shortly. Anticipated completion date 2019. This scheme will support the rehousing of tenants from McCall close allowing this scheme to close for disposal.

- 1.10 36 Cheviot Road, Lambeth's sixth extra care housing scheme, opened in June 2016 and will rehouse around 40 tenants from the first sheltered schemes to close for redevelopment, together with a number of returning tenants from the old Cheviot Gardens sheltered scheme.
- 1.11 Discussions are underway with possible development partners for the Elderberry Grove and Denby Court sites and the rehousing of tenants from these schemes has already commenced. Tenants who do not wish to move to the new purpose built schemes are fully supported to secure alternative accommodation and throughout the move to their new home. It is estimated that the new schemes on these sites will be completed in 2019/20.
- 1.12 All sheltered properties that are vacated for development or disposal purposes are being considered for temporary "meanwhile" use. This use might include step-down or respite units for individual use, or a vacated scheme in entirety used as short-term temporary accommodation for homeless households. The most appropriate use for a specific scheme is dependent upon the anticipated length of its availability.
- 1.13 Tenants of Fitch Court have been involved with architects in the design of their new homes which is to be the extra care scheme on Somerleyton Road. Planning consent for this development has been approved.
- 1.14 A co-produced sheltered housing service has now transferred from Adult Social Care to Housing Management with a contributory service charge having been introduced which is delivering revenue savings of £496k. A revised service model is now being implemented including a pilot handyperson service undertaking minor repairs for sheltered tenants.

- 1.15 While significant progress is being made in delivering the older people’s housing programme it is professionally appropriate to ensure that it is maintained under review to reflect ongoing changes in the commissioning and financial environment.
- 1.16 Since the adoption of the Older People’s Housing Strategy in 2012 the council’s strategic requirement for specialist accommodation has been reviewed and this, together with the changing financial climate, and additional factors detailed below, has led to this update and a proposed amendment to the current programme.

**Impact of Welfare Reform**

- 1.17 A number of changes resulting from the Welfare Reform Act 2012 could impact on the Council’s programme, particularly on the future development of extra care housing schemes. A key proposal under the Act is that housing benefit for social housing tenants is capped at the same rate as local housing allowance, i.e. the lowest 30% of local private rents. The Department for Work and Pensions had intended to apply this cap to housing benefit for tenants in supported and sheltered/extra care housing, despite the fact that rents in supported housing tend to be higher to reflect the extra facilities and resources involved.
- 1.18 Implementation of this proposal for supported housing has now been postponed- pending a review of the supported housing sector which is now underway- .and therefore is currently planned to apply to tenancies granted from April 2017 and to take effect from April 2018.
- 1.19 A result of this uncertainty is that many Registered Housing providers of supported housing are taking a cautious approach to the future development of supported housing.
- 1.20 Lambeth’s extra care development partners are currently considering the impact of these proposals on their own plans, and although no changes to current development plans have been reported as a result, close scrutiny of the associated risks will continue to be maintained.

**2. Proposals and Reasons**

**Review of estimated future requirements**

- 2.1 The 2012 Lambeth Older People’s Housing Strategy used a forecasting model to estimate Lambeth’s borough-wide requirement for specialist (i.e. sheltered and extra care) housing. An updated version of this forecasting tool has been used to review the council’s future requirements and inform the proposed changes.

	<b>Sheltered Housing</b>	<b>Extra Care Housing</b>
Previous (2012) Estimated Requirement	2568	642
Revised (SHOP@ 2015) Estimated Requirement	2283	497
Variance in requirement	Forecast 285 units fewer	Forecast 145 units fewer

2.2 While the product of a forecasting tool is an absolute number, the data produced for commissioning purposes is treated as an estimate, and an indication of the required direction of travel, rather than of the precise number of units of housing that may be required. While this offers an indication of possible demand, it should be noted that measured housing need and actual housing demand are not the same and it is impossible to be precise about what likely levels of demand may be in future.

**Area-based forecast requirements**

2.3 It is Lambeth’s strategy to develop a range of specialist housing options for older people in each locality/area of the borough. This aims to provide for the needs of older people, and offer choice in housing options, without them having to leave familiar surroundings or support networks where they currently live to take up more suitable accommodation in another area.

2.4 Lambeth has approximately 11,500 residents aged 75 years and over. The revised, area-based forecast indicates that the north Lambeth area has large numbers of specialist housing relative to the resident older people in this location; while these three wards are currently home to only 13.9% of the borough’s over 75’s, they are also the location of more than 23% of the current and planned specialist housing provision.

	%age of Lambeth’s over 75’s	% age of current and planned specialist OP Housing %
North Lambeth	13.9	23.4
Stockwell and Area	13.4	11.2
Brixton & Area	22.3	23.4
Clapham & Area	12.0	10.1
West Norwood	15.2	10.6
Streatham	23.2	21.3

2.5 In the south of the borough however, where there are higher numbers of older people as a percentage of population, there is a risk of a future shortage of specialist housing developing by 2025. Both of these findings are exacerbated by the current extra care pipeline in the north and the lack of a suitable site being identified for extra care housing in the Streatham area.

**269 Leigham Court Road (Macintosh Court) –Reasons for proposed change**

2.6 In June 2016, following an application made by tenants, the name of Macintosh Court, for Kate Macintosh the building’s architect, was formally adopted for this sheltered housing scheme.

2.7 Under the programme agreed in 2013 this sheltered scheme of 45 properties was scheduled for closure in 2018 and subsequent disposal with the site to be used for redevelopment. On 29 May 2015 the Council was notified by Historic England that the scheme had been added

to the List of Buildings of Special Architectural or Historic Interest and had been awarded Grade II Listing.

- 2.8 This conservation order extends to 269 Leigham Court Road and associated patios, paved surfaces and walls, although specifically excluded from the Listing are the interiors of all individual flats and the communal areas. This means that the original plans, of redeveloping the site for affordable housing, cannot proceed. Alternative uses for the scheme as it stands have been considered but given the size and layout of the properties, and the revised sheltered housing requirements for the south Lambeth area it is proposed to retain the scheme for older people. The level of improvement possible has yet to be determined, however it should be noted that, in line with the council's original assessment, the dwellings are unlikely to achieve the modern specification of new-build older people's specialist housing.

#### **Other considerations**

- 2.9 The council currently commissions six extra care housing schemes offering more than 260 units of accommodation. A seventh scheme Hampton House, is under construction and due to open in January 2017. This together with a further pipeline scheme, is due to provide 130 further extra care homes. Three sheltered housing sites to be redeveloped by 2019/20 are due to provide an additional 150 further properties, bring the currently planned total to 540.
- 2.10 As the programme agreed three years ago is implemented a range of issues have arisen which impact on original assumptions regarding the costs, quality and feasibility of planned developments. Maintaining these under review and following discussions with providers has led to a reconsideration of the original plans for Elderberry Grove, Queenswood Court and Denby Court.
- 2.11 Extra care housing is less costly to the council than the use of residential care home placements, often with better outcomes for the older people concerned. The council's extra care housing programme is already making a significant contribution to the reduction in use of residential care for older people and these benefits are set to increase in the future as additional homes become available.
- 2.12 The development of sufficient high quality, purpose-built housing has to be balanced against the revenue funding available to commission the care and support services that are offered to the residents. Revenue funding for all pipeline extra care developments has yet to be identified in an environment of immense pressure to reduce all council expenditure and it is essential that the council does not over commit funding these services until the essential demand for the service is realised and the appropriate level of funding identified through further savings in current budgets.
- 2.13 A response to this is the "care ready" option i.e. to build properties to an appropriate standard as the development opportunity arises, and make these available to immediately occupy by older people, a while deferring the decision to commission the care and support service until there is sufficient demand from the residents.

### Proposed changes

- 2.14 As a result of the review it is recommended to update the older people's housing programme with the following amendments:

Scheme	Previous plan	Proposed change
Macintosh Court (Leigham Court Road) (South)	To be vacated and the site sold for general needs housing	Retain as sheltered housing and improve
Queenswood Court (South)		
Elderberry Grove (South)	Redevelop as extra care housing	Considering alternative models of Older People's housing.
Denby Court (North)	Redevelop as extra care housing	Redevelop as "care ready" housing deferring commissioning of the care and support service as required.

- 2.15 That Macintosh Court (269 LCR) and Queenswood Court, both previously planned for closure and disposal, are retained as sheltered housing ensuring sufficient sheltered housing is retained in the south of the borough and compensating for the lack of an extra care site in Streatham.
- 2.16 Alternative proposals to extra care housing will be considered for the Elderberry Grove site and discussed with the selected development partner. This will include the possibility of rented and/or leasehold active elderly/retirement housing with an aim of generating a capital receipt from this site which could be used to subsidise the construction or rental costs at other schemes.
- 2.17 The decision to commission care and support services at extra care developments will be deferred subject to revenue funding being identified. This approach to developing schemes as "Care Ready" will enable properties to be occupied immediately upon completion, while the appropriate level of care and support services is commissioned when it is required by the tenants and offers best value for money.

### 3. Finance

- 3.1 The estimated capital values of sites recommended for redevelopment or disposal have been updated and are detailed in part II of this report.

Item	Original plan 2012	Proposed changes 2016
Cost of improving retained schemes	£11m <sup>1</sup> £18.9m <sup>2</sup>	£21.4m <sup>3</sup>
NOTES		
1- Original costs estimate November 2013 report- see 3.3		
2- Revised cost estimate November 2015 - see 3.4		
3- Revised estimate includes the cost of improving Macintosh Court & Queenswood Court- see 3.5		

- 3.2 The average unit cost of improvements to a sheltered housing property is higher than that for general needs properties. This is solely due to the additional specification and adaptations required for older people's accommodation and includes wet room bathrooms, adaptable kitchens, providing or improving level and trip-free access together with the inclusion of communal areas, accessible toilets etc. All of which contribute to improved health, safety and wellbeing of sheltered housing tenants.
- 3.3 The resources available for the sheltered housing programme have been revised to reflect the requirements for this programme. This programme was originally ear-marked for £11.0m to retain and improve 17 sheltered structures catering for 543 dwellings at a cost of £20k per unit. The works would have included LHS standards on roofs and windows and adapted internals such as kitchens and wet rooms.
- 3.4 In late 2014/15 it materialised that additional works would be required on the retained sheltered properties, these works include Communal Electrical and Mechanical works (i.e. communal boilers, lifts, water tanks and boosters), and structural works. This resulted in an increase in the budget requirement for the project, from the original £11.0m to £18.9m.
- 3.5 The proposals in this report to include a further 2 sheltered housing (one of which is a listed building) will result in an additional £2.5m budgetary requirement. This will allow the modernisation and refurbishment of a further 74 dwellings, thus increasing the total improvement of sheltered properties from the original 543 to 617 sheltered dwellings.
- 3.6 The original AMCAP request for this project (agreed 14th June 2014) estimated resourcing for this project based on assumed a £1.9m capital receipts to invest in the development of three "extra care home" structures, and a further £2.8m of capital receipts generated from the disposal of 4 sheltered schemes to be used offset the costs of the remaining sheltered homes project.
- 3.7 The estimated capital receipt income would have been used to fund the sheltered housing project. To date, no capital receipts have been used to fund this project, rather the funding has been sourced from within the overall HRA Housing capital programme; a combination of borrowing and MRR.
- 3.8 The proposal to reduce the number of sheltered homes disposals will impact the estimated capital receipt contribution to the project, yet the scope of the project has now increased to accommodate the structures which are now being considered for investment rather than disposal. The impact of this is mitigated however by a significant increase in the value of the fewer number of properties now available for disposal. These revised values are detailed in Part II of this report.
- 3.9 The financing for the additional works will be resourced from the LHS housing capital programme. This LHS programme was based on the initial investment requirements for the LHS on all housing stock, and any increases within individual projects within the LHS programme will have to be contained within the available resources.

3.10 The spend to date for the sheltered capital investment programme and the total resources required to complete the programme as per the recommendations within this report can be seen in the table below:

<b>LBL</b>			
<b>SHELTERED HOUSING INVESTMENT PROGRAMME ACTUAL SPEND AND FORECAST</b>			
<b>YEAR</b>	<b>ORIGINAL AMOUNT</b>	<b>1ST REVISION TO PROGRAMME TO INCLUDE STRUCTURAL AND MECHANICAL AND ELECTRICAL WORKS (current programme)</b>	<b>REVISED AMOUNT</b>
	<b>(£m)</b>	<b>(£m)</b>	<b>(£m)</b>
2014/15	£3.90	£3.90	£3.90
2015/16	£7.10	£11.20	£11.20
2016/17	£0.00	£3.80	£6.30
<b>TOTAL</b>	<b>£11.00</b>	<b>£18.90</b>	<b>£21.40</b>
<b>TOTAL DWELLINGS REFURBISHED</b>	543	543	617
<b>REASON FOR COST VARIATION</b>	<i>Works on roof, window and adapted internals, including kitchens, wet rooms and internal rewires.</i>	<i>1st variation due to the inclusion of Communal Mechanical and Electrical works (i.e. Lifts, Communal boilers and Communal Electrics) and additional structural works.</i>	<i>Proposed increase to provide full refurbishment to an additional 74 dwellings, namely Queenswood Court (29 dwellings) and Macintosh Court (45 dwellings) which is a listed building</i>

<b>LBL SHELTERED HOUSING INVESTMENT PROGRAMME ACTUAL SPEND AND FORECAST</b>			
<b>YEAR</b>	<b>ORIGINAL AMOUNT</b>	<b>1ST REVISION TO PROGRAMME TO INCLUDE STRUCTURAL AND MECHANICAL AND ELECTRICAL WORKS (current programme)</b>	<b>REVISED AMOUNT</b>
	<b>(£m)</b>	<b>(£m)</b>	<b>(£m)</b>
<b>FUNDING</b>	<i>Originally proposed to be funded from £2.9m of Capital Receipts raised from the disposal of 4 sheltered structures and £8.1m to be funded from HRA capital resources (i.e. borrowing and MRR)</i>	<i>Current programme is being funded from a combination of Borrowing and MRR.</i>	<i>Proposed to be funded from a combination of Borrowing and MRR.</i>

3.11 The additional funding necessary for the sheltered investment project will add to the additional resources required for the Councils Lambeth Housing Standard (LHS) capital programme and is included in the review of the programme currently underway.

**4. Legal and Democracy**

4.1 Section 47(1) of the NHS and Community Care Act 1990 states that where it appears to a local authority that any person for whom they may provide all arrange for the provision of community care services may be in need of such services, the authority shall carry out an assessment of his needs for those services; and having regard to the results of that assessment, shall then decide whether their needs call for the provision by them of any such services.

4.2 Pursuant to section 21 of the National Assistance Act 1948 the Council may make arrangements for providing residential accommodation for persons aged 18 years or over

who by reason of age, illness, disability or any other circumstances are in need of care and attention which is not otherwise available to them. In making such arrangements the Council is required to have regard to the welfare of all persons for whom accommodation is provided, and in particular to the need for providing accommodation of different descriptions suited to different descriptions of such persons.

- 4.3 Section 105 of the Housing Act 1985 provides that local authority landlord must maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management:
- (a) To be informed of the authority's proposals in respect of the matter; and,
  - (b) To make their views known to the authority within a specified period; and the authority shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements.
- 4.4 Section 11A of the Housing Act 1985 provides a local housing authority to provide welfare services in connection with the provision of housing accommodation by them as accord with the needs of those persons.
- 4.5 Section 17 of the Crime and Disorder Act 1998 places a duty on the Council to have due regard to the likely effect of the exercise of its various functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area.
- 4.6 Section 149 of the Equality Act 2010 sets out the public sector equality duty to those individuals with the protected characteristics i.e. race, sex, disability, age, sexual orientation, religion or belief, pregnancy or maternity, marriage or civil partnership and gender reassignment. The public sector equality duty requires public authorities to have due regard to the need to:
- a. eliminate unlawful discrimination, harassment and victimisation;
  - b. advance equality of opportunity; and,
  - c. Foster good relations between those who share a protected characteristic and those who do not.
- 4.7 The Equality Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken - that is, in the development of policy options, and in making a final decision. A public body cannot satisfy the Equality Duty by justifying a decision after it has been taken.
- 4.8 Details of the consultation undertaken and to be undertaken are set out in paragraph 5 below. The following principles of consultation were set out in a recent High Court case. First, a consultation has to be at a time when proposals are still at a formative stage. Second, the proposer has to give sufficient reasons for any proposal to permit of intelligent consideration and response. Third, adequate time has to be given for consideration and response, and finally, the product of consultation has to be conscientiously taken into account in finalising any proposals. The process of consultation has to be effective and looked at as a whole and it has to be fair.

4.9 This proposed key decision was entered in the Forward Plan on 8 July 2016 and the necessary 28 clear days' notice has been given. In addition, the Council's Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days - the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

## **5. Consultation and co-production**

5.1 Extensive consultation was undertaken on the Older People's Housing Strategy and the original proposals in the sheltered housing programme including a number of meetings with residents at each scheme to ensure there was ample opportunity for discussing and commenting on the proposals affecting each scheme. Co-production and further consultation has been undertaken during the implementation of the programme to date, including the re-establishing of the Sheltered Housing Tenants' Forum, which now meets quarterly.

5.2 Further engagement, seeking views on these revised proposals, has been undertaken with tenants, the Sheltered Housing Tenants' Forum, Senior Management, Cabinet Members and relevant Ward Councillors.

5.3 Specific meetings were held with tenants at Macintosh Court and Queenswood Court to explain the proposals and to seek views and feedback. Both meetings were well attended, and included ward councillors and other interested parties. A presentation was also made to the Sheltered Housing Tenants' Forum. The response to the proposals from sheltered tenants has been positive. Discussion and questions were primarily centred around the nature of scheme improvements to be planned, and the timescales for them.

5.4 A written summary of the update and a short comment form invited tenants to submit any further comments or questions regarding the update. Only a small number of these were returned and again comments or questions were focused on the types of improvements tenants would like to see at schemes that are now proposed to be retained.

## **6. Risk management**

6.1 There are standard risks associated with any major development which are being identified and managed throughout the term of the programme and which have resulted in the proposed changes. Risks around identifying development partners have been managed and delays in the completion of and completion of new build schemes absorbed within the programme timetable.

6.2 Financial risks exist around the estimated value of capital receipts, and the estimated cost of planned improvements to further retained stock. It is proposed that this is managed by

capping the level of funding available for the two further retained schemes at the estimated value.

- 6.3 Development risks associated with the welfare reform Act 2012 are described in paragraph 1.17 above. Close scrutiny of these will be maintained pending the outcome of the government's review of the supported housing sector.
- 6.4 Further risks are associated with the possible opposition of some tenants and stakeholders to changes to the planned programme. It is unlikely that tenants of the retained schemes will object, although it is possible the council for any unnecessary anxiety and distress that may have been caused. By way of compensation, and to mitigate this risk among those tenants who may have resolved to move, a rehousing offer will be which could include the offer of a nomination to a new extra care housing schemes together with removal costs.
- 6.5 Balanced against the risks however is the fundamental reasons for this review and the amended proposals and the risks this is managing e.g. the revised forecast requirement for specialist housing; the availability of revenue funding for extra care housing care and support services in the current and foreseeable financial climate; and retaining for its intended purpose Macintosh Court and associated reputational risk to the council of continuing plans for disposal.

## **7. Equalities impact assessment**

- 7.1 An equalities impact assessment has been undertaken on the older people's housing programme. This is being reviewed to take account of the proposed update.

## **8. Community safety**

- 8.1 Many tenants of sheltered and extra care housing value the security that this type of accommodation can offer. A 24 hours staff presence can offer reassurance and the provision of an integrated call alarm system and associated technology with 24 hour monitoring can enable tenants to summon assistance in the event of an emergency.

## **9. Organisational implications**

- 9.1 Environmental  
None.
- 9.2 Staffing and accommodation  
None.
- 9.3 Procurement  
None.
- 9.4 Health  
None.

## 10. Timetable for implementation

10.1 The table below offers an indicative timeline for implementing the proposals should they be agreed. It should be emphasised that only an indicative programme timetable can be produced which is likely be subject to change as a result of the nature of key interdependencies of the programme including; completion dates of new-build or pipeline schemes; securing development partners; and funding arrangements.

<b>Indicative Programme Timetable- Revised Sheltered Housing Programme- Development and Disposal Stream</b>	
<b>Estimated Dates</b>	<b>Milestone</b>
July 2016	<ul style="list-style-type: none"> <li>Proposals presented to Cabinet for approval</li> <li>Rehousing offer developed for tenants of Queenswood and</li> <li>All affected tenants notified of outcome and rehousing offer where appropriate</li> </ul>
Spring/Summer 2016	<ul style="list-style-type: none"> <li>New 36 Cheviot Road completed and former tenants who wish to return do so.</li> <li>Remaining Elderberry Grove tenants move into permanent or temporary homes in new Cheviot Road scheme. Elderberry Grove considered for “meanwhile” use pending completion of Development Agreement with already selected RP partner.</li> <li>Remaining Westcott Close tenants move into permanent new homes in New Cheviot Road scheme. Westcott closes for disposal, redevelopment or alternative use.</li> <li>Rehousing of Denby Court tenants commences ( i.e. those who do not wish to move to Hampton House)</li> <li></li> </ul>
Summer/Autumn 2016	<ul style="list-style-type: none"> <li>Improvement works specified at Queenswood Court and Macintosh Court schemes consulting with tenants Scope improvement works at Queenwood;</li> <li>Improvement works to all previously retained schemes completed; and,</li> <li>Lettings cease at McCall Close.</li> </ul>
January/Spring 2017	<ul style="list-style-type: none"> <li>Hampton House (new extra care scheme) due for completion;</li> <li>Remaining Denby Court tenants are offered new permanent or temporary homes in Hampton House;</li> <li>Denby court closes and rebuilding commences (subject to Development Agreement) with already selected RP; and,</li> <li>Improvement works to Queenswood Court and Macintosh Court commence.</li> </ul>
Summer 2017	<ul style="list-style-type: none"> <li>Commence rehousing of McCall Close tenants who do not want to take up the offer of new Thrayle House (Active elderly retirement homes); and,</li> <li>Commence rehousing of Fitch Court tenants who do not want to take up the offer of new Somerleyton Road extra care.</li> </ul>

<b>Indicative Programme Timetable- Revised Sheltered Housing Programme- Development and Disposal Stream</b>	
<b>Estimated Dates</b>	<b>Milestone</b>
2018/2019	<ul style="list-style-type: none"> <li>• New Thrayle House due for completion;</li> <li>• Remaining McCall Close tenants move to Thrayle house; and,</li> <li>• McCall Close becomes available for meanwhile use or disposal.</li> <li>• Somerleyton Road extra care scheme due for completion (estimated). Remaining Fitch Court tenants move to new Somerleyton Road scheme; and</li> <li>• Fitch Court scheme available for meanwhile use closes for redevelopment.</li> </ul>
2019/2020	<ul style="list-style-type: none"> <li>• New Denby Court (extra care ready) due for completion and former tenants who wish to return do so; and</li> <li>• New Elderberry Grove due for completion and former tenants who wish to return do so</li> </ul>

<b>Audit trail</b>				
<b>Name/Position</b>	<b>Lambeth cluster/division or partner</b>	<b>Date Sent</b>	<b>Date Received</b>	<b>Comments in para:</b>
Sue Foster	Strategic Director Neighbourhoods & Growth	28/6/2016	30/6/2016	
Helen Charlesworth May	Strategic Director Children, Adults & Health	30/6/2016	1/7/2016	
Rachel Sharpe	Director Strategy & Commissioning- Neighbourhoods & Growth	30/6/2016	1/7/2016	Throughout
Neil Wightman	Delivery Director, Housing Management, Neighbourhoods and Growth	28/6/2016		
Mandy Green	Associate Commissioning Director, Neighbourhoods and Growth	28/6/2016	30/6/2016	
Liz Clegg	Assistant Director – Integrated Commissioning Older Adults	28/6/2016	30/6/2016	
Fiona Connolly	Assistant Director Adult Social Care	28/6/2016	30/6/2016	
Su Gomer	Assistant Director –Housing Capital and Asset Management	28/6/2016		
Finance Shafiq Khan	Accountant (Capital, Growth & Tax)	28/6/2016	29/6/2016	Section 3
Christina Thompson	Director of Finance	30/6/2016	1/7/2016	
Greg Carson Legal Services	Corporate Services	28/6/2016	28/6/2016	4.1 to 4.8
David Rose, Democratic Services	Enabling: Corporate Affairs	22.06.16	22.06.16	4.9
Councillor Jackie Meldrum	Cabinet Member: Adults' Social Care	30/6/2016	1/7/2016	Throughout
Councillor Matthew Bennett	Cabinet Member: Housing	30/6/2016	1/7/2016	

<b>Report history</b>	
<b>Original discussion with Cabinet Member</b>	17/11/2015
<b>Report deadline</b>	29.06.16
<b>Date final report sent</b>	01.07.16
<b>Report no.</b>	16-17/263
<b>Part II Exempt from Disclosure/confidential accompanying report?</b>	Yes
<b>Key decision report</b>	Yes
<b>Date first appeared on forward plan</b>	08.06.16
<b>Key decision reasons</b>	Expenditure, income or savings in excess of £500,000
<b>Background information</b>	Lambeth Older People's Housing Strategy 2012 Older People's Housing - Cabinet Report No 187/13-14 and appendices Older People's Housing Update - Cabinet report 342/13-14 and appendices Healthwatch Lambeth Review of Extra Care Services July 2015
<b>Appendices</b>	Appendix 1 Communication/ Consultation plan Appendix 2 Equalities Impact Assessment.

## Appendix 1 – Scheme Location/Proposals Summary

### Lambeth Sheltered Schemes

Scheme Name	Plans for scheme	Ward
Balmoral Court	Retained	Gipsy Hill
Bland / Burchell	Retained	Prince's
Carfax Place	Retained	Clapham Common
Castle House	Retained	Oval
Chaplin Close	Retained	Bishop's
Cherry Tree Drive	Retained	Streatham Wells
Cloisters	Retained	Vassall
Coventry Hall	Retained	Streatham wells
Crowhurst Close	Retained	Coldharbour
Denby Court	Rebuilt on site as extra care	Prince's
Elderberry Grove	Redevelop site OP Housing	Knight's Hill
Fitch Court	Rebuilt on Somerleyton Road as extra care	Coldharbour/Ferndale
Heather Close	Retained	Clapham Town
Holland Grove	Retained	Vassall
Joe Hunte Court	Retained	Knight's Hill
Macintosh Court	Retained	Knight's Hill
Matlock Close	Retained	Herne Hill
McCall Close	Disposal Closing 2019	Larkhall
Northwood House	Retained	Gipsy Hill
Norwood Rd	Retained	Thurlow Park
Nuneham	Retained	St Leonard's
Queenswood Court	Retained	Gipsy Hill
Spa Court	Retained	Streatham Wells
The Glebe	Retained	St Leonard's
Westcott Close	Disposal Closing June 2016	Gipsy Hill

### Pipeline/ Development Schemes

Cheviot Gardens	Extra Care	Knight's Hill
Hampton House	Extra Care	Prince's
Somerleyton Road	Extra Care	Coldharbour
Thrayle House	Older People's Housing	Ferndale