

Cabinet

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Older People's Housing Programme Update

Wards: All

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Report summary

Lambeth Council is committed to improving the choice and quality of housing provision for all residents, including increasing the range of specialist housing for older people. The Council's own sheltered housing stock will make a significant contribution to meeting these future needs, and Cabinet has previously approved a proposed programme of improvement and redevelopment. This reports aims to update Cabinet on progress of the delivery of this programme.

Finance summary

The cost of improving retained schemes is currently estimated to be approximately £11m, of which £8m is available within the Lambeth Housing Standard programme budget and £3m will be identified from within the housing capital programme. The associated costs of home loss and disturbance of approximately £1m will also be identified within the housing capital programme.

A loss of rental income to the Housing Revenue Account (HRA), estimated to be £1.157m per annum will result from the development and disposal stream of the programme. A financial appraisal undertaken in 2012 estimated the capital receipt from schemes for disposal which on receipt will then be available for reinvestment as appropriate through the single capital pot. In the event that further capital investment is needed for sheltered housing improvements, this will be bid for under the standard Capital Investment Programme governance processes.

Revenue savings to the Adult Social Care budget through the reduced use of residential care are anticipated to be £1.3m per annum.

Recommendations

- (1) To note the progress made in delivery of the Older People's Housing Programme to date
- (2) To note that a further report, recommending a possible site for development of extra care housing in Streatham, will be submitted to Cabinet in June 2014

1. Context

- 1.1 The Council has set out its vision to improve housing for Lambeth's older residents in its Older People's Housing Strategy, which was published in 2012.
- 1.2 A report to Cabinet in November 2013 set out proposals for the Council's own sheltered housing stock to make a significant contribution to the delivery of the strategy and it was agreed;
 - (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;
 - (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.
- 1.3 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. Opportunities for citizens' involvement and cooperative commissioning have been identified in key areas of the programme and are described in this report which also aims to update Cabinet on progress to date.

2. Proposal and Reasons

Improving up to 17 retained schemes

- 2.1 A draft specification of improvements has been developed with support from the Council's Occupational Therapy Service and against which the schemes planned for retention have been initially assessed. Lambeth Living has appointed a single contractor to undertake improvement works across all schemes and more detailed surveys commenced in March 2014 and are due to be completed on all retained schemes by July 2014.
- 2.2 The draft specification will be used as a basis for co-producing a detailed specification with the tenants at each of the retained schemes. A detailed structural survey is undertaken at each scheme, followed by individual consultation meetings with each tenant, including further occupational therapy input where appropriate, to determine any specific personal requirements. All tenants are then invited to discuss the improvements and finishes to communal and external areas before a detailed scheme specification is finalised and costs estimated.

Timetable for improvement programme

- 2.3 The improvements will be delivered in a rolling programme of six packages or work groups which will commence with detailed surveys and occupational therapy assessments in late March 2014. This will be followed by a programme of works to deliver the improvements which is due to be completed by April 2015.

Work Group	Scheme	Commence surveys and consultation (5-6 weeks duration)	Commence works dates (10-12 weeks duration)	Expected Completion Date
1	Matlock Close Crowhurst Close	March 2014	August 2014	November 2014
2	Northwood House Norwood Road Balmoral Court Joe Hunt Court	April 2014	August 2014	December 2014
3	Carfax Place Heather Close	May 2014	September 2014	December 2014
4	Castle House Holland Grove The Cloisters	May 2014	September 2014	January 2015
5	Chaplin Close Bland & Burchell	June 2014	September 2014	January 2015
6	The Glebe Cherry Tree Drive (others to be confirmed)	June 2014	October 2014	February 2015

- 2.4 Some of the refurbishment works required (e.g. windows, kitchens) are included in the mainstream Lambeth Housing Standard (LHS) programme and the currently estimated £8m cost will be funded from the budget which has been identified for this. A separate specification has been agreed to address the explicit needs of older people and the particular requirements of sheltered accommodation. e.g. bathroom or mobility adaptations, communal areas etc.

- 2.5 The cost of these additional improvements is currently estimated at approximately £3m and it is intended that this be funded from the housing capital programme, as will the associated costs of home loss and disturbance. The detailed surveys which are now underway will result in precise estimate of costs of improvements at each scheme.
- 2.6 A communications/engagement protocol has been agreed with Lambeth Living, which builds on that already co-produced with tenants and in place to deliver the LHS. The protocol also incorporates the specific requirements of sheltered housing tenants and aims to ensure that they are fully consulted and informed as the improvement programme is delivered.
- 2.7 Additional support and practical assistance for vulnerable and frail tenants has also been built into the programme and particular consideration will take account of work that is required to be undertaken over the winter months to ensure that health, safety and comfort of tenants is maintained in the event of cold weather.

Schemes for development or disposal

- 2.8 Cabinet agreed that three sheltered housing schemes; Denby Court, Fitch Court and Elderberry Grove, should be developed as extra care housing, and that suitable development partners should be identified to take these plans forward.
- 2.9 Cabinet further agreed (Older People's Housing-January 2013- Report 198/12-13) that four schemes; Leigham Court Road, Westcott Close, McCall Close and Queenswood Court should be vacated and sold for the development of affordable general needs housing units, therefore a group of seven schemes have been identified for either development or disposal.
- 2.10 Grant funding, to support Registered [Housing] Providers (RP's) with the development of affordable housing in London, is provided by central government via the Greater London Authority (GLA). This funding is currently being made available through the Mayor's Housing Covenant- 2015-18 Programme. Schemes developed with funding from this programme are required to be completed by 31 March 2018.
- 2.11 Taking into account the likely availability of suitable, alternative accommodation for rehousing requirements (see 2.30 below), and the timescales of the current funding programme, it is possible to include the extra care development of Denby Court, Elderberry Grove and Fitch Court within the current Mayor's Housing Covenant Programme 2015-18, along with the disposal of Westcott Close within the same period.

Fitch Court

- 2.12 The Somerleyton Road Project, part of the Future Brixton Programme, proposes to provide new homes, a theatre and other amenities in this area of central Brixton. The Council would like to explore, with the Somerleyton Road Steering Group and the tenants of Fitch Court, the possibility of providing an extra care scheme for Brixton as part of this development, rather than on the existing Fitch Court site.
- 2.13 This option could bring a number of significant advantages, including a single move for tenants, from one permanent home to another, a closer location to Brixton town centre,

and the possibility of redeveloping Fitch Court, once it has been vacated, as a fifth scheme to provide general needs affordable accommodation. In addition, the Council has secured £2.9m from the Mayor's Care and Support Specialised Housing Fund 2013-18 which could be used to support the development of an extra care housing element of the Somerleyton Road Project.

Selection of Development Partners

- 2.14 The Council is required to select RP's to undertake development of the three schemes identified for extra care housing and a procurement strategy has been developed in order to identify and select development partners. This strategy will include external advertising to promote wide competition, and invite RP's to submit innovative proposals, which may include one or a combination of the development sites.
- 2.15 The GLA has requested that, in advance of their selection, the Council prepares bids to the Mayor's Housing Covenant- 2015-18 Programme for these schemes and submit these for consideration under its continuous engagement process. The GLA will then distribute any funding approved to the RP selected by the Council for the development of a particular scheme.
- 2.16 Tenant consultation and involvement has been built into the procurement strategy for the selection of the development partner(s) and an independent organisation, will be commissioned to provide support for tenants throughout this process.
- 2.17 Three schemes currently identified to be rebuilt as extra care housing (Elderberry Grove, Fitch Court and Denby Court) could be included in The Mayor's Housing - 2015-18 which would create rehousing capacity for further phases of the sheltered housing programme. It is unlikely that the disposal and following redevelopment of the remaining three schemes (Queenswood Court, Leigham Court Road and McCall Close) could be undertaken within the 2015-18 programme, and therefore will be subject to subsequent arrangements by which the Government finances new affordable housing.

Co-produce with tenants a revised service funded through service charges

- 2.18 A Sheltered Housing Tenants' Forum, inviting representatives from all of the schemes included in the programme, is to be established. Plans for the co-production of a revised sheltered housing service will be one of the initial agenda items, ensuring that people are able to get involved in ways that suit them.
- 2.19 Co-production of the revised service will seek to engage a wide range of stakeholders including the sheltered housing tenants' forum, tenants from all schemes covered in the programme, scheme managers and the sheltered services staff team and Lambeth Living.
- 2.20 A co-production tool and process is currently being developed which covers all aspects of the service requirements and anticipated costs, and co-production workshops will be undertaken at each scheme over the coming months.
- 2.21 It is proposed to fund future provision via a service charge applied to sheltered properties. For eligible tenants this charge will be met by housing benefit; and although

self payers are likely to pay more in service charges, they will no longer be liable for the current support charge.

Further engagement with tenants and stakeholders in Streatham

- 2.22 A further consultation exercise, focused on the four Streatham Wards of Streatham Hill; St Leonard's, Streatham Wells and Streatham South, has been undertaken with the aim of identifying a suitable site for extra care housing in the area.
- 2.23 In December 2013, a public meeting was arranged to talk to people about developing extra care housing in Streatham, and in January 2014 meetings were held with the tenants of the four Council-owned sheltered housing schemes the area – The Glebe, Spa Court, Nuneham and Cherry Tree Drive. In March 2014 a meeting was also held with the tenants of Coventry Hall, which is a sheltered housing scheme jointly owned between the Council and Metropolitan Housing Trust (MHT). A full report of the consultation is included in Appendix 1.
- 2.24 During the meetings, which were also attended by either the Cabinet Member or Deputy Cabinet Member for Health and Wellbeing, along with some Ward Members, and senior Council managers, people were asked what was important to consider when developing extra care housing, and about possible sites in Streatham that might be suitable to develop extra care housing.
- 2.25 The table below details the outcome of the consultation to date and indicates that some sites can now be excluded from further consideration, while at other sites further discussions are required with tenants before a decision can be taken.

Scheme	Outcome of Consultation	Next Steps
The Glebe	The Glebe is not being considered as a potential site so residents at this scheme were mostly interested in hearing about refurbishment only.	The Glebe will be included in Group 6 of the Sheltered Housing Improvement Programme
Cherry Tree Drive	Cherry Tree Drive residents were anxious that their scheme would be the chosen site and there is almost universal opposition to any plans to rebuild the scheme. A petition signed by 40 tenants of Cherry Tree Drive expressing a wish to remain in their current homes was presented to the Council.	Cherry Tree Drive will be retained as sheltered housing and included in Group 6 of the Sheltered Housing Improvement Programme.
Spa Court	Some people who came to the meeting at Spa Court were receptive to the idea of having their scheme redeveloped into extra care housing; they could see the benefits of extra care and they believed that their scheme provided a good location for a site. Some tenants were however concerned about the upheaval of moving.	Tenants of Spa Court have been invited again to visit current extra care schemes. A further survey of the site is being carried out to determine if the size and layout would support the development of an extra care scheme. If considered suitable then a further, more detailed discussion with tenants will take place.

Scheme	Outcome of Consultation	Next Steps
Nuneham	There was a mixed reaction from the tenants who came to the meeting at Nuneham and concerns were raised about having to move and the disruption this would cause. There was agreement that Nuneham was very well located for local amenities.	A further survey of the site is being carried out to determine if the size and layout would support the development of an extra care scheme. If considered suitable then a further, more detailed discussion with tenants will be planned.
Coventry Hall	There was a mixed reaction from the tenants who came to the meeting at Coventry Hall, which was not included in the first round of consultation which took place in 2013. While some tenants were opposed to redevelopment of the site, others were more receptive. Some of these flats are owned by the Council and others by MHT and there was some concern about the different levels of repair and other services that the different tenants received.	All tenants have been invited to visit extra care schemes in Lambeth. The site is suitable in terms of size and layout for development as extra care, but further discussions will be undertaken with the tenants and with MHT if Coventry Hall is to be considered as a site for redevelopment.

2.26 During the consultation, tenants and Ward Members suggested a number of additional sites that might make suitable locations for the development of extra care housing in the area. The majority of these would require a significant capital investment to support acquisition of the site and so facilitate any development. As the likely level of capital required is not currently available in the programme, these sites cannot presently be considered. Further sites, where it might be possible to provide extra care housing through planning gain, will be kept under consideration, with a view to creating additional capacity in the area and contributing to future forecast requirements.

2.27 Following the consultation to date, three schemes in Streatham; Spa Court; Nuneham; and Coventry Hall, will be further considered for possible redevelopment as extra care housing. More comprehensive site surveys are being carried out and further, more detailed discussions will be undertaken with Spa Court and Nuneham tenants, and in the case of Coventry Hall, also with MHT, to determine which if any of these sites could support redevelopment. Of the three remaining schemes, the Cabinet Member for Health and Wellbeing and the Deputy Cabinet Member for Older People will also continue their visits to listen to residents and hear their views on the redevelopment. It is proposed to return to Cabinet in June 2014 with a recommendation on extra care provision in Streatham.

2.28 The Glebe and Cherry Tree Drive will be included in the group of schemes to be retained and improved.

Timetable for development and disposals programme

2.29 An essential requirement of the programme is to ensure that capacity is available to rehouse tenants whose schemes are to close; ensuring that groups of tenants who wish to be rehoused together can be accommodated. This would enable the communities

and mutual support networks, which currently exist in sheltered housing schemes, to be retained.

- 2.30 A number of “pipeline” developments are underway and will provide this capacity in the form of new, purpose built homes for older people which will be available for permanent occupation, or as temporary homes for tenants of the schemes that are due to be rebuilt, should they wish to exercise their right to return.

Scheme	Location	Homes to rent	Current Status
New Cheviot Gardens	West Norwood	66	Due for completion autumn 2015
Hampton House	Vauxhall	40	Due for Completion Autumn 2016
Southbank Place (Shell Centre)	Waterloo	52	Proposals for Shell Centre site called in by Secretary of State for Communities and Local Government. Awaiting outcome.
Thrale House	Stockwell	40	RP submitted bid for GLA 2015-18 Affordable Housing Covenant Funding
Somerleyton Road	Brixton	60	Could provide a possible alternative to redevelopment of Fitch Court on existing site and could be completed by April 2017

- 2.31 A recurring theme from consultation is the anxiety that results among tenants from the uncertainty, and particularly a lack of clear timescales for the implementation of the plans. Having an indication when they would be required to move home would reassure tenants and enable them to plan for the future. The production of an indicative timetable for the programme was only made possible once a formal decision had been taken on the future of each scheme and mapped against currently known pipeline schemes with anticipated dates of completion. An indicative timetable has now been produced with key milestones and activities highlighted in the table below, however this will be required to be kept under constant review to accommodate any slippage to the projects that make up the programme.
- 2.32 Schemes that are agreed for disposal or rebuilding, resulting in a requirement for tenants to be rehoused, are scheduled into the timetable to correspond with the completion of pipeline or new-build extra care schemes. The development timetable may, to some extent, also be determined by the timescales of the 2015-18 affordable housing programme, but also the level of interest from RP providers in developing the schemes for which funding has not yet been identified.
- 2.33 It should be emphasised that currently 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. The table below provides some indication of milestones that might be achievable.

Indicative Programme Timetable- Sheltered Housing Programme- Development and Disposal Stream	
Estimated Dates	Milestone
Autumn 2015	<ul style="list-style-type: none"> • New Cheviot Gardens due for completion and former tenants who wish to return do so. • Elderberry Grove closes for rebuilding as extra care housing and tenants are offered permanent or temporary homes in New Cheviot Gardens or elsewhere if they prefer. • Westcott Close closes for disposal and tenants are offered permanent new homes in New Cheviot Gardens or elsewhere if they prefer.
Autumn 2016	<ul style="list-style-type: none"> • Hampton House (new extra care scheme) due for completion • Denby Court closes for rebuilding as extra care housing and tenants are offered new permanent or temporary homes in Hampton House, or elsewhere if they prefer.
Autumn 2017	<ul style="list-style-type: none"> • Somerleyton Road due for completion • Fitch Court closes for disposal and tenants are offered permanent homes in new Somerleyton Road extra care scheme or elsewhere if they prefer. (Subject to further discussion with Somerleyton Road Steering group and Fitch Court tenants)
Spring 2018	<ul style="list-style-type: none"> • New Elderberry due for completion and former tenants who wish to return do so. • Leigham Court Road closes for disposal and tenants are offered permanent homes in new Elderberry, new Cheviot or elsewhere if they prefer • Queenswood Court closes for disposal and tenants are offered permanent homes in New Elderberry, New Cheviot or elsewhere if they prefer.
Summer 2018	<ul style="list-style-type: none"> • Thrayle House (new older people's scheme) due for completion and McCall Close tenants are offered new permanent homes in Thrayle House or elsewhere if they prefer.
Spring 2019	<ul style="list-style-type: none"> • New Denby Court due for completion and tenants who wish to return do so. • McCall Close closes for disposal and tenants are offered permanent homes in New Denby Court, Hampton House, or elsewhere if they prefer.

2.34 A communications plan will ensure that tenants are kept updated with any anticipated changes to this timetable and further reassurances would be provided through a number

of policies and undertakings to be agreed with the Sheltered Tenants' Forum. This would include;

- A minimum of 12 months notice of any scheme closure date;
- Payment of statutory home loss payments and disturbance allowance;
- The offer of a permanent or temporary, purpose built, home in the local area enabling tenants to be rehoused together if they wish;
- A guaranteed right of return for tenants whose schemes are to be rebuilt;
- The support of a named, dedicated officer to provide whatever individual support is necessary to secure alternative permanent accommodation of the tenants' choice;
- The highest priority for rehousing into vacant properties which could be in other Lambeth sheltered housing schemes or general needs properties;
- Provision of statutory home loss payments and disturbance allowances to cover any expenses incurred with moving home;
- Assistance with packing, unpacking, removals and provision of a handyman service with appropriate costs ; and
- Working with tenants on an individual basis to ensure that they are not financially worse off.

2.35 While permanent allocations will cease two years prior to the scheduled closure of a scheme, responsive repairs that ensure the continued health, safety and comfort of tenants will continue to be provided during this period, although any requirement for adaptations will be considered on a case by case basis.

Older People's Housing Strategy- updated forecast and future requirements

2.36 The Lambeth Older People's Housing Strategy, published in 2012, analysed the potential requirement for older people's specialist accommodation by 2031. The estimated numbers of types of housing required detailed in the strategy are kept under review taking into account demographic changes and other relevant factors. This ensures that planning of the older people's housing programme, including pipeline schemes, remains aligned to the strategic requirement.

2.37 In November 2013 the GLA commissioned an update of research which was carried out as part of their 2012 report "The role of the planning system in delivering housing choice for older Londoners". The update utilises revised household projections, based on the 2011 Census, and additional information about tenure patterns by age, which has become available since the original report, and the Lambeth strategy were produced.

2.38 The GLA report recognises that much of the affordable older persons stock in London is currently not fit for purpose and that, like Lambeth, many Boroughs have in place remodelling programmes which will extend the useful life of these homes. In the report the GLA proposes benchmarks which take into account replacing unfit affordable rented

stock with fit affordable rented stock, together with the replacement of unfit affordable stock with mixed tenure stock, both of which are included in the Lambeth programme.

- 2.39 In its benchmarks, which it projects up to 2025, the GLA does not specify the type of older people's housing which should be provided, and does not distinguish between sheltered housing and extra care provision. The report recognises, as does the Lambeth strategy, that services offered in sheltered and extra care housing can vary by the type of facility and provider, and that older people with similar levels of need for support can live in both types of housing.
- 2.40 The GLA suggests that Lambeth should aim to deliver 75 new older people's homes each year, providing 825 new homes by 2025, with the majority of these being leasehold properties. The Council's current Older People's Housing Programme includes leasehold properties at Cheviot Gardens and Hampton House, and development partners will be requested to provide additional home ownership options at sites to be developed.
- 2.41 There are currently approximately 2000 sheltered housing properties to rent in Lambeth, more than half of which are provided by housing associations. Lambeth schemes planned for disposal will result in a reduction of 222 properties and pipeline and development sites are estimated to deliver approximately 375 properties, (currently including 60 leasehold properties), resulting in an approximate net increase of 150 new homes for older people in Lambeth by 2018, and the estimated capacity for more.

3. Finance

- 3.1 The proposed sale of four schemes, and rebuilding of a further three schemes as extra care housing, totalling 222 properties, would result in a loss of rental income to the Housing Revenue (HRA) which is estimated to be £1.157m per annum, although this may be offset by a corresponding reduction in management and maintenance costs.
- 3.2 The cost of improving the retained schemes to the agreed Lambeth Housing Standard is currently estimated to be approximately £8m, and funding for this is available under that programme. Additional improvements to meet the specific needs of older people are estimated to cost an additional £3m, and it is anticipated that this additional sum can be met from within the housing capital programme. Costs of home loss and disturbance payments associated with the decanting and redevelopment of approximately £1m may also need to be capitalised, and these could also be met from the housing capital programme. Further detailed surveys of retained schemes will commence shortly (see 2.3 above) and accurate cost estimates should be available by July 2014.
- 3.3 A financial options appraisal was undertaken in 2012 which estimated the likely capital receipt that could be expected from the four schemes planned for disposal; however, this now needs to be updated. The eventual receipt will be added to the single capital pot for reinvestment as appropriate and in the event that additional capital investment is needed for sheltered housing improvements, a bid will be made under the standard Capital Investment Programme governance processes.

3.4 Revenue savings to the Adult Social Care budget will be approximately £1.3m per annum (£25k a week) through the reduced use of residential care as more older people can be supported at home in extra care schemes that are developed as a result of the programme. Additional revenue savings will be secured through remodelling of the sheltered housing service at retained schemes which will be funded through service.

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 new public sector equality duty replacing the previous duties in relation to race, sex and disability and extending the duty to all 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:

- Eliminate unlawful discrimination, harassment and victimisation

- Advance equality of opportunity and
 - 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 The Equality Act 2010 (Specific Duties) Regulations 2011 impose specific duties on certain public bodies to enable them to perform the Equality Duty more effectively, including a requirement to publish information to demonstrate its compliance with the duty imposed by s.149 Equality Act 2010 and also to publish its equality objectives.
- 4.9 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.

5. Consultation and co-production

- 5.1 During 2013, consultation was carried out on proposals to develop the range of housing to meet the needs of older people in Lambeth, now and for the future. The focus was on Lambeth sheltered housing and how it could be developed. Alongside the proposals about the buildings, people were also asked about the support they need, and how best to provide that support.
- 5.2 Lambeth's Cabinet met in November 2013 and reviewed the feedback from the consultation and agreed that 17 schemes would be refurbished, four schemes would be demolished and sold, and three schemes would be developed as extra care housing. A further extra care housing scheme is required in the Streatham area and Cabinet requested that officers undertake further consultation with residents and stakeholders in the area.
- 5.3 In December 2013, a public meeting was arranged to talk to people about developing extra care housing in Streatham. During January 2014, visits were carried out to the four Lambeth Council sheltered housing schemes in Streatham – The Glebe, Spa Court, Nuneham and Cherry Tree Drive – to talk with tenants and in February 2014, talks were held with tenants at Coventry Hall, which is jointly owned by the Council and a Housing Association. A report of the consultation to date is included in Appendix 1.
- 5.4 Contact has also been made with housing associations that have properties in the area who may be interested in developing these sites as extra care housing. Although some

sites can now be discounted from further consideration further consultation is required with tenants and stakeholders at sites which may still be considered.

- 5.5 Further consultation is required with the tenants of Fitch Court to consider rebuilding their scheme at the Somerleyton Road site rather than in its original location.
- 5.6 Lambeth Living has in place an agreed tenant consultation and communication protocol in respect of the Lambeth Housing Standard, which has been adapted for use with the sheltered housing programme. This will ensure that sheltered housing tenants have the opportunity to be fully engaged with the improvements planned to retained schemes; at a personal level they will be able to select from a choice of colours and finishes and benefit from an occupational therapy assessment of any specific adaptations required in their own home; and on a scheme-by-scheme basis tenants will be invited to co produce the specification for improvements to communal and external areas.
- 5.7 Co-production of the revised sheltered housing service will commence shortly and will include the sheltered housing tenants' forum, sheltered housing tenants, scheme managers and other key stakeholders.
- 5.8 A regular newsletter is planned to keep tenants informed about the programme; the first newsletter was issued in February 2014 and the next edition will be issued in April 2014.

6. Risk management

- 6.1 There are standard risks associated with any major development which will be identified and managed throughout the term of the programme. Current risks exist around identifying development partners and completion of new build schemes to enable elements of the programme to proceed.
- 6.2 Financial risks exist around the estimated value of capital receipts, and the cost of planned improvements to retained stock, which will require consideration at appropriate points during the programme delivery.
- 6.3 Some risk, associated with benefit entitlement, welfare reform and housing benefit regulations, may be associated with proposals to fund the sheltered housing service through service charges. These are expected to be minimal but will be kept under review and fully considered as the service and funding proposal are co produced.
- 6.4 Further risks are associated with the opposition of some tenants and stakeholders to the planned programme, specifically within those schemes which are due to be rebuilt or sold. A detailed offer of compensation and support will be available and publicised to provide reassurance to concerned tenants, to partially mitigate against these risks.

7. Equalities impact assessment

- 7.1 An equalities impact assessment was undertaken for the options submitted to Cabinet in January 2013 and was updated for revised proposals agreed by Cabinet in November 2013. The equalities impact will be kept under review during the delivery of the programme.

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 Staffing and accommodation

The current staffing establishment of scheme managers is 22 posts and some who occupy accommodation on or near to the scheme. The result of co-production with tenants and stakeholders will impact on this group and may have particular implications for those staff that occupy accommodation. Formal consultation on any changes will be undertaken with staff and trades unions in line with agreed Council procedures.

9.2 Procurement

A procurement strategy has been developed for the selection of development partners for schemes that are to be rebuilt which will also include a tenants panel in the selection process.

9.3 Health

The provision of high quality, suitable housing can have positive outcomes on the health and wellbeing of older people as set out in the Lambeth Older People's Housing Strategy. Ensuring that appropriate services are available, whether in sheltered or extra care housing can significantly contribute to the preventative agenda, reducing hospital admissions and often preventing a need for a move to residential care.

10. Timetable for implementation

- 10.1 The timetable for implementation of the programme is detailed throughout the report.

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Helen Charlesworth May Strategic Director	Commissioning	14/3/2014	27/3/2014 3/4/2014	Throughout
Rachel Sharpe Commissioning Director	Commissioning	14/3/2014	25/3/2014 3/4/2014	Throughout
Maria Millwood Commissioning Director	Commissioning	24/3/2014	27/3/2014	
Dominic Stanton Interim Director Adults Social Care	Delivery	14/3/2014	24/3/2014 3/4/2014	
Mandy Green Associate Director	Commissioning	14/3/2014	14/3/2014	
Valerie Dinsmore Head of Policy, Research & Customer Relations	Commissioning	21/3/2014	25/3/2014 4/4/2014	Throughout
Andy Radice Social Housing Liaison Manager	Commissioning	14/3/2014	18/3/2014	
Neil Vokes Regeneration Project Manager (Somerleyton Road)	Delivery	26/3/2014	2/4/2014	
Alison McKane Head of Legal Services	Governance and Democracy	25/3/2014	27/3/2014	5.0
Gary O'Key Democratic Services	Corporate Affairs	14/3/2014	17/03/2014	
Christina Thompson	Director Business Partnering (Finance)	14/3/2014	25/3/2014	3.0
Councillor Jim Dickson	Cabinet Member: Health & Wellbeing	14/3/2014	20/3/2014 3/4/2014	Throughout
Councillor Jane Pickard	Deputy Cabinet Member: Health & Wellbeing	14/3/2014	20/3/2014 25/3/2014	Throughout
Councillor Pete Robbins	Cabinet Member: Housing and Regeneration	27/3/2014	10/4/2014	
External				
Neil Litherland Chief Executive	Lambeth Living	24/3/2014	28/3/2014	2.0, 6.0

Report history	
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Date final report sent	11.04.14
Report no.	342/13-14
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	No
Date first appeared on forward plan	N/A
Key decision reasons	N/A
Background information	Older People's Housing Cabinet report. (November 2013 – report 187/13-14) Lambeth Older People's Housing Strategy Older People's Housing Cabinet Report (January 2013- Report 198/12-13)
Appendices	Appendix 1 Report of Streatham Consultation