

## ABERDEEN CITY COUNCIL

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COMMITTEE	Council
DATE	14 December 2011
DIRECTOR	Pete Leonard
TITLE OF REPORT	Housing for Varying Needs Review
REPORT NUMBER:	H&E/11/229

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### 1. PURPOSE OF REPORT

The purpose of this report is to inform Members of the key outcomes identified within the Review of Housing for Varying Needs (Sheltered and Very Sheltered Housing) and to seek agreement on the strategic direction identified within the report.

It should be noted that the housing support services referred to throughout this report relate to the warden type services provided by the Senior Personal Carer (who leads the integrated support service) in sheltered and very sheltered housing.

The full Report is attached as Appendix A.

### 2. RECOMMENDATION

It is recommended that Council:

- 2.1. Agree to continue with the current integrated service approach to the delivery of housing support for our tenants.
- 2.2. Agree to develop a four tier model of service provision to ensure a more person centered approach to housing support services, which reflects the needs of the individuals and not necessarily where they live.
- 2.3. Instruct officers from Housing and Environment and Social Care and Wellbeing to develop an implementation plan designed to make maximum use of our existing housing stock, develop a more person centered approach to housing support.
- 2.4. Note that proposals concerning the future use of individual properties/developments will be submitted to the Housing & Environment Committee for consideration.
- 2.5. Agree that officials enter into discussions with RSL's to ensure an equitable and consistent approach to housing and service provision.

### 3. FINANCIAL IMPLICATIONS

3.1. The cost of the housing support service provided by Senior Personal Carers for 2010/2011 was £3.57 million across 49 sites. This figure includes some non-recurring costs associated with the provision of additional staff to support tenants whilst housing improvements were being undertaken.

3.2 Funding sources are:

Supporting People Budget	£1.97 million
Housing General Fund	£1.6 million

- Income from Tenants for 2010/11 from Supporting People (SP) charges £426,033
- HRA contribution for “protected tenants” is circa £400k

3.3 Implications for approved Priority Based Budget (PBB) options include:

3.3.1 SC&W 21 – Establishment of a local authority trading arm

If the Council decide to move to transferring services for Older People and Rehabilitation to a Local Authority Trading Company (LATC) the potential advantages identified would be:

- A more responsive and innovative service that would retain the capability and capacity to provide a strategic response to emerging trends, needs and challenges
- Skill base and budgets will be aligned with new service delivery models.

3.3.2 H&E PBB Options has identified potential savings from the Housing Support Budget:

HE_HCS_SO3(i)	Reduce Housing Support Budget by 10%	£250K
HE_HCS_SO3(ii)	Reduce Housing Support Budget by additional 10% (Total reduction 20%)	£250K (£500K in total)
HE_HCS_SO3(iii)	Reduce Housing Support Budget by additional 30% (Total reduction 50%)	£750K

- 3.4 Any change to protection/housing benefit passporting for tenants currently exempt from charge may achieve additional income. It is not possible to provide an estimate of value at this time as tenants would be financially assessed to determine their ability to pay.
- 3.5 Tenancies signed prior to 2003 were protected which has meant that these tenants have not been charged for the service. Those tenants who signed for their tenancy between 2003 – 2006 have either been HB passported and had no charge or been liable for the charge subject to their individual financial assessment. All tenancies created from 1 April 2006 have been liable for the charge subject to their individual financial assessment
- 3.6 The recommendations for the future use of individual sheltered housing developments contained within the full report may have implications for the Housing Improvement Programme budget. The financial implications cannot be quantified until the decisions around future use of developments are made by H & E Committee.
- 3.7 The proposal to redesign the service to develop a four tier model with a related charging framework will be the subject of a detailed report in 2012.
- 3.8 It should be noted that some additional resources may however be required to offset the costs of additional capacity required to undertake a large number of financial assessments and benefits checks, and to ensure annual financial reviews are undertaken.
- 3.9 Members are asked to note that when surveyed, 57% of respondents to the customer satisfaction survey questionnaire circulated to sheltered housing tenants agreed that charging for the warden service should be widened to include all tenants of sheltered housing.

### 3.10 Protected Tenants and Housing Benefit Passporting

In 2009/10, Council Leaders (COSLA) decided that the passporting of tenants in receipt of housing benefit had created an anomaly and inequality for tenants in the system. COSLA revised their guidance on the removal of the passport protection and indicated that it should only apply to new recipients of a service.

The latest 2011/12 Guidance states: “Over the past two years, the COSLA policy has been that the removal of the passport protection should only apply to **new** recipients of a service. It is now suggested that it should be open to councils to choose whether or not to remove the protection for **all** clients”

This has led to some local authorities taking the decision to remove the protection for all tenants.

## 4 OTHER IMPLICATIONS

4.1 Any changes to staffing levels, their remits, roles and responsibilities will be undertaken in full consultation with staff and their Trade Unions.

4.2 Legal issues around the implementation of a universal charge.

4.3 Any impact on tenants will be managed through the development of an implementation plan and individual financial assessments.

4.4 Communication with tenants has been ongoing throughout the duration of the review through contact with the Sheltered Housing Network/Forum and articles included within Newsbite. A communication and involvement strategy forms part of the action plan for implementation. This will include specific consultation with tenants in each development.

## 5. BACKGROUND/MAIN ISSUES

5.1 The Review of Housing for Varying Needs (sheltered and very sheltered housing) stock was the subject of a report to Housing and Environment Committee on 19 November 2009. The Committee resolved:

“ to authorise officers to undertake a review of existing provision, in terms of quality and quantity, and prepare a Housing Need and Demand Analysis to identify the future requirements for the provision of extra care housing

Subsequent update reports were submitted H&E Committee on 25 May 2010 (Bulletin report), 26 October 2010, 12 January 2011, 25 August 2011 and 1 November 2011.

5.2 The key areas of the review were identified as:

- The development of a strategy to meet future needs.
- A clear understanding our asset base.
- A review of our charging policy for housing support services in sheltered and very sheltered housing
- Additionally we have reviewed meal charges in very sheltered housing and
- The quality and charging for guest accommodation across our sheltered and very sheltered housing stock

The full review is attached as Appendix A. This report provides a summary of the main points.

### **5.3 Legislative and Policy Background**

5.3.1 Sheltered and very sheltered housing provide part of a wide spectrum of accommodation options for people in need of personal care and housing support.

5.3.2 There has been a strong national policy trend to move away from more institutional types of care settings, for example nursing homes or long stay hospital beds, to services being available to support people in their own homes. The legislative framework, covers a period primarily between 1990 and 2000, and is urgently in need of updating.

5.3.3 Indeed the only guidance currently active regarding the scale of provision of sheltered housing to be provided within a local authority area, was issued by the Scottish Office in 1991. With the development of the shifting the balance of care agenda this scale of provision is no longer appropriate (for every 1000 people aged 65 or over there should be 20 very sheltered, 46 sheltered and 80 “medium (amenity) dependency” dwellings). Table 1 shows the current provision per 1000 population aged 65 and over, based on the guidance above it would suggest that our current asset profile has an over provision of sheltered housing and an under provision of both very sheltered and amenity properties.

Table 1: Rates of provision per 1000 population in Aberdeen City:

	Sheltered Housing		Very Sheltered housing		Amenity (Medium dependency)	
	Number	Rate per 1000 population	Number	Rate per 1000 population	Number	Rate per 1000 population
<b>Council housing provision</b>	2163	67.4	110	3.4	1673	52.1
<b>Council and RSL provision</b>	2598	80.9	211	6.6	1939	60.4
<b>Suggested provision</b>	-	46	-	20	-	80

Based on GRO 2011 mid-year estimated population of 32,105

5.3.4 The Scottish Government has recently concluded a consultation exercise on their draft national strategy for housing for older people. We now await the finalisation of the Government's strategy. The draft national strategy has been taken account of in developing this internal review of the provision of housing for older people within the city of Aberdeen.

## 5.4 Strategic Context

### Demographics

5.4.1 The demographic pressures facing Scotland as a whole are well documented; an increase in the older population combined with the challenge of a reduction in the number of people of working age will undoubtedly increase the pressures on the public sector.

5.4.2 The overall age structure for Aberdeen City highlights a slower rate of growth in the working population when compared with the 65+ population. A particular concern is the forecasted rise in the 85+ population of 109.8% by 2033. Table 2 shows the projected population trends for Aberdeen between 2008 – 2033.

Table 2: Projected population trends 2008-2033

<b>Age Structure – All ages</b>			
	<b>2008</b>	<b>2033</b>	<b>% Change</b>
All Ages	210,400	233,796	11%
0-15	33,100	37,812	14.2%
16-24	28,732	28,734	0%
25-29	18,801	18,189	-3.3%
30-34	14,808	16,555	11.8%
35-49	45,320	49,634	9.5%
50-64	37,444	37,450	0%
65-74	16,566	21,803	31.6%
75-84	11,712	15,404	31.5%
85+	3,917	8,217	109.8%

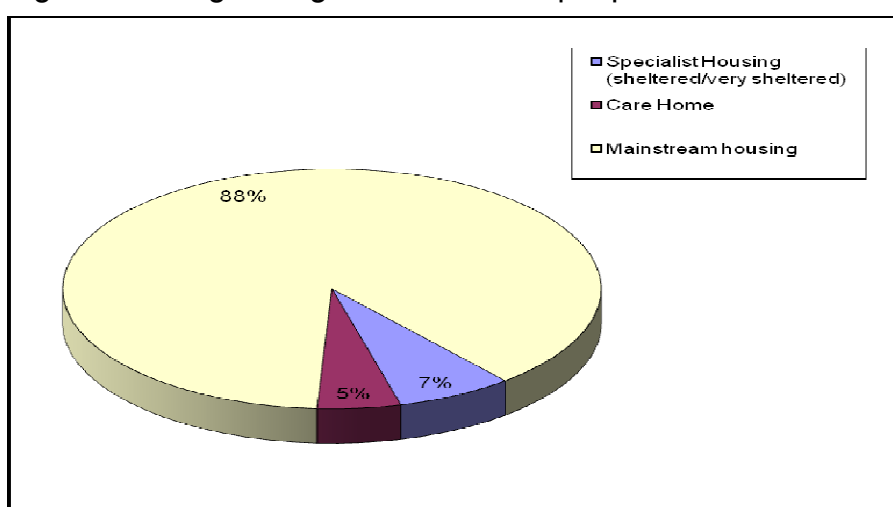
- 5.4.3 Within these projected increases, it is also anticipated that there will be an increase in the number of older people with dementia. Research by Alzheimer’s International suggests the prevalence rates in the cohort aged 85 years plus is 23.6%. Based on the projected population increase of 109.8% this would see a 91.6% increase (826 people) in the over 85 population with dementia by 2033.
- 5.4.4 The Scottish Government's key policy priority is to support people to remain at home for as long as possible, rather than in care homes or hospital settings. This is known as 'shifting the balance of care'. It is reflected in the national indicator to increase the percentage of people aged 65 and over with high levels of care needs who are cared for at home.
- 5.4.5 The combined pressures of demographic change and reductions in public expenditure provide a challenge for future service provision and provided a key driver to undertaking this review.
- 5.4.6 Appropriate accommodation, well designed, flexible and responsive support services and the use of Telecare can also contribute to a person’s wellbeing helping to maintain independence, allowing people to remain at home.

## 5.5 Current Housing provision and Specialist Housing Services

### Where people live

5.5.1 In Scotland, 90% of older people live in mainstream accommodation, 5% in Care Homes and 5% in some form of specialist housing. This is broadly similar to the profiles in Aberdeen as illustrated in Figure 1 with 7% of older people living in specialist housing such as sheltered or very sheltered housing.

Figure 1: Living arrangements of older people in Aberdeen



Source: Census 2001

5.5.2 The Review of Sheltered Housing in Scotland, 2008 carried out by Consultants on behalf of the Scottish Government identified problems arising from the age and quality of some sheltered housing stock, which no longer meets accessibility requirements, is poorly located and has poor space standards. It has also become increasingly difficult to maintain the traditional model of warden services, with overnight cover, in sheltered housing for a number of reasons, most prominently the requirements of the EU Working Time Directive and availability of funding for housing support.

### Service Provision

5.5.3 In 2007 through the Transformation of Adult Services, Aberdeen City Council made the decision to integrate the former Sheltered Housing Warden Service and the Home Care Service. This allowed us to maximise resources and provided a framework for improving services delivered to the people who used them.



- 5.5.4 Housing support services are provided by senior personal carers who provide on-site services from 8 am – 6 pm. The out of hours service 6 pm – 8 am is provided by a mobile warden service who will respond to emergencies, illness and some security issues overnight. Our very sheltered housing services have 24 hour on-site waking-night staff.
- 5.5.5 During the last 4 years, this new model of combining housing with high levels of care have been developed in the City, has offered a real alternative to residential care homes.
- 5.5.6 Implementation has reduced duplication and costs, increased understanding between the housing and social care services and has opened up opportunities for shared learning across health, housing and social work services in the design of services to meet the needs of people who use services.
- 5.5.7 The introduction of small dedicated Care and Support teams in each of our sheltered housing complexes has provided flexible and responsive services which have been beneficial to many of our tenants and supporting the shifting the balance of care agenda. Flexible care and support has been shown to support;
- Timely hospital discharge
  - Fewer people moving to care homes
  - Unpaid carers supported to continue their vital caring role
  - Best value
  - Balancing security and risk
- 5.5.8 Providing a stimulating environment is another key element in improving wellbeing and quality of life. Many of our complexes have vibrant and meaningful activities though this is not universal and the recruitment of wellbeing coordinators will seek to address this along with our Tenants Participation Officers.
- 5.5.9 Assistive technology/telecare is as yet an under-used resource. It can provide a solution for physical and cognitive impairments, counteract isolation, monitor risk and promote safety for people with dementia. This is also being addressed through the development of our telecare team and responder service.

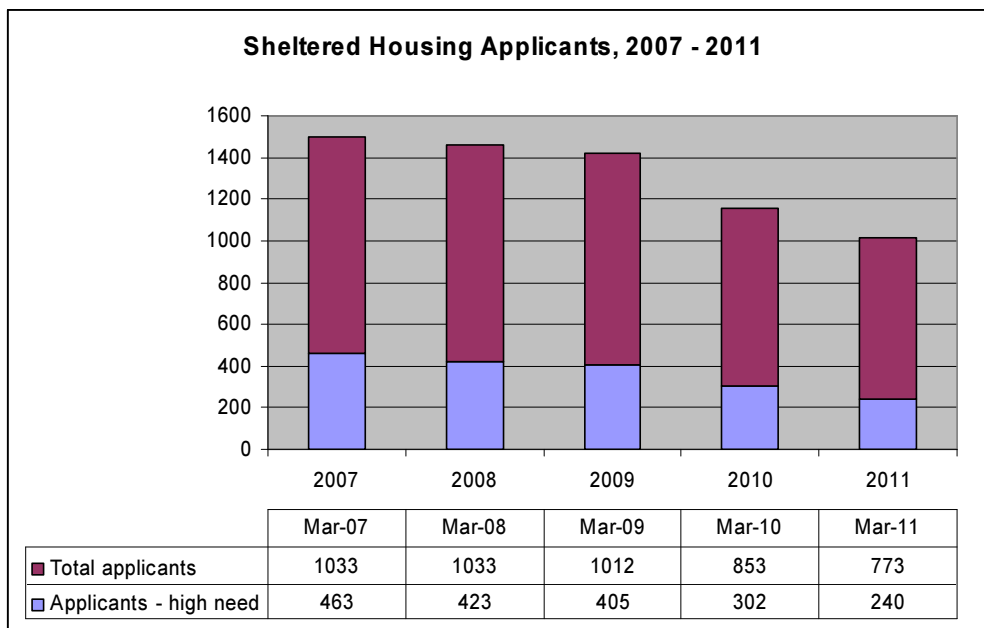
5.5.10 Good diet and nutrition are important factors in promoting health and wellbeing. The provision of the meals service in the City, and the provision of a cooked meal in very sheltered housing is an important part of the service, providing the tenants not just with a nutritious meal but an opportunity for social interaction and reduction of isolation.

5.5.11 Aberdeen City Council can take credit for being forward thinking and responsive, and in recognition of our awareness of the changing environment, this review aims to set the strategic and operational development of our housing with support for older people for the next 25 years.

## 5.6 Demand

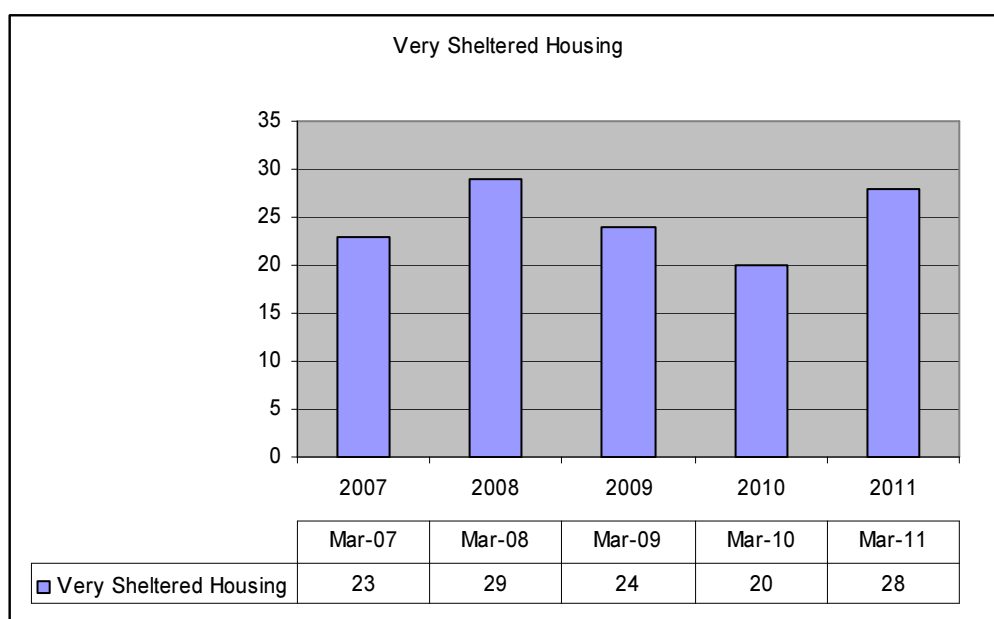
5.6.1 The Housing Needs and Demand Assessment (HNDA) has highlighted that of the older households living in the community around 7 in 10 were owner occupied and most others were living in general or specialist social rented housing. Table 3 shows that there has been a slow but steady decline in the number of people on ACC waiting list for sheltered housing over the last five years. This may at first appear incongruous with the ageing population but when you consider the demographic profile coupled with the increased number of owner occupiers together with the success of our policy around shifting the balance of care, in keeping people in their own homes for longer this trend is understandable, and potentially likely to continue.

Table 3: Number of applicants for sheltered house as at 31 March 2007 - 2011



5.6.2 Applications for very sheltered housing have remained fairly stable as illustrated in Table 4 below, however there is some evidence to suggest that the lack of availability means that people who require the level of support provided in very sheltered model are moving to care homes.

Table 4: Number of applicants for very sheltered house as at 31 March 2007 - 2011



5.6.3 The demand for very sheltered housing appears to be very low, however, this is somewhat led by availability and there is some evidence to suggest that people are moving to care home facilities due to the perceived lack of provision.

## 5.7 Benchmarking

5.7.1 A benchmarking exercise was carried out to compare provision and demand in other Scottish cities. The results are given below. Table 5 shows that although Aberdeen City Council has the highest number of properties (1,673) this forms only 9.5% of the Council's total stock. Dundee has the highest proportion, with 16% of their stock designated as sheltered housing, although it should be noted that they are currently reducing the levels of provision as part of their sheltered housing review. Glasgow Housing Association provides the lowest level of specialist housing for older people, however this should be viewed with caution as their stock transfer programme may have seen this transferred to other providers.

Table 5: Stock levels as at 1 April 2011

	<b>Stock</b>	<b>Sheltered</b>	<b>% of Stock</b>	<b>Very Sheltered</b>	<b>% of Stock</b>	<b>Amenity</b>	<b>% of Stock</b>
Aberdeen	22,704	2,163	<b>9.5</b>	110	<b>0.5</b>	1,673	<b>7.4</b>
Edinburgh	20,910	1,118	<b>5.3</b>	0	<b>0.0</b>	1,715	<b>8.2</b>
Dundee	13,379	2,115	<b>15.8</b>	73	<b>0.5</b>	61	<b>0.5</b>
Glasgow HA	59,181	823	<b>1.4</b>	187	<b>0.3</b>	0	<b>0.0</b>

5.7.2 In terms of demand the other authorities seem to be experiencing a similar, slow but steady trend of reducing numbers of applicants.

Table 6: Levels of demand for sheltered housing

<b>Number of applicants</b>	<b>Mar-07</b>	<b>Mar-08</b>	<b>Mar-09</b>	<b>Mar-10</b>	<b>Mar-11</b>
Aberdeen City	1033	1033	1012	853	773
Aberdeenshire	734	804	791	748	736
Dundee	1145	1076	845	n/a	n/a
Edinburgh	n/a	n/a	n/a	n/a	n/a
Glasgow HA	n/a	n/a	1491	1474	1250

[Notes: (1) Glasgow HA advises that the reduction 2011 is linked to transfer of stock as part of the 2nd stage transfer. (2) Aberdeenshire advises reduction in past two years is in marked contrast to the continued increase of the general needs housing waiting list in Aberdeenshire. (3) Dundee are unable to provide figures for 2010/11. Dundee City Council has reduced it's stock by 929 units between 2001-09 and has seen a reduction in demand.]

## 5.8 Understanding our Asset Base

5.8.1 The review has given careful consideration to the quality and quantity of the existing provision of sheltered and very sheltered housing with particular regard to its type, condition, suitability, future potential and also user feedback from tenants and also Aberdeen City Council staff.

5.8.2 In order to understand our asset base we have compiled Asset Profile Sheets for each of our 49 sheltered and very sheltered housing developments.

5.8.3 The Asset profile sheet provides information on:

- Overview of the development
- Sustainability
- Financial viability
- View of tenants
- Views of staff in Housing and Environment and on-site Social Care and Wellbeing.

An example is attached as Appendix 1 of the strategic review report which is attached (as Appendix A).

5.8.4 This provided the basis for developing a scoring matrix to capture the key information and rank the development to enable us to make recommendations around future use.

5.8.5 The scoring matrix employed a weighting system with factors considered as:

Table 7: Factors considered within the scoring matrix

<b>Factor</b>	<b>Factors considered</b>	<b>Weighting</b>
Physical condition	type, age, remaining life of accommodation	20%
Financial viability	energy efficiency, rental income, void rent loss, support costs	10%
Fit & appropriate for service	potential of building to meet current needs, style of the building, ease of providing support and care, staff and tenants views	25%
Location and amenity	capacity for improvement, demand from applicants, accessibility to outside amenities, tenants views	20%
Future potential	demand, applicants priority, building costs, potential for meeting higher level needs, alternative provision	25%

5.8.6 The factors are not mutually exclusive and some factors will be considered in more than one element where appropriate.

5.8.7 The assessments were carried out by a panel of project staff from housing management, allocations, housing strategy, asset policy/property management and older people and rehabilitation services.

5.8.8 A copy of the scoring matrix is contained within the full report.

5.8.9 The information provides the basis for a recommendation on future use of each development. This will be the subject of a future report to Housing and Environment Committee.

## 5.9 Charging Policy

5.9.1 The charges applicable to tenants living in sheltered and very sheltered housing tenants include:

- Rent
- Housing Support Charge (Senior Personal Carers, former warden service)
- Meals provision applicable only in very sheltered housing complexes
- Heat with rent charge
- A charge may be applied to tenants under 65 for personal care, which is subject to financial assessment.
- Personal care is provided without charge for those aged 65 and over.
- Council Tax
- Electricity for domestic use
- Window cleaning

5.9.2 The charges to tenants for Housing Support Services in Aberdeen City have not been increased since the Council approved their introduction in May 2005.

5.9.3 The charges for non-residential services are implemented in line with legislation and updated guidance aimed at standardising policies across Scotland since its introduction in 2003. The charges for most other non-residential care services provided by Aberdeen City Council have been subject to an uplift year on year.

5.9.4 The Scottish Parliament introduced legislation from 1 July 2002 that means that subject to an assessment of need, people aged 65 years and over are entitled to free personal care in their own home.

5.9.5 Personal care is defined to include such tasks as personal hygiene (bathing etc); continence management; problems of immobility; preparation of certain meals and assistance with eating; simple treatments and personal assistance (getting in and out of bed etc).

5.9.6 Some individuals may be required to contribute towards the cost of the services they receive. This will be subject to financial assessment. Certain exemptions currently apply and services will be provided free to:

- Service users who are receiving palliative care
- Individuals (under 60 years old) whose assessed weekly income is £113 or less
- Individuals (60 years and over) whose assessed weekly income is £161 or less

Housing Support Services only:

- Housing support services, including sheltered are currently provided free to service users in receipt of a "protected service" or a designated short term service as per the Housing (Scotland) Act 2001 and Scottish Government Guidance.

5.9.7 Services relating to this report that are covered by the charging policy are restricted to the following non-residential services:

- Warden services provided by Senior Personal Carer:
  - Very sheltered housing - £29.26 per week
  - Sheltered housing - £19.70 per week
  - Sheltered housing cottages - £12.80 per week
  - Community Alarm/telecare - £1.36 per week

5.9.8 People who received a care at home service in addition to housing support services may also be eligible for:

- Homecare (personal care) for older people aged 65 and over - no charge
- Homecare (personal care) for people under 65 Years - £15.05 per hour

5.9.9 Services are based on an individual's assessed needs and never on their ability to pay. Each person is offered a financial assessment, which will determine how much, if anything, they may be required to pay towards the cost of their services. A charge will only be made if their assessable income is over the income threshold set by the Council. Therefore many service users will pay nothing. Under no circumstances will they be charged more than the actual cost of providing the services they receive.

5.9.10 An individual may choose not to provide us with financial details. In this case we will be unable to make an assessment and the full charge will be made for the services received.

## **5.10 Housing Support /Supporting people**

5.10.1 Supporting People (SP) was introduced in 2003 to provide an integrated policy and funding framework for housing support services, which may be delivered in supported accommodation or as a visiting service for people living in their own home. The Supporting People budget was ring-fenced until April 2009.

## **5.11 National Policy and Key Developments**

5.11.1 Previously the warden services was funded from the Housing Revenue Account and general fund but the introduction of SP meant that the costs could not be borne by the HRA as they were not eligible for Housing Benefit.

5.11.2 It is the responsibility of local authorities and their partners, including health agencies to assess the overall levels of need in their area and commission appropriate services to meet those needs.

5.11.3 Strategic planning for Supporting People (SP) is linked to the Local Housing Strategy and other local plans for community care, health improvement, social inclusion etc. Services are also subject to quality monitoring, through registration and inspection by the Care Inspectorate, and contract compliance procedures.

## **5.12 What is Housing Support?**

5.12.1 Housing support involves one or more of 21 specified tasks that are collectively designed to enable someone to maintain their tenancy in or occupancy of their home. (Included as Appendix 10 of the strategic review report attached as Appendix A).

5.12.2 Housing support providers may also provide personal care and support or practical home help assistance; the costs of personal care needs are met by Social Care and Wellbeing.

5.12.3 Sheltered Housing Tenants Views on the current charging policy suggest that the majority of those who responded to the following questions find it unfair (67.2%) and 57.2% felt that the Council should consider widening the current system to financially assess all tenants on their ability to pay for the support services.



Table 8: Tenants views, Customer Satisfaction Survey, May 2010

	Agree	Disagree	Strongly Disagree	Total
a) The current system of only some tenants paying for the support service is fair	395 (32.8%)	380 (31.5%)	430 (35.7%)	1205 (100%)
b) The Council should consider widening the current system to financially assess all tenants in sheltered housing, on their ability to pay for support services, regardless of their date of occupation	671 (57.2%)	209 (17.8%)	294 (25%)	1174 (100%)

5.12.4 A snap shot taken in October 2011 gives an indication of the current position in relation to charging for the housing support service provided in sheltered and very sheltered housing:

- 907 financial assessment were processed:
  - Full charge – 482
  - Partial charge – 73
  - Nil charge – 352
- Financial information was not available for around 1290 individuals as financial assessment have not been carried out:
  - 1050 protected tenants up to 31/03/2006
  - 200 assessments being processed
  - 40 void properties

5.12.5 The charge is capped at 75% of the cost of service provision as per Council decision on 2 May 2005. This charge has been applied for last six financial years with no increase to the tenant unless financial circumstances change.

5.12.6 The total income:

- Total annual income from SP charges £426,033
- HRA contribution for “protected tenants” circa £400,000

5.12.7 The collection of this income is general fund and managed by Social Care and Wellbeing Service.

### 5.13 Proposed changes to Service model:

5.13.1 Discussions with Social Care and Wellbeing and tenants would suggest that changes to the current provision are required. The review highlights that we appear to have an overprovision of sheltered housing, with some of our stock designated as “low-

demand” whilst other developments would appear to lend themselves to a different model of housing, either very sheltered or amenity. It is proposed that to ensure that we have a flexible model of support that will meet the needs of individuals now and in the future we develop a four tier model of service provision:

- 5.13.2 Level 1 – Amenity or mainstream housing with option of community alarm/telecare. Response services would be provided by unpaid Carers generally family or friends. This service is currently available through Community Alarm and the charge is currently set at £1.36 per week.
- 5.13.3 Level 2 – Amenity<sup>+</sup> housing with community alarm/telecare services with emergency response provided through a peripatetic, mobile responder service - charge to be determined.
- 5.13.4 Level 3 – Sheltered housing with on-site Integrated Care at Home Service and 24 hours responder service. This may be on site 08:00 – 18:00, seven days per week or with resources shared between a number of sites where appropriate to meet the requirements of the tenants. The current charge for service in sheltered housing is £19.70 per week, any revised level to be determined.
- 5.13.5 Level 4 – Very sheltered housing with on-site support and care provided 24:7 and meals service provided by our Integrated Care at Home Service. The current level of charge is £29.26 per week, any revised level to be determined, plus meals charges.

#### **5.14 Implementation:**

- 5.14.1 Following agreement from Council on the future strategic direction it is proposed to bring forward detailed proposals around re-design and charges for services.
- 5.14.2 A detailed implementation plan with proposal for each development will be submitted to Housing and Environment and Social Care & Wellbeing Committees.

#### **6. IMPACT**

The Community Plan sets out our vision for the future of the city. Our vision is a city which is vibrant dynamic and forward looking - an even better place to live and work, where people can expect high quality services to meet their needs.

This proposal meets with the following VD&FL objectives:

- Homes Challenge – improving the quality of housing and environment for individuals and the community and eradicating homelessness by 2011.
- Adopt and implement strategies to support independent living for people with special needs.

The outcomes of the review are intrinsically linked to the proposals put forward within the 5 year Corporate Business Plan and the HRA Business Plan.

This report also relates to the National Outcome Measures:

- “National Outcome 6 – We live longer, healthier lives”, in particular the review will look at how we can respond to the needs of the “ageing population”.
- National Outcome 7 – We have tackled the significant inequalities in Scottish Society
- National Outcome 10 – We live in well-designed, sustainable places where we are able to access the amenities and services we need”
- National Outcome 15 - “Our public services are high quality, continually improving, efficient and responsive to local people's needs”
- National Outcome 9 - *A Safer and Stronger Scotland* - The Government's Safer and Stronger strategic objective is to help local communities to flourish, becoming stronger, safer places to live, offering improved opportunities and a better quality of life.
- National Outcome 11 – “We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others”

The recommendations within this report will treat citizens equally in terms of race, gender, LGBT and belief and have a positive impact on older people and people with disabilities. A full Equalities and Human Rights Impact Assessment has been undertaken in relation the outcome of the Review.

## 7. BACKGROUND PAPERS

The Aberdeen City and Aberdeenshire housing Needs & Demand Assessment 2010 ([www.aberdeencityandshire-spda.gov.uk/AboutUs/HNDA.asp](http://www.aberdeencityandshire-spda.gov.uk/AboutUs/HNDA.asp))

- Housing Statistics for Scotland 2011: Key Trends Summary 2011, Scottish Government (<http://scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>)

- Wider Planning for an Ageing Population – Housing and Communities Consultation on the Workstream Report and its suggested actions, Scottish Government, 2010
- Reshaping Care for Older People, Scottish Government, 2010
- Age, Home and Community: A Draft Strategy for Housing for Scotland’s Older People: 2012-2021 Consultation, Scottish Government 2011
- COSLA Guidance on Charging for Non-residential services 2011/12 – web link  
<http://www.ccpscotland.org/assets/files/hseu/information/consultations/COSLA%20Charging%20Guidance%202011.doc>
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