

## **Appendix 1: Kings Fund for Westminster City. Examples of Reviews of Sheltered Housing (Community Supported Housing)**

Many Local Authorities have reviewed their 'sheltered' housing stock. There are a set of common factors that normally prompt such reviews;

To progress the implementation of overarching strategies – either related to housing, older people or a combination of both

- A response to the projected increase in the number of older people in the Council's area
- A response to low demand for existing sheltered housing
- A response to poor and inadequate standards in existing sheltered stock

### **Kingston Council (RBK) – 2014**

Part of RBK's Older and Vulnerable Peoples' Housing Strategy Review, the recommendations in relation to the council's sheltered housing were set alongside those for other providers and tenures. The review recognised RBK's sheltered housing fulfils a different role from when originally built, with residents now being either; old, frail and in need of support (survivors of the original cohort); 'active old' needing little or no support; vulnerable people, mainly single men, coming from an unsettled background. Its sheltered housing mostly falls short of modern standards and fails basic mobility requirements. The review recommendations included the need for a vision for sheltered housing set within RBK's wider vision for older people's housing and support, that feasibility options on existing schemes were required to include remodelling, redevelopment and closure, and alternative provision be considered such as extra care sheltered housing for the more vulnerable, alongside aspirational older people's 'lifetime' flats for the less vulnerable.

[https://www.kingston.gov.uk/downloads/file/1144/older\\_people\\_and\\_sheltered\\_housing](https://www.kingston.gov.uk/downloads/file/1144/older_people_and_sheltered_housing)

### **Havering Council – 2016**

The future of the Council's sheltered housing was undertaken as part of a review of the future housing needs of older people in the borough taking into account housing association and leasehold provision. The Council's stock is generally considered not to meet modern standards and is increasingly becoming 'hard to let'. Overall the conclusion of the review was that whilst there was a need for additional provision overall, there is a surplus of affordable sheltered schemes and the additional supply was required in the leasehold sector. There is also a current and projected deficit of 'enhanced' sheltered, and extra care housing of all tenures. The recommendations for its stock is a combination of re-using schemes for alternative use, upgrading to meet accessibility requirements, and closure of schemes with the sites redeveloped for enhanced sheltered/extra care or general needs.

<http://democracy.havering.gov.uk/documents/s20142/Item%206%20-%20Review%20of%20Older%20Persons%20Housing%20Report%20October%202016%20FINAL%20CLEARED.pdf>

### **Southend Council – 2016**

The review was undertaken in the context of the Southend-On-Sea Housing Strategy including addressing, quality, accessibility, and promoting independent living for vulnerable groups. The review was also undertaken in the context of the provision of sheltered housing by the council, other registered providers, and accommodation for sale/lease. A large proportion of the Council's stock is of poor quality in that it doesn't meet modern living standards and has accessibility issues. The final recommendations include having a more combined approach across housing (including registered providers), and social care and in relation to its stock a combination of retention, remodelling either for older people or general needs, and closure/re-provision.

<http://democracy.southend.gov.uk/documents/s8101/Sheltered%20Housing%20Review%20and%20Review%20of%20Housing%20Need%20of%20Older%20People%20-%20Amended%2008112016%20Cabinet.pdf>

### **Lambeth – 2013**

Lambeth's approach was to agree an overall older person strategy, and then apply the principles to their sheltered stock and recommended individual proposals for each of their schemes which included a combination of closing some, modernising others, and also investing in new schemes - which acted as an example to existing tenants of what a modern building could offer. They are working to a target number of borough-wide specialist units (i.e. sheltered and extra care) with a combination of Council provision alongside other housing providers. Their target is based on the Housing LIN model linked to population. Lambeth reported on progress in October 2016, by which point they had completed the 6th extra care scheme (the 7<sup>th</sup> opened in January 2017) and had progressed the remodelling of a number of sheltered schemes, whilst some had been closed. A new co-produced sheltered housing service has also been introduced.

<https://modern.gov.lambeth.gov.uk/documents/s82632/160701%20OP%20Housing%20Programme%20Update.pdf>