



Author/Lead Officer of Report: Janet Sharpe

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Report of: *Executive Director, Place*

Report to: *Cabinet Member for Neighbourhoods and Community Safety*

Date of Decision: *02/03/2021*

Subject: **Older Persons Independent Living with Care – Amendments to Allocations Policy**

Is this a Key Decision? If Yes, reason Key Decision: -	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
- Expenditure and/or savings over £500,000	<input type="checkbox"/>	
- Affects 2 or more Wards	<input checked="" type="checkbox"/>	
Which Cabinet Member Portfolio does this relate to? <i>Neighbourhoods and Community Safety</i>		
Which Scrutiny and Policy Development Committee does this relate to? <i>Safer and Stronger Communities</i>		
Has an Equality Impact Assessment (EIA) been undertaken?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If YES, what EIA reference number has it been given? <i>751</i>		
Does the report contain confidential or exempt information?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below: -		
<i>“The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended).”</i>		

Purpose of Report:

The Council intends to:

- I. Undertake a review of its current Older Persons Independent Living schemes to identify which schemes can also provide “care” whereupon they will be re-designated as “Older Persons Independent Living with Care” schemes for future lettings
- II. Develop three new Older Persons Independent Living with Care schemes across Sheffield as part of the Housing Stock Increase Programme. The first available scheme, Buchanan Green in Parson Cross, is estimated to be ready for completion in 2022.

This Report describes proposals for how all the new and re-designated “Older Persons Independent Living with Care” scheme properties will be allocated and seeks approval for amendments to the Allocations Policy to enable the proposals to be implemented.

The “Older Persons Independent Living with Care” schemes will provide a new housing option for older people, allowing them to live independently for longer, in accommodation that is purpose built to meet their changing needs. It is vital that the schemes:

- Are successful homes for older people to live in that are socially and financially sustainable.
- Are vibrant communities that have a balance of older people with a range of independence and care needs.
- Achieve a sustainable balance of care and support needs among the residents.

Recommendations:

That the Cabinet Member:

1. Notes the proposals for allocations to the Council's forthcoming Older Persons Independent Living with Care schemes.
2. Approves the amendments to the Council's Allocations Policy attached to this report at Appendix A.
3. Agrees that the policy amendments be implemented with effect from 10/03/2021.

Background Papers:

Appendix A: Amendments to the Sheffield City Council Allocations Policy

Appendix B: Equalities Impact Assessment

Lead Officer to complete:-		
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.	Finance: Karen Jones
		Legal: Stephen Tonge
		Equalities: Louise Nunn
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>		
2	EMT member who approved submission:	<i>Mick Crofts</i>
3	Cabinet Member consulted:	<i>Paul Wood</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Janet Sharpe	Job Title: Director of Housing and Neighbourhood Services
Date: 16/02/2021		

1. PROPOSAL

1.1 The Council intends to:

- i. Undertake a review of its current Older Persons Independent Living schemes to identify which schemes can also provide “care” whereupon they will be re-designated as “Older Persons Independent Living with Care” schemes for future lettings
- ii. Develop three new Older Persons Independent Living with Care schemes across Sheffield as part of the Housing Stock Increase Programme. The first available scheme, Buchanan Green in Parson Cross, is estimated to be ready for completion in 2022.

This Report describes proposals for how all the new and re-designated properties in the “Older Persons Independent Living with Care” scheme properties will be allocated and seeks approval for amendments to the Allocations Policy to enable the proposals to be implemented.

1.2 The Older Persons Independent Living with Care schemes will provide a new housing option for older people, allowing them to live independently for longer, in accommodation that is purpose built to meet their changing needs. It is vital that the schemes:

- Are successful homes for older people to live in that are socially and financially sustainable.
- Are vibrant communities that have a balance of older people with a range of independence and care needs.
- Achieve a sustainable balance of care and support needs among the residents.

1.3 To achieve these aims the properties will need to be allocated differently to general needs properties (including other older persons housing that do not include provision of care, such as sheltered schemes), taking into account an applicant’s housing, care and support needs. Minor amendments to the Council’s Allocations Policy are proposed to enable this.

1.4 The proposed changes are to paragraphs 7.8 – 7.11 of the Policy (*Allocations to Extra Care and Supported Accommodation*) to make it clear that the accommodation covered by this section also includes Older Persons Independent Living with Care. In addition, some wording has been amended to give more clarity and to remove an obsolete reference to the Council’s Supporting People Programme. The proposed amendments are attached to this report as Appendix A.

Officers will put in place the necessary operational measures to enable applicants to express an interest in these schemes, to enable care needs

to be taken into account and to ensure that any necessary risk assessment is carried out. This will also improve the experience for applicants who will be able to identify and access accommodation that meets their housing and care needs more easily and make the lettings process more transparent.

2. HOW DOES THIS DECISION CONTRIBUTE?

2.1 The proposal supports the Corporate Plan in the following ways:

2.2 An In-Touch Organisation

The proposed amendments will allow the Council to make it easier for those customers needing Older Persons Independent Living with Care to apply for them in a straightforward and transparent way. It will also help customers consider more housing options available to them.

2.3 Thriving Neighbourhoods and Communities

The proposed amendments give the scheme the best chance of achieving a balanced community and gives older people the chance to live independently.

Better Health and Well Being

2.4 Helping older people successfully access the schemes who can benefit from them allows opportunities for improved health. It has been observed that health and well-being often improves upon a move to schemes like these.

Tackling Inequalities

2.5 The changes support a clear and transparent process to help customers understand how they can access social rented Older Persons living with Care.

3. HAS THERE BEEN ANY CONSULTATION?

3.1 The Council is not required to consult on this proposal, the changes proposed are minor and do not substantially alter the technical nature or intention of the provisions within the Policy.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality of Opportunity Implications

4.1.1 Likely benefits to older people include easier access to suitable accommodation, and no bidding for groups unlikely to be able to use this. Accommodation that is flexible enough to support changing needs without the need to move.

4.2 Financial and Commercial Implications

4.2.1 There are some expected additional budgetary requirements and changes as a result of these changes. This will mainly be to allow the IT system to be amended so that additional questions can be asked on the housing register application and the properties can be held in a transparent shortlist. The expected system costs will be covered in the allocated project budget funded by the HRA.

4.2.2 Older Persons Independent Living with Care schemes will have a single, on-site, lower cost home care contract provider. It is anticipated that this approach is projected to make annual savings to the Council's Adult Social Care budget.

4.3 Legal Implications

4.3.1 Part VI of the Housing Act 1996 requires a local housing authority to adopt an "allocations scheme" and to allocate property only in accordance with the scheme. When framing the scheme the authority must have regard to statutory guidance issued by the Secretary of State and to its own homelessness strategy (approved by Cabinet in December 2017) and tenancy strategy (approved by the Cabinet Member for Homes and Neighbourhoods in January 2012). The Allocations Policy is the Council's statutory allocations scheme. The proposed amendments in this report, are legally permissible local letting policies pursuant to s166A (6) HA 1996 and support the Council's strategies and enable allocations to be made to Older Persons Independent Living with Care schemes, as described in this report, lawfully

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 To allocate all properties in line with general needs properties such as sheltered housing schemes. The benefits to this would be that no changes are required to the policy, and properties can be advertised and let through already established procedures. However, the schemes have a mix of both general need properties and properties with care, and this would make it more difficult to find and identify those with care needs. This customer group would also be at a disadvantage with a weekly bidding system that may be harder for them to access. The schemes aim of a balanced sustainable community would be harder to achieve.

6. REASONS FOR RECOMMENDATIONS

6.1 The proposal described is the preferred option as it allows the aims of the scheme to be realised and offers improved customer experience by providing the choice to access a new housing option for older people, allowing them to live independently for longer, in accommodation that is purpose built to meet their changing needs in a balanced sustainable community.