

CYNGOR SIR POWYS COUNTY COUNCIL.

**CABINET EXECUTIVE
20 December 2016**

REPORT AUTHOR: County Councillor Rosemarie Harris
Portfolio Holder for Property, Buildings and Housing

SUBJECT: Older Persons Accommodation

REPORT FOR: Information

1. Summary

- 1.1 This report seeks to advise the Cabinet of the work currently being undertaken by the Housing Service to improve older persons' accommodation in the ownership of the HRA and demonstrate the links between this project and the works relating to the integrated commissioning of residential and nursing care.

2. Background

- 2.1 The Housing Revenue Account (HRA) has a housing stock of just under 5,400 properties of which just over 2,000 properties are designated for the use of older persons:
- some in what would be described as category 2 sheltered housing schemes (flats or bungalows in a block which are serviced by communal areas, are fitted with community alarms and serviced by a warden) and,
 - the overwhelming majority in what are described as category 1 sheltered housing (dispersed accommodation fitted with community alarms and have the services of a warden).
- 2.2 The Housing Service recognises that this accommodation can be of significant value to the council, by ensuring it is used to accommodate vulnerable older people, as an alternative to placing them in residential accommodation.
- 2.3 The Housing Revenue Account Business Plan sets out the following strategic objectives:
- support the public service modernisation agenda in Powys, in particular seek to reconfigure our older persons' accommodation to enable people to live independently for longer
 - make a significant contribution to the LSB's work to alleviate poverty in Powys, in particular fuel poverty
 - provide good quality affordable housing to meet the needs and aspirations of the people of Powys and that are located in safe and

attractive environments to which residents can relate and take pride in

- support the regeneration of communities, creating training and employment opportunities
- significantly reducing the carbon footprint of the housing stock
- provide excellent customer focused services which meet the needs of our current and future customers.

2.4 The Housing Service is represented on the Integrated Commissioning of Residential and Nursing Care Project Board, by the Head of Housing to ensure that the work the Service plans to undertake to older persons accommodation, matches the strategic direction set by this project board.

2.5 The Housing Service will be investing £3.7 million over the next 4 financial years in improving our older persons' accommodation to ensure that it is fit for purpose, enabling frail older people to remain living independently within the community, rather than moving into residential or nursing care. In addition we will also be investing a further £3.4 million in works of improvement to communal areas of blocks of flats, many of which are designated for occupation by older people, to ensure that flats are accessible and conform to the latest fire safety standards.

2.6 In addition the Housing Service have engaged two Project Officers to move forward the work in this area, one focussing on the south of the county (Rebecca Mills) and the other focussing on the north (Alan Corbett). The work programme of the two Officers is attached at Appendix 1.

Recommendation:	Reason for Recommendation:
That the Cabinet notes the content of the report.	Information requested by the Strategic Overview Board.

Relevant Policy (ies):	
Within Policy:	Y / N
Within Budget:	Y / N

Relevant Local Member(s):	
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Person(s) To Implement Decision:	
Date By When Decision To Be Implemented:	

Contact Officer Name:	Tel:	Email:
Simon Inkson	01597 826631	Simon.inkson@powys.gov.uk

Background Papers used to prepare Report:

Appendix 1

OLDER PERSONS JOINT COMMISSIONING STRATEGY WORKSTREAMS FOR PROJECT OFFICERS

1. COMMUNAL ROOMS

Surveys now completed and Project Officers currently developing a 3 year programme of works which will commence in January 2017.

Design specifications include installation of WI FI, refurnishing, renewing flooring, renewing lighting, upgrading kitchen and toilet facilities, washing machines, tumble dryers and sink units in the laundry rooms where required.

Upgrade would enable rooms to be used for social activities for tenants and the wider community.

Could also be used as agile working space for Powys County Council and LHB staff.

St Edwards Close, Knighton – Community room, Laundry Room, kitchen, toilets, guest bedroom. – **2016/2017**

The Court, Lant Avenue, Llandrindod Wells – Community Room, Laundry room, kitchen, toilets. **2017/2018**

Alexandra Court, Llandrindod Wells – Community Room, Laundry room, kitchen and toilets. **2017/2018**

Woodlands Avenue, Talgarth – Community room, laundry room, kitchen, toilets, guest bedroom. **2018/2019**

Glasybont, Glasbury – Community room, laundry room, kitchen, toilets. **2018/2019**

Mill Close, Newtown – Community room, laundry room, kitchen, toilets. **2017/2018**

Hafrenydd, Llanidloes – Community room, kitchen, toilet. (Planned to be refurbished). **2016 / 2017**

2. LEVEL ACCESS TO OLDER PERSONS ACCOMMODATION – 2016/2017

Project Officers are currently in the process of putting together 3 year programme of works which will be available January 2017.

Working in conjunction with Private Sector Housing where they have individual adaptation requests and works planned and incorporating the remaining older persons accommodation on those estates to have level access.

YSTRADGYNLAIS

Brecon Road x 8 properties.

Minyrhos x 4 properties.

Dolfain x 10 properties.

LLANELWEDD

The Crescent x 12 properties

LLANDRINDOD WELLS

Orchard Gardens x 26 properties (includes 5 blocks of flats).

RHAYADER

Maesyderi x 9 properties

LLANGADFAN

Glanymorfa x 8 properties **(In progress, complete Dec 2016)**

LLANIDLOES

Hafrenydd flats is planned to have improvements that will improve access to ground and first floor accommodation. **(Currently with Procurement, scheduled to be completed 2017)**

LLANFAIR CAEREINION

Complex of 26 bungalows, majority have level access, improvements identified for those that do not. Improvements identified to car parking and pathways to enhance movement around the estate for residents and access to local doctors and other facilities. **(To be Completed winter 2016/17).**

MACHYNLLETH

Tregarth – upgrading one bungalow, rest of estate (6 bungalows) to be assessed in conjunction. **(Ongoing)**

3. UPGRADING OF KITCHEN AND BATHROOM SPECIFICATIONS – 2016/2017

Specifications upgraded for 2017 Framework to include RNIB & Dementia recommendations for kitchen, bathrooms and estate works.

4. COMMUNAL AREAS TO FLATS

Currently in the process of putting together 3 year programme of works which will be available January 2017.

Approx 112 blocks of flats (majority older persons accommodation) throughout the County in the following areas:-

Knighton, Presteigne, Rhayader, Llandrindod Wells, Newbridge on Wye, Brecon, Three Cocks, Hay on Wye, Crickhowell, Ystradgynlais, Llanidloes, Caersws, Newtown, Welshpool .

Surveys now completed on all 112 blocks. Project Officers are currently putting together 3 year programme of works. Works to include upgrading fire safety including installation of fire doors to cupboards and electric meter cupboards, creating level access where appropriate, upgrading internal flooring to anti slip where required, resurfacing of washing line areas, upgrading refuse areas, ensuring adequate lighting, maximising car parking where possible and financially viable, resurfacing of uneven paths, where possible providing handrails to both sides of stairs, automatic opening communal doors with key fobs, contrasting step nosing to be installed on the front edge of steps and stairs internally and externally, clear signage (identifying estates, properties, communal areas ie laundry/community rooms), provision of mobility scooters where need identified.

Works to the following schemes will be completed during 2016-17

Maesycwm, Ystradgynlais – Older Persons complex. Mixture of bungalows and flats close to the town centre, health care and local amenities.

St Edwards Close, Knighton - Older persons complex. Mixture of bungalows and flats close to the town centre, health care and local amenities.

Mobility scooter stores to be installed during 2016/2017

Maesyderi, Rhayader

Alexandra Court, Llandrindod Wells

Orchard Gardens, Llandrindod Wells

Newton Green, Brecon

Wyeside Gardens, Hay-on-Wye

Coedybryn, Talgarth
Castle Road, Crickhowell
Alfred Jones Place, Welshpool (**Completed**)
Y Gorlan & Mill Close, Newtown
Maesyrysgol, Llanidloes
Trawscoed, Llandrinio

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5. FAIRVIEW, TEMPLE STREET, LLANDRINDOD WELLS – 2016/2018

Renovation of building to provide 9 one beds and 3 x 2 beds . Building located in the centre of Llandrindod Wells close to the Hospital.

Consultation on detailed plans carried out with key stakeholders.

Hughes Architects (Project Architects) hoping to get it out to tender by the end of November with works anticipated to commence New Year.

Disability Team have engaged from the start of this project and are active members of the working group. They have identified tenants with learning disabilities that would benefit from this type of accommodation.

6. ACCESSIBLE HOMES – PILOT PROPERTY 20 ORCHARD GARDENS, LLANDRINDOD WELLS - 2016/2017 Completed.

20 Orchard Gardens, Llandrindod Wells – works now completed and tenant has moved in.

Reconfiguring and remodelling two bedroom ground floor flat (disabled tenant from Fairview to be relocated to the property whilst renovation works are being done) located in the centre of Llandrindod Wells close to hospital, Dr's surgery and other amenities, good transport links. Property is now fully adapted for wheelchair users including adapted kitchen, shower room, automatic opening windows, wide doors to all rooms, raised electrical sockets, level access to front and rear allowing access into garden.

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7. CARELINE ALARMS –

Due to be updated. Confirmed that Tunstall are preferred supplier. Whatever system Housing put in place would need to be compatible with sensors that Adult Social Care are able to add on as a care package or even tenants would be able to purchase if they wish. Working with Adrian Jones, Supporting People and Dominique Jones Health and Social Care Change Manager to work collaboratively in Ystradgynlais with work that they are currently doing around locality working.

Pilot project for upgrading the alarm will be Maesyrcwm.

8. FIRE SAFETY – 2016-2017

Fire Safety Working group set up which incorporates Senior Manager from Housing, Housing Staff, Environmental Health Officers, Fire Officers from Mid and West Wales Fire Service.

Group meet every 6 weeks to discuss fire safety issues. Policies and Procedures set up from Housing Staff. Tenants unable to evacuate have been identified, personal evacuation plans (PEPs) developed and a referral system has been set up with Mid and West Wales Fire Service for vulnerable tenants.

9. COMMISSIONING OF CARE HOME PROJECT – ONGOING LINKING TO ALL THE ABOVE PROJECTS

Attending regular meetings regarding the commissioning of care homes project. Provided data on older persons' accommodation identifying sheltered accommodation, warden support, careline alarm to Business Intelligence.