

Report of the Director of Environments & Housing, Director of City Development and Director of Adult Social Services

Report to Executive Board

Date: 18th March, 2015

Subject: Developing the range of choices in the older people's housing market

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Ardsley and Robin Hood; Farnley and Wortley		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. This report sets out for Executive Board the range housing options currently available for older people. The report also provides a summary of delivery to date and sets out the Council's strategy to accelerate growth and for meeting gaps in current and proposed provision for older people to expand the options in response to diverse needs.
2. It is essential that older people have access to a range of housing options appropriate to their stage in life and level of dependency. The strategic approach set out in this report and proposed prospectus will seek to widen the number of housing options available to ensure that the choices and aspirations of individual older people may be met at each stage of life as age and as dependency advances. The publication of a prospectus will seek to encourage investment to maximise delivery across the city and across all tenures.
3. This approach will support the objectives of the Best Council Plan: through providing quality housing growth to meet the needs of residents and through the delivery of the Better Lives programme with a focus on helping people with care and support needs to live independent lives. It also contributes to the delivery of two of the Council's "Breakthrough Projects"- 'Housing Growth & Jobs' and 'Best City to Grow Old'.

Recommendations

The Executive Board is recommended to:

1. Support the strategic approach towards the growth of Older People's Housing provision set out within this report which will aim to ensure that sufficient specialist housing is available to meet the individual and changing needs of the city's older population now and in the future.
2. Note the proposals for the publication of a prospectus to be led by the Director of City Development for delivery in the summer to stimulate the commencement of a dialogue between developers and the Council as part of the wider housing growth programme with the aim of encouraging investment to meet the varying housing needs of older people in the city
3. Support the use of sites identified at paragraph 3.6.9 for the delivery of specialist older people's provision.

1. Purpose of this report

- 1.1 The expectation of current and future generations of a growing number of older and very old people is to live in accommodation that is accessible, affordable and safe. Any support or care they may need should be something they are in control of and focused on their individual need.
- 1.2 The purpose of this report is to set out the range of housing options for older people and to provide Executive Board with details of how supply will be increased to meet individual needs.
- 1.3 The report will also provide details of work on the development of a Prospectus which will set out the city's requirements in terms of increasing the supply of new housing for older people.
- 1.4 The availability of sites of an appropriate size and location are key to the delivery of appropriate housing for older people and this report identifies a number of Council owned sites to be progressed for this purpose. However, it should be noted that there are locations in the city where the Council does not have land and hence the prospectus aims to encourage and facilitate the private sector to assist in filling the gaps.

2. Background information

- 2.1 In February 2013 Executive Board approval was secured for the implementation of a holistic, city-wide, approach to increase and improve the accommodation for older people available in Leeds. A co-ordinated programme of activity across the directorates of City Development, Adult Social Services and Environment and Housing was established towards this aim.

- 2.2 The context for this report is provided by the “Supporting Housing Growth” report elsewhere on this agenda. In delivery of the Council’s “Breakthrough Project”- ‘Housing Growth & Jobs’ and to effectively co-ordinate and provide leadership the resources engaged in delivering housing growth have been drawn together as a single, multi-disciplinary team. The focus of the team on maximising investment and delivery will support the aspirations for growth in the range of housing options for older people as part of the wider housing growth agenda.
- 2.3 The approach approved by Executive Board in 2013 has resulted in significant progress in delivering specialist accommodation for older people. In November 2014 Executive Board were provided with an update on progress towards an anticipated delivery pipeline of c850 units across all supply types by 2018. Of the 850 anticipated, 219 were either on site or had completed, whilst the remainder are either, at advanced position within the planning process or are resulting from council land disposals for agreed schemes.
- 2.4 In terms of extra care delivery there are 75 units currently under construction with a further 187 in the development pipeline which are expected to deliver or commence delivery by 2018. These are largely through the independent care sector and include 86 apartments in Otley, 56 in Weetwood, plus the Council’s extra care scheme at Yeadon which will deliver 45 units via the Council Housing Growth Programme.
- 2.5 In addition the Council has facilitated delivery through a number of routes:
1. The Council, through the disposal of its own land, has helped to facilitate the potential delivery of 300 units of specialist accommodation (both extra care and care home provision) via the independent sector.
 2. The delivery of 46 units of sheltered housing via Registered Providers (RPs) at:
 - Stratford Court, Chapel Allerton
 - Boggart Hill, Seacroft
 3. The Council Housing Growth programme is currently delivering the following schemes specifically for older people
 - Ingram Court, Beeston Hill – 23 Sheltered Housing units (via the Little London PFI Initiative)
 - Squinting Cat, Whinmoor, 18 older peoples apartments
- 2.6 However, there remains an unmet need for further provision of housing for older people with care needs. The strategic approach set out in this report alongside a prospectus to stimulate investment and delivery aims to establish an approach to correcting the imbalance between supply and demand within the city.
- 2.7 The number of older people in Leeds is growing and by 2020 it is anticipated that those most in need of care and support, mainly older people aged 75 plus will increase by around 13%. Leeds City Council has recognised that this demographic shift is likely to require a change in how services for older people are delivered with an emphasis on better lives through providing more

specialist housing with care and support, by integration of services and by encouraging local enterprise. As older people aspire to be independent for longer there is an emphasis on choice and control and services that are more responsive to individual need.

2.8 The proposals contained within this report support The Better Lives for Older People programme which drives changes to the way Leeds provides services to older people. In recent years promoting independence and providing people with more choice and control over their care and support has been a feature of health and social care legislation. It is in line with the Care Act (2014) which brings together previous legislation and places new duties and responsibilities on local authorities relating to care and support for adults and in particular improving (older) people's independence and wellbeing and preventing the need for increasing care and support.

2.9 The delivery of Extra care housing is a key element of this and seen both locally and nationally as a potential alternative to traditional residential care. In Leeds as elsewhere, it is viewed as one of a range of options for older people who are in need of accommodation in which care and support can be received. With older people's aspirations rising regarding the type and quality of housing with care and support, it is likely that demand for traditional residential care will decline. The development of additional extra care housing in Leeds is essential to ensuring that the needs of a growing older population are met.

3.0 Main Issues

3.1 Demand and Supply

The Strategic Housing Market Assessment (SHMA) 2011 anticipates that Leeds will have a significantly greater proportion of older people by 2026 than in 2010, with the greatest increase relating to households aged over 85 years. Slightly more recent data from the Sub National Population Projections 2012 notes that in Leeds over the period 2012 to 2028 the numbers of people aged 65+ as a proportion of the population are expected to increase from 15% to 17% and the number of people aged 80+ from 4% to 6%.

3.1.1 Table 1 below sets out the distribution of localised currently unmet demand which illustrates that in addition to an overall quantum of need particular neighbourhoods are highlighted as areas where we need to encourage investment.

Table 1 - Current Demand Forecast Requirements for Older People's Housing

Outer North East	Demand	Inner North East	Demand
Extra Care (Purchase/Shared Ownership/Rent)	-78	Extra Care (Shared ownership/Rent)	+48
Over 75's - Leeds Housing Register	-160	Over 75's - Leeds Housing Register	-144
Outer West		Inner South	
Extra Care – (Shared ownership/Rent in some areas)	-137	Extra Care – (Rent)	-27
Over 75's - Leeds Housing Register:	-231	Over 75's - Leeds Housing Register	-113
Inner North West		Inner East	
Extra Care – (Purchase/Shared Ownership Rent in some areas)	-26	Extra Care (Rent)	-62
Over 75's - Leeds Housing Register	-73	Over 75's - Leeds Housing Register	-79
Inner West		Outer East	
Extra Care – (Rent)	-32	Extra Care – (Shared ownership /Rent)	-86
Over 75's - Leeds Housing Register	-119	Over 75's - Leeds Housing Register	-262
Outer South		Outer North West	
Extra Care - Area Total Shared Equity / Rent	-153	Extra Care - Total Purchase /Shared Equity / Rent	-62
Over 75's - Leeds Housing Register	-268	Over 75's - Leeds Housing Register	-307
Extra Care - City Wide Demand			-615
Over 75's Leeds Housing Register – City Wide Demand			-1756*

* Information current at November, 2014

3.1.2 The table above illustrates that while significant progress has been made over the past two years towards increasing supply there remains unmet demand including a city wide shortfall of c600 Extra Care Housing Units. Leeds Housing Register waiting list data also suggests that there is a demand of c1750 for sheltered and general needs units for rent by people over 75. By 2020, even taking into account the additional units currently under construction, it is projected that the level of undersupply will have grown from c600 to c700units of Extra care Housing.

3.1.3 Actions to deliver more housing for older people form part of the overarching programme of housing growth in Leeds. To maximise delivery the Council will continue to support growth in older people's housing through a range of interventions to meet needs, aspirations and preferred housing options:

- through its role as the Local Planning Authority in facilitating delivery through the planning system;

- use of its own land to enable and encourage the development of specialist housing;
- direct delivery via the Council Housing Growth Programme;
- working with Registered Providers (housing associations primarily);
- working with the independent care sector to secure new accommodation

3.1.4 As part of Housing and Wellbeing Agenda work with health partners is ongoing, under the One Public Estate approach, to explore opportunities where assets can be used jointly, or for a wider public service benefit rather than being dealt with in organisational isolation.

3.2 **The Range of Housing Options**

3.2.1 In response to the varying grades of dependency of individuals the housing options currently available for older people range from:

- Accommodation for those able to live totally independently
- Provision for those with some support needs and requirement for communal facilities
- Assisted living with full care provision available.

The full spectrum also includes choices in relation to tenure. The selection of options will change with the levels of dependency and required support but also the ease of movement from one stage to the next will differ depending upon tenure.

3.2.2 The majority of the current generation of older people are home owners and many continue to live in unsatisfactory accommodation often with a low income and with their wealth tied up in their home. The Care Act, 2014 introduces a requirement that the Local Authority will be able to sign post people to independent financial advice to help people plan how they will pay for care and support in later life. The Council will work with Care and Repair (Leeds) in order to provide this and related support.

3.2.3 There remains, however an overall lack of new supply and the actions proposed focus on growing the Council's stock of accommodation appropriate for older people. As the demographics show, the number of active older people grows inexorably, creating an expanding market for both the social rented and private sectors.

3.2.4 The Council aims to encourage the development of a range of housing options to reflect the grades of dependency across all tenures. Ideally dwellings should be suitable for meeting the present and future needs of older people located with access to local facilities and grouped together for a sense of community. Such developments would have the ability to address the needs of individuals as their care and support requirements advance with age and facilitate opportunities for progression from active older people to those with requirements for assisted living without the need to move to another location. It is anticipated that such developments however, will require a certain critical mass to ensure access to facilities and hence the availability of sites of an appropriate size could create a barrier to delivery. It is important

however to ensure that attention is paid to the design and density of such developments to avoid an institutional atmosphere.

3.3 Low/Medium Care needs

- 3.3.1 Table 1 at paragraph 3.1.2 sets out the quantum of demand across the city and its distribution across localities for all tenures. It indicates that there are currently 1756 applicants aged over 75 on the Leeds Homes Register. In terms of Council housing less than 19% of tenants over 55 live in sheltered housing. The Leeds Homes Register indicates that 40% of bids for properties from applicants over 55 are for sheltered housing, but the majority of applications made are still for general needs housing. This reflects the desire of older people to remain in general needs housing for as long as possible. Housing Leeds will undertake further work towards understanding the housing and support aspirations of their older tenants with the aim of addressing these as well as ensuring the best use of existing housing stock.
- 3.3.2 Sheltered Housing provides an opportunity for those individuals who require additional support which is unavailable in general needs housing via self-contained living with a 24 hour emergency alarm system and in some cases communal facilities to encourage socialisation. Leeds City Council has a portfolio of approximately 4400 sheltered units with communal facilities in 150 schemes across the city, plus c300 units of RP stock
- 3.3.3 In response to a decline in popularity of some sheltered schemes and in recognition of the fact that many of the schemes, having been constructed in the 1960s and 1970s were beginning to lack appeal and failed to meet modern standards, a strategic option appraisal of Council housing provision for older people was initiated in 2014. The option appraisal, which set out to identify sustainable housing and support options for older people in Council housing, revealed that while 66 of the 150 schemes are sustainable in their present form and provide housing which is suitable meet current aspirations and needs there are a number of issues which affect the long term sustainability of others. The existence of bedsits, shared bathing facilities and first floor flats without lift access which failed to meet Lifetime Homes standard, resulted in the identification of the following set of actions:
- A programme of improvements to current sheltered housing schemes to ensure that they provide modern, secure and accessible housing for tenants. This will include a programme to remodel sheltered schemes which currently include bedsit accommodation into fully self-contained apartments. Already conversion work has commenced on the existing sheltered scheme at Farrar Lane, (Adel and Wharfedale) to provide self-contained flats with integral bathing from the former bedsit units with shared bathing facilities. The work, which will also include the installation of lifts to all floors, is expected to complete in August, 2015. Work to remodel the existing bedsit units at the annex Wharfedale Court, Pool is due to commence in the summer. In addition feasibility work is currently underway in relation to proposed investment at Bennett Court and Union Court, Otley.

- A review of the sheltered category 1 (i.e. without communal facilities) sheltered model to ensure that it has a clear role in meeting housing and low support needs of older people within their own homes.
- Development of the current sheltered category 2 (i.e. with communal facilities) support model so that it provides more flexible support options to tenants to enable them to remain independent for as long as possible.
- Improving the marketing of sheltered schemes so that more information is more available to people who may be considering an alternative to general needs housing – promoting the high quality housing and support provided within schemes.

3.3.4 In addition the Council via its Council Housing Growth Programme will see the development of apartments for over 55s which offer low maintenance, energy efficient housing. 23 flats for older people were completed in January this year on the site of the former Ingram Court as part of The Beeston Hill and Holbeck PFI Project. A scheme to develop 18 apartments on the site of the former Squinting Cat Public House, in the Cross Gates and Whinmoor ward is due to start on site in the spring.

3.3.5 The Council continues to support and facilitate the work of Registered Housing Providers (RPs) in the provision of homes for older people. Connect Housing Association completed 18 bungalows for Affordable Rent at Boggart Hill in the Killingbeck and Seacroft Ward in 2014. In addition 28 apartments for older people at Stratford Court, Chapel Allerton on former Council land are due to be completed by Unity Housing Association in March, this year.

3.3.6 The ongoing and proposed schemes via RPs and the Council housing growth programme will see a total delivery of 87 new units for older people by the end of 2015/16. A regime of active asset management will explore further opportunities to utilise existing Council housing re-designated for the provision of retirement housing within a retirement community, potentially adjacent to a sheltered scheme. There would be no dedicated support to these schemes, and they would be aimed at tenants who wish to downsize from family housing but do not have a current support need. Housing Leeds will undertake further work towards understanding the housing and support aspirations of their older tenants with the aim of addressing these as well as ensuring the best use of existing housing stock.

3.4 Medium to High Care Needs

3.4.1 The quantum of need for Extra Care Housing is set out in Table 1 at paragraph 3.1.2 above and indicates a shortfall of over 600 units of accommodation.

3.4.2 For those with care needs beyond those generally met by sheltered housing Extra Care Housing is seen as the next step. Both locally and nationally Extra

Care Housing is recognised as a realistic alternative to traditional residential care; one which meets the aspirations of older people to continue living independently for as long as possible and which is likely to lead to a decline in demand for traditional residential care. It allows people to maintain their independence and receive a flexible range of support and care services that meet their individual needs. There are generally communal facilities within Extra Care, but these vary depending on what services are already available within the local community. Domestic support and personal care available, usually provided by on-site staff, though there are a number of different types of service model.

- 3.4.3 The Council is currently working on the development of its first Extra Care Scheme which will, when completed in 2016, be managed by Housing Leeds. The completed scheme will provide 45 extra care 1 and 2 bedroom apartments, 10 of which will be available for shared ownership. The scheme will include additional facilities such as treatment rooms and assisted bathing facilities, a dining room where residents can purchase a mid-day meal and multi-use community rooms. The new scheme will be developed to a very high quality standard and will be compliant with Homes and Communities Agency standards and the best practice standards set by the Housing our Ageing Population: Panel for Innovation (usually referred to as the HAPPI standard), which seeks to reduce the institutional feel of buildings and emphasises light, space and adaptability.
- 3.4.4 The report considered by Executive Board in November advised of 75 units of extra care provision which is currently under construction with a further 187 in the development pipeline which are expected to deliver or commence delivery by 2018. This figure comprises of 45 units to be delivered via the Council's Extra Care scheme at Yeadon plus a further 86 apartments in Otley, and 56 in Weetwood to be delivered by the private sector.
- 3.4.5 Currently resources are available from the Council Housing Growth Programme for the development of one further Extra Care Scheme. The experience gathered from the design and development of the Haworth Court scheme will provide an invaluable blue print for further a further scheme.
- 3.4.6 To promote delivery via the planning mechanism The Council will seek to identify opportunities to promote the delivery of specialist housing in the form of s106 affordable housing on commercial developments in lieu of a pro rata mix of on-site provision as required by planning policy via Registered Providers.

3.5 High Care Needs

- 3.5.1 The analysis of data collected indicates that currently there is an over provision of residential care beds in Leeds. However the distribution of care beds is not geographically evenly distributed and in some wards the Council is keen to see the growth of new residential care homes by the independent sector. Overall, however, the demand for non-nursing residential care is

expected to continue to fall as the new generations of older people are supported to continue to live more independent lives.

- 3.5.2 As the number of older people living longer increases those that do require residential care will have more chronic health conditions and complex care needs. It is forecast that Leeds will require an increase in specialist dementia care and nursing care to meet this demand.
- 3.5.3 Adult Social Care has, as part of its commissioning function, assessed the known maintenance issues of independent care homes with which LCC contracts via its quality framework. The aim of this exercise is to broadly forecast the city's residential care landscape and where gaps in provision may arise in future years. The results of this preliminary exercise revealed that 16% of care homes have known maintenance concerns.

3.6 The Development of a Prospectus for older people's housing supply

- 3.6.1 The Leeds Core Strategy provides the spatial and land use planning framework for Leeds to 2028. Integral to the plan is an overall approach to housing growth, which has been determined through an objective assessment of all housing needs for the plan period. A range of policies support the need for older people's housing, including housing mix, affordability and homes for independent living. Within it is a requirement for applications for large schemes to produce Housing Market Assessments so that the needs of communities can be identified.
- 3.6.2 The Council faces an unprecedented challenge to modernise and improve housing choices for a growing number of older people at a time of diminishing resources and it is acknowledged that this challenge cannot be met by the Council alone.
- 3.6.3 It is proposed that as part of overarching activity to promote housing growth a prospectus for publication in the summer will be developed which will set out the requirements and contributions of the various sectors which will assist the Council in its efforts to stimulate investment and motivate collaborative energy to increase delivery and ultimately to shape rather than simply manage the market.
- 3.6.4 The objective of the proposed prospectus is to ensure that there is a mix of accommodation provided to meet needs and choice within tenures for provision for rent and owner occupation. It will aim to meet a wide range of aspirations and needs across a variety of tenures and localised housing markets by ensuring a mix of public and private delivery. It will take the form of a brochure setting out for potential developers the opportunities and support available from the Council in its enabling role. The document will provide details of how the Council proposes to work with other sectors to maximise investment across the range of tenures and in key locations, including the following actions:

- By taking a proactive approach to investment working with developers and providers to encourage supply including via the dedicated newly established Housing Growth Team to help accelerate delivery, identify areas of need, and promote a collaborative approach.
- Seeking to identify opportunities for developers and providers to work collaboratively and to explore co-investment opportunities including via the Council Housing Growth Programme or Right to Buy Replacement programme for social and affordable rent.
- Make Council land available specifically for this purpose via the Housing Investment Land Strategy and the Brownfield Land Programme of disposals.
- Explore potential for institutional investment for the provision of a range of options for older people including independent and assisted living.

3.6.5. The prospectus will also identify a number of key priority areas emerging from the demand information provided in Table 1 above at paragraph 3.1.2 in order to help target future investment.

3.6.6 The prospectus will set out the Council's aspirations in relation to the standard of accommodation to be delivered. In September 2014, Executive Board approved the introduction of the Leeds Standard to ensure excellent quality in the delivery of new homes under three themes: Design Quality, Space Standards (including accessibility) and Energy Efficiency Standards. The Leeds Standard is a comprehensive approach to the design of new housing across all tenures, working with partners including Public Health and sets a benchmark for housing quality and quality of place. Of specific relevance to the delivery of specialist accommodation for older people the Standard includes best practice approaches to deliver affordable warmth and the construction of accessible properties.

3.6.7 The Council's Core Strategy provides the current background for private and public sector housing provision with policies including H4, together with the Supplementary Planning Guide 'Neighbourhoods for Living' referencing access/adaptability principles associated with 'lifetime homes', older people and access for people with disability. In the context of the Government's Housing Standards Review the prospectus will aim to emphasise the importance of adaptability and accessibility of homes for older people.

3.6.8 The adoption of the Leeds Standard has been a result of ongoing dialogue with the housebuilding industry and housing providers and this prospectus will provide a further platform for its promotion.

3.6.9 The availability of suitable sites in an appropriate location is key to maximising delivery to meet localised gaps in provision. The following Council owned sites have been considered as having the potential to deliver additional specialist housing for older people,,: Westerton Walk, East Ardsley; and the

Ex Wortley High School site Whilst proposals are at a very early stage and no feasibility work has yet been undertaken both sites are considered to have the potential and capacity to deliver new housing which could include sheltered or Extra Care apartments, via the Council Housing Growth Programme or for disposal. Ward members have been consulted on the in principle proposals to develop specialist accommodation for older people on both of these sites and are supportive.

3.6.10 In addition, as reported to Executive Board in November, 2014 a package of sites identified within the Brownfield Land Programme, which is the subject of another report elsewhere on the agenda, is due to be marketed through the Homes and Communities Agency's Development Partner Panel in April. This package will include a site at Brooklands Avenue, Seacroft which can deliver around 100 units of which a c50 unit extra care scheme could form part.

3.6.11 Work will continue to identify appropriate sites via the Council's Housing Investment Land Strategy and for opportunities for collaboration with other sectors via the Brownfield Land Programme.

3.6.12 To facilitate private sector provision the report considered by Executive Board in November, 2014 sets out a number of Council owned sites for independent sector development which have the potential to deliver c300 units.

4 Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Consultation with the Executive Member for Neighbourhoods, Planning and Personnel has taken place and consultation with the Ward Members, where re-provision on LCC owned land is proposed, will be undertaken before proposals are progressed.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 It is the aim of the Better Lives strategy to provide older people the opportunity to access specialist housing with care within the area that they live, have family roots or currently have family living. The Equality and Diversity/Cohesion and Integration screening tool (see appendix) has been used to ensure due regard to equality issues. The screening process found that it is a positive opportunity to promote the delivery of significant investment in improved, sustainable, specifically designed homes for older people.

4.3 Council Policies and City Priorities

4.3.1 The proposals in this report are consistent with the Best Council Plan 2013-2017 by providing housing as the city grows and through supporting the delivery of the Better Lives programme - helping local people with care and support needs to enjoy better lives. With a focus on:

- helping people to stay living at home
- joining up health and social care services

- creating the right housing, care and support

4.3.2 The Better Lives strategy established in 2011 aims to improve the lives of older people through integration, enterprise and specialist housing with care. The programme has emerged through Better Lives to work with the market to balance the supply of independent residential care home places in wards affected by the Phase One and Two review of LCC owned and operated older people's residential care homes and increase the supply of specialist housing for older people who require care and support in those area where a deficit is predicted.

4.4 Resources and Value for Money

4.4.1 There are no direct resource implications arising out of the proposals in this report. Where there are proposals for Council owned sites to be used in some instances there will be a requirement for a ring fenced capital receipt which will be taken into account in determining the disposal or reinvestment routes of specific sites.

4.4.2 There may be opportunities to stimulate the construction of specialist housing for older people in areas of undersupply through the reinvestment of capital receipts realised from the future sale of assets related to the review of LCC owned and operated residential care homes.

4.4.3 Research on the effectiveness of extra care in reducing the amount of care or delaying an increase in care combined with an improvement in individual wellbeing has indicated that access to extra care housing has a positive impact on health and social care services costs, providing value for money benefits as well as an improvement in quality of life for the city's older people. The delivery of additional housing units specifically for older people can also assist in freeing up larger family homes by encouraging downsizing and facilitate a more effective use of the existing housing stock.

4.5 Legal Implications, Access to Information

4.5.1 There are no legal implications resulting from this report.

4.6 Risk Management

4.6.1 Delivery risks will be managed in association with specific sites.

5 Summary and Conclusions

5.1 It is essential that older people have access to a range of housing options appropriate to their stage in life and level of dependency. In order to maximise investment and delivery of the number of type of homes for older people it is proposed that a prospectus will be developed to encourage collaboration with other sectors to shape provision in order to meet identified gaps in the older peoples housing market.

6 Recommendations

6.1 The Executive Board is recommended to:

1. Support the strategic approach towards the growth of Older People's Housing provision set out within this report which will aim to ensure that sufficient specialist housing is available to meet the individual and changing needs of the city's older population now and in the future.
2. Note the proposals for the publication of a prospectus to be led by the Director of City Development for delivery in the summer to stimulate the commencement of a dialogue between developers and the Council as part of the wider housing growth programme with the aim of encouraging investment to meet the varying housing needs of older people in the city
3. Support the use of sites identified at paragraph 3.6.9 for the delivery of specialist older people's provision.

7 Background documents¹

7.1 None.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.