

Title Sheltered Housing – User Profile Briefing Paper	To Health and Adult Social Care scrutiny
From Susanna White Strategic Director of Health and Community Services	Date 30.8.2011

1. Foreword

- The current number of units of sheltered accommodation/alms housing funded through the Supporting People programme in Southwark is 1,151. This is made up of both Council and Registered Social Landlord schemes as set out below.

Table 1:

Total Sheltered units in borough

Provider	Number of units	Number of schemes
Southwark Council	626	20
RSL's and alms Houses	525	19
TOTAL	1,151	39

- All of these schemes receive funding (at varying levels) through the Supporting People program.
- A more detailed break down of these schemes is outlined in Appendix 1 of this report.

2. Allocation and age profile

The Council is currently undertaking a needs mapping exercise all residents in all Sheltered housing which will provide a greater understanding of their needs as well as up to date information in relation to age, gender, ethnicity etc. However from the current records the profile is as follows:

- **RSL Schemes** : All RSL schemes listed in appendix 1 have an age threshold of 60+, apart from one (Peabody Trust - Darwin Court Scheme) This unit was not designed as a typical sheltered block, but instead purposefully contains a mixture of people in their 50s as well as those who are 60+. However the Council does not pay or the support needs of those residents (numbered at 4 individual tenants) below 60 years of age in the scheme.
- **Council schemes:** Following a review of sheltered housing undertaken by the Supporting People program, the Council reduced the age threshold for in house sheltered schemes to 55 years +, as long as the applicant could demonstrate that they had a support as well as a housing need. The current age profile of Council sheltered tenants is set out below :

**Table 2:
Age profile of Council sheltered tenants**

Age range	% of tenants	No of units
55*to 74	32%	200
75- 84	47%	294
84+	21%	132
TOTAL	100%	626

*There are currently **11 sheltered tenants (2% of total)** aged between 55 and 59

The sheltered service also currently has 200 older people on the sheltered housing register. The Council operates a choice based lettings scheme for sheltered housing. As of August 2011 the average age of applicants on list is **72 years of age**. Further details are set out below

**Table 3:
Age profile of Council sheltered housing applicants on the register.**

Age range	% of applicants	No of applicants
55-59	4%	8
60-70	33%	66
71-80	47%	94
85-100	16%	32
TOTAL	100%	200

The support needs of the Council tenants do however tend to be higher than those living in RSL schemes, as highlighted through two previous surveys outlined below.

Table 4: Support needs of Council sheltered tenants

Support need	2008-9	Dec 2010
Require help with maintenance/housing management issues	53%	31%
Require help to access and monitor social care needs	23%	25%
Require help with income maximisation	24%	22%
Wheelchair dependent	9%	8%
Use walking frame or stick	40%	45%
Hearing impairment	15%	20%
Registered blind	2%	4%
Mental health issue and supported by CMHT	27%	8%
Other disability or impairment	13%	9%
Alcohol issues	5%	3%
Substance misuse issues	Less than 1%	Less than 1%
Learning disability	3%	8%

In receipt of personal or domiciliary support *	45%*	25%*
Telecare equipment installed	9%	9% (100% key safes)

3. Future action(s)

- Assessment of actual home care used by council sheltered tenants in November 2010, found that the number received personal care as a result of being assessed as eligible under Fair Access to Care Criteria had fallen to 17%, (117 tenants). This would in part be due to changes in eligibility criteria for these services and the successes of social care initiatives such as reablement, but may also be as a result of changes in age and support profile of those applying for council sheltered housing.
- The results from the needs survey undertaken over the summer of 2011, will provide a more robust analysis of the support needs of all sheltered tenants. After this has been processed it will be possible to assess whether lowering the age profile for the Council schemes has had a significant impact upon the tenants support needs.
- The Council is also currently consulting on a Older People's Action Plan of the Housing Strategy. This contains a number of proposals in relation to sheltered housing, one of which being restricting access to a number of identified schemes to those who not only demonstrate a housing need, but also eligible under Fare Access to Care Criteria and potentially pensionable age criteria.
- Following the completion of the consultation exercise, the Cabinet will consider a report at the end of the calendar year in relation to the Housing Action Plan. This will then set the strategic context in relation to the future offer of sheltered housing in the borough.

Lead officer Jonathon Lillistone Head of Commissioning Health and Community Services	Report Author Andy Loxton Lead Commissioner Older People Health and Community Services
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Appendix 1 – current sheltered provision.

Provider	Scheme	Units	Cost p.a	Cost per week
Abbeyfield Rotherhithe Society Ltd.	Smith Close	16	£19,642	£23.54
AMICUS HORIZON	Arundel Court	40	£39,160	£18.78
AMICUS HORIZON	Barnards House	41	£40,295	£18.85
Anchor Almshouses	Hopton's	20	£5,726	£5.49
Anchor Trust	Clifton Court	30	£8,744	£5.59
Elim Housing Association	Plowright House	17	£18,234	£20.57
Elim Housing Association	Brewster House	23	£16,661	£13.89
Hanover Housing Association	Southwark Sheltered Housing	40	£9,093	£4.36
Hanover Housing Association	Helen Peele Memorial Houses	7	£469	£1.28
Housing 21	Ronald Buckingham Court	27	£5,910	£4.20
In Touch Support	Frank Whymark House	34	£25,972	£14.65
Orbit South Housing Association	Hindmans Road, Swan Road and Albion	40	£4,823	£2.31
Peabody Trust	Darwin Court	40	£69,186	£33.17
Peabody Trust	Lomond House	41	£40,502	£18.95
Riverside Group Limited	Carey Court	30	£18,689	£11.95
Riverside Group Limited	St James Cloister	18	£22,571	£24.05
Riverside Group Limited	Welton Court	32	£18,079	£10.84

Riverside Group Limited	John Perry House	17	£7,757	£8.75
Wandle Housing Association	Anstey Road	12	£8,322	£13.30
		525		
Southwark Council	Sheltered	626	£850,917	£26.07