Bracknell Forest Council

Older Persons Accommodation and Support Strategy

2011 - 2026

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Foreword

Welcome to the Bracknell Forest Older[1] People Accommodation and Support Strategy.

This is one of the most important strategies developed by Bracknell Forest Council in conjunction with residents, housing support users, developers, and registered providers[2].

It is well known that with an increase in life expectancy there is greater pressure on scares resources such as housing. Across the borough there is a range of different ways older people choose to live, from those who own their own home, those who rent, those who have sheltered accommodation and those who live in a care home or nursing home. The needs of our older residents have changed and will go on changing. We must plan for this change if we are to ensure that as residents get older they are aware of their housing options, there is the right type of property or accommodation available and if they need support it is readily available.

The standard and range of accommodation and support for our older residents must be raised both for those who remain in their own homes and those who do not.

This strategy therefore has been developed to identify, plan and deliver, in consultation with home owners, housing service users and providers, the right accommodation, in the right place, at the right time. It will not be delivered by any single party but by local residents, developers, estate agents and registered providers all working together to achieve a common purpose. Without it, the pressure on health and social care services as well as housing numbers will continue to increase.

Our challenge is to encourage the development of the best mix of accommodation options for older people in Bracknell Forest and to deliver those improvements as sensitively as possible.

We hope it will make a significant contribution to reducing anxiety, improving health, and promoting well-being and independence for the borough's older people and to helping our residents and their families make the right choices for themselves and their loved ones.

Dale Birch
Councillor
Executive Member Adult Services, Health and Housing

[1] Older People are for the purpose of this strategy defined as People over the age of 50 years
[2] Registered providers are housing providers registered with the Homes and communities agency

Executive summary

Context

This strategy is formed in a time of unprecedented social and demographic change for all residents in Bracknell Forest. If we are to ensure that our older residents have the right places to live then we must understand and plan for the anticipated changes.

The age structure of the population is undergoing more rapid and fundamental changes than at any time in recent history. In 2001 the proportion of older people (60/65 plus) had reached around 25 per cent of the population and is projected to keep rising – up to 36 per cent by 2031. The proportion of the oldest within this age range is rising at an even greater rate.

The national policy debate has shifted from a focus on frail or vulnerable older people, and treating ill health towards an agenda that is about:

- Preventing dependency
- Promoting independence;
- Promoting well-being;
- Enhancing quality of life;
- Combating ageism;
- Recognising older people as full citizens within society.

The new approach promotes independence, where support and care is enabled. Residential and some community based services have been mapped onto this framework.

There is also greater emphasis on whole systems strategies, which place housing and support services for older people within a broader based health and social care context. These strategies emphasise new and more focused interventions, jointly with partners. The emphasis, from a housing and social care perspective, will mean a shift away from a buildings focus to a people-centred service.

Of the 115,000 residents in the Borough some 33,700 (29%) are over 50[3]. The population of Bracknell is comparatively younger than that of Berkshire, the South East or England as a whole, although the numbers of over 50s are forecast to rise significantly over the next 20 years.

The demands and aspirations of older people are increasing and changing rapidly. Some of the key issues are:

- Older people are more economically active, and if they are paying for services, they want high quality, flexible services and greater choice;
- Older people who are owner occupiers are often reluctant to move into rented sheltered accommodation or residential care, because they do not want to erode their capital in paying for somewhere to live;
- The need for older people to maintain independence and control, at home, despite frailty, are important;
- Residential care is often the last option considered;
- Most older people do not want to move and many older people will only consider a move within a very small geographical area and there is often a strong preference to remain in the locality close to family and friends, familiar transport, support and care networks;

[3] Source: JSNA Bracknell Forest

- Older people are moving into sheltered housing later in life, often in their late seventies, (not their mid-sixties as occurred twenty years ago), dependency levels may be higher at the point of moving;

- A physical environment which incorporates high standards for personal space and privacy and security is increasingly important;

For sheltered housing schemes the challenge will be to develop a flexible approach by providing a local housing and support model which aims at:

- Offering more than one tenure in the same scheme;

- Raising standards, improving the quality and accessibility of schemes;

- Providing flexible support and care within or close to the hub scheme;

- Considering location first, quality of housing second (particularly access issues both into and around the scheme), and services third. Affordability, value for money and impact on lifestyles will also be important overall considerations.

What older people in Bracknell Forest said they want

The findings from the consultation exercise undertaken to inform this strategy demonstrates that whilst 50% of the older people wish to remain in their own homes, a significant percentage also wish to move in the short to medium term.

The main reasons for wanting to move were due to the ability to maintain their current home, and for economic/affordability reasons. Another significant factor was that people wanted the opportunity to secure support, something that people clearly view as accommodation based.

Consultation identified that people wanted to move to accessible accommodation such as a bungalow and flats and accommodation with some support and retirement villages were popular choices.

The majority of respondents want to remain in Bracknell Forest, with Bracknell and Binfield being the most popular locations. Results illustrate that distance from amenities, friends and family and transport options were the main factors in considering an area. Affordability of an area was not a significant issue, nor was distance from care and support services.

The main barriers for people in considering a move were around finding a suitable home and dealing with the move itself. The service that residents considered they were most likely to need when they moved was help with minor works around their new home.

Those who stated that they would prefer to remain in their own home felt that assistance with property maintenance, improved access to transport and lifeline services would be the main factors in enabling this to happen. Respondents stated that they would be prepared to pay for these services. Current services such as lifeline, Disabled Facilities Grant's and sheltered housing were considered helpful.

Detailed analysis of what older people say they want is set out in Annexe 1.

Priorities

The strategy sets the following priorities:

- Ensure older people have access to the best available opportunities and options for securing and remaining safely in the home of their choice.

- Engaging with the older population in order to provide clear information about current services and to inform the development of future services meeting the priorities.

- Achieve a balance between demand and supply for sheltered housing in the social sector.

- Develop strategies to enable people to live in the right sized and economically sustainable home

- Engage with the private sector to enable and promote provision of accommodation for older people.

- Enable older people to remain in home ownership where possible

This strategy reflects the changing aspirations of older people across all tenures and income groups and plans ahead to meet the needs of future generations as well as older people today. Provision of timely information and a range of options will enable older people and their families to make early decisions to maximise health and quality of life benefits that come from moving to good retirement housing schemes.

Improving options available for older people

In the context of an aging society it is vital that high quality and effective housing practical options are available that meet people's needs and aspirations, while supporting them to live independently and well, thereby minimising the need for residential and nursing care. A range of support is already available, from technology and adaptations in people's homes to offering well equipped homes with a community ethos that can cater for individual care and support needs as they develop e.g. home support services backed up by telecare.

Rebalancing the accommodation and support system

In terms of supply and capacity for supported accommodation for older people as set out in this Strategy, the following facts have emerged:

- The current social housing stock does not meet the housing needs or aspirations of older people;

- There is a shortage of extra care housing[4] across all tenures;

- There is potential to develop the sheltered housing market to divert more people away from residential care through a number of mechanisms;

- There is potential to improve the opportunity for older people to remain in their own home.

Key objectives

This strategy sets out to meet four key objectives:

- Objective 1: Improve access for all to information and services on housing choices and options;

- Objective 2: Improve how we consult and engage older people and those approaching old age, by making best use of existing mechanisms, skills and expertise;

- Objective 3: Strategically plan sustainable housing that meets the needs and aspirations of older people now and in the future;

- Objective 4: Support older people to live independently, in all tenures and extend the availability of preventative services.

In achieving these objectives we will:

i Help more people to live for longer in their own homes;

ii Deliver more flexible support and care to enable independence;

iii Create more opportunities for older people to live in accommodation of their choice;

iv Enable older people to feel safe and secure in their homes and neighborhoods.

Progress towards these outcomes will be measured through use of systematic intelligence gathering, targeted surveys and through reports to the older people's strategic commissioning bodies. To achieve the above outcomes we will need to move to a position where older people's housing aspirations and the accommodation available are more in line with each other on a localised basis.

[4] Extra care is a form of accommodation is designed to meet the needs of frailer older people and provide varying levels of care and support on site.

Introduction

Our vision

All older people in Bracknell Forest will have the choice to remain in their home for as long as possible or to choose another home that will meet their location, living and support needs to maintain their health and quality of life.

Aims

The aims of the strategy are:

- To enable and support people to stay in their own home for longer;
- To identify the quality and type of accommodation older people will seek in Bracknell Forest in the future, to enable us to work with delivery partners to deliver services that meet their needs;
- To ensure that there is a range of good quality and affordable public and private housing which meets the changing needs of older people;
- To develop a range of flexible services which meet the needs of older people, now and in the future;
- To promote integrated working between housing, support and care services.
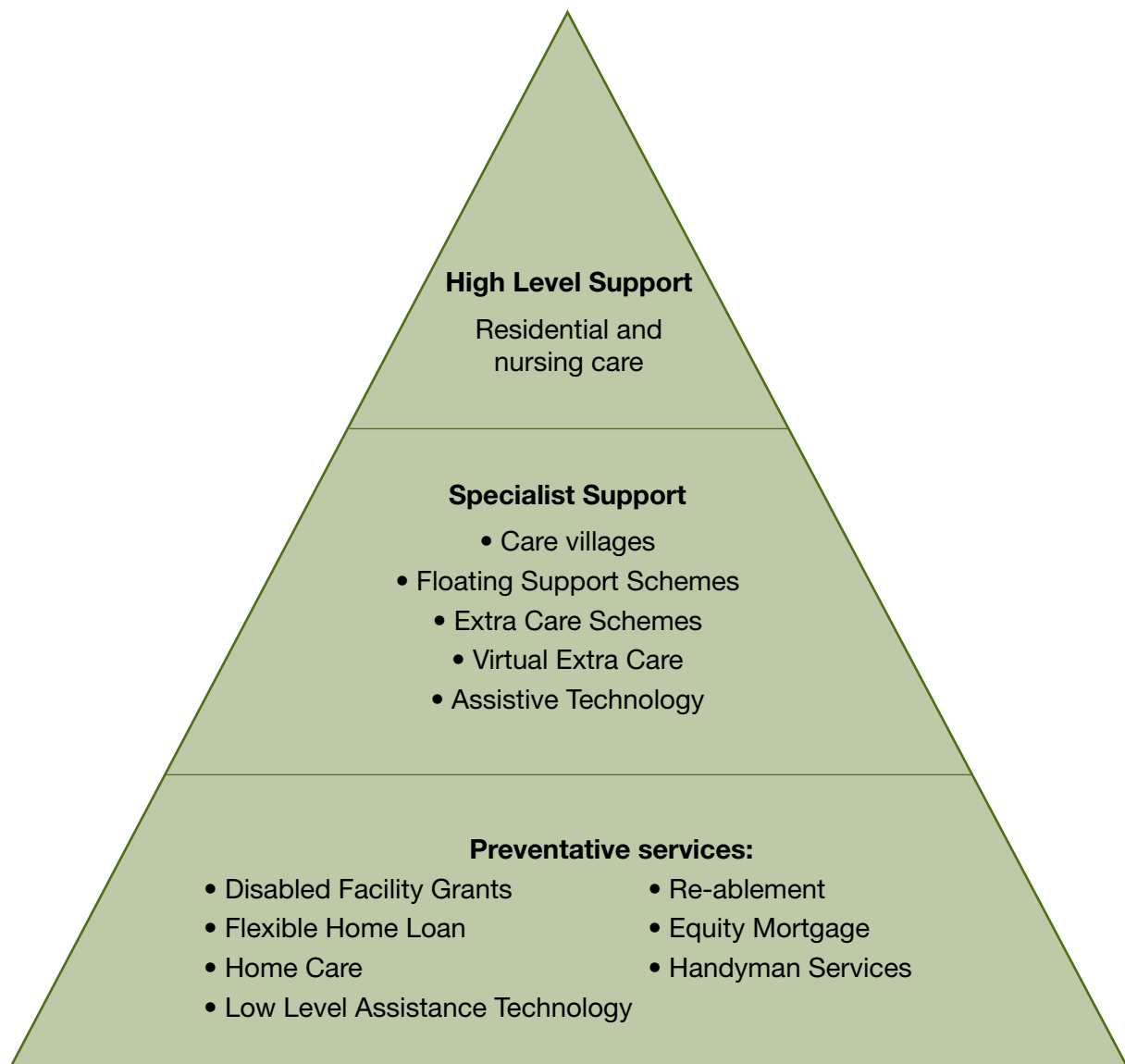
Principles

The principles that support this vision are that:

- Services will be flexible and based on the needs of the individual;
- Support services will be made available based on need not the type of home that an older person lives in;
- Services that will be delivered to a high quality standard and cost effectively;
- Strengthening partnership working with other agencies and the private sector to ensure that older people are able to access more specialist services and accommodation;
- Services will be provided by a range of providers.

Pyramid of older people's housing and service options

The following diagram illustrates housing and support options that are identified in this strategy.

High Level Support

Residential and
nursing care

Specialist Support

• Care villages
• Floating Support Schemes
• Extra Care Schemes
• Virtual Extra Care
• Assistive Technology

Preventative services:

• Disabled Facility Grants
• Flexible Home Loan
• Home Care
• Low Level Assistance Technology

• Re-ablement
• Equity Mortgage
• Handyman Services

Strategic context

National policy context

The age structure of the population is undergoing more rapid and fundamental changes than at any time in recent history. In 2001 the proportion of older people (60/65 plus) had reached around 25 per cent of the population and is projected to keep rising – up to 36 per cent by 2031. The proportion of the oldest within this age range is rising at an even greater rate.

An ageing population presents public services, including housing, with a number of challenges to ensure the availability of adequate and appropriate services to support those who need them. These demographic changes require a policy response from local housing, health, and social care agencies.

Published in November 2010, the Coalition Government's Vision for Adult Social Care outlines the vision for a modern system of social care is built on seven principles. The following principles have a relevance to this strategy;

Prevention: empowered people and strong communities will work together to maintain independence.

Personalisation: individuals not institutions take control of their care. Information about care and support is available for all local people, regardless of whether or not they fund their own care.

Partnership: care and support delivered in a partnership between individuals, communities, the voluntary and private sectors, the NHS and councils - including wider support services, such as housing.

Plurality: the variety of people's needs is matched by diverse service provision, with a broad market of high quality service providers.

The development of extra care housing (ECH)

For a long time, choice in accommodation for older people meant one of three options; remaining in their long term family home (which may have become increasingly difficult to maintain or increasingly inaccessible); moving to sheltered housing (predominately perceived as both an interim and a public sector option) or moving into some form of care home (often entailing a surrender of housing equity).

The need to develop ECH type of provision has been emphasised in the recent Wanless Review, 'Securing our Future Health: Taking a Long Term View'. In 2003 Stephen Ladyman commented that:

> *"… most older people want services that allow them to retain control over their daily lives with support delivered as and when they need it. What they don't want are rigid and traditional models that take for granted an inevitable and progressive path from living independently to being cared for. Our increasing recognition of housing related services, and extra care housing in particular, backed up by extra investment and new approaches to housing with care - is part of our policy to deliver this choice and control."*

Current figures show that extra care housing (ECH) had by 2006 reached 25,000 housing units (although still small in comparison to the 500,000 care beds available). The development of extra care has been aided by support from the Government, such as the Department of Health and the Housing Corporation, now the Homes and Communities Agency as well as a growing number of local authority commissioners, registered providers /housing associations, private and voluntary sector providers who have all helped to fund and/or implement such provision.

ECH is based on three key principles:

- To promote independence – the provision of self contained accommodation with access to on-site care and support enables individuals to live independently in the community, promotes their well-being and helps to alleviate social isolation.

- To be empowering – primary health, care and support services should come to the individual, as and when needed, rather than the individual being required to change their accommodation in order to receive services that can and should be available in the community.

- To be accessible – where individuals live should be designed, or be capable of being adapted, to facilitate the delivery of personal social and health care services.

'Virtual' extra care services can also be created by extending the range of common and integrated home support services available backed up by telecare. This will depend on the suitability of each property, as stairs and lack of level access to facilities for people with increasing mobility problems is a key pressure in delivering this type of service. A 'virtual care village' pilot can be considered in order to investigate an approach to the mainstream implementation of telecare technology for people living in their own home. This model would involve an approach that enables Housing Support to be integrated with locality based homecare services. This would require the development of locality teams in order to deliver responsive care services to people living in their own home, or in a Very Sheltered Housing scheme. It is important to develop a clear understanding of the practicalities, costs and benefits of implementing mainstream telecare.

Local strategic context

The following list of existing Council and partnership strategies complement or support this strategy;

- Sustainable Community strategy

- Older people's strategy

- Housing strategy

- Adult social care commissioning strategy for older people's services

- NHS Berkshire East: The health of East Berkshire (joint BFC and PCT strategic needs assessment)

- Bracknell Forest Council core strategy

- Bracknell Forest Council Local transport plan

- Climate change action plan.

More detail about the local Bracknell Forest context is set out in Annex 2.

What services and accommodation are currently available for older people?

Customer access and information

Provision of and access to good quality information will enable people to better understand how they can improve their housing situation. Currently there is minimal co-ordination of what information is published and how services are promoted. Generally individual providers do their own thing. There is a fairly extensive range of both direct providers and voluntary sector organisations, as well as the Council, who provide some information.

Help to home owners

The Council enables a range of services for older people in the borough. A Home Improvement Agency and a Handy-man Service are funded through the Supporting People Programme and offer assistance to older home owners who need adaptations to their homes, or help with small works and repairs around the house.

Adult Care and Health also provide access to a wide range of care related services which are targeted at prevention and early intervention for improved health, independence and well being.

Sheltered housing provision – public and private

The Supporting People Programme commissions housing related support for people who need help to maintain their tenancy and live independently in the community.

The Supporting People grant programme funds six RP's to provide support to sheltered housing schemes in the borough. A Home Improvement Agency is also funded to assist people in the private sector (mainly older homeowners) with accessing services such as disabled facilities grants, home energy grants the Council's Flexible Loan Scheme and other relevant services.

By far the largest provider is Bracknell Forest Homes which owns and manages eight sheltered housing schemes and three extra support schemes in the Bracknell Forest area.

Current support service provision for older people is heavily skewed towards the public rented sector; particularly the traditional sheltered housing model. Conversely, the majority of older people in Bracknell Forest do not live in sheltered housing.

As of June 2011, there were 289 housing applicants on the Housing Register requesting sheltered housing. Of these, 179 were first time applicants and 110 were transfer applicants. 211 applicants are living within the borough, 78 applicants are living outside the borough.

The following chart shows a breakdown of Housing Register applicants in terms of age:
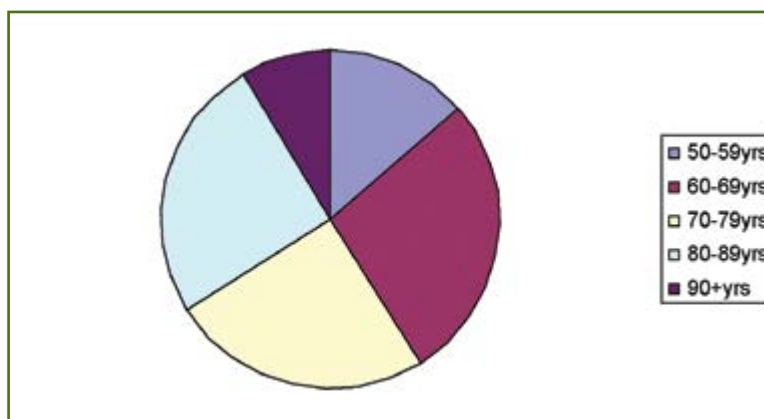
In terms of area preference, applicants are asked to rank their area preferences 1-6.

The top 3 applicant preferences are summarised below.

	Binfield	North Ascot	Sandhurst	Bracknell	Crowthorne	Warfield
1st preference	15	8	19	116	20	9
2nd preference	43	9	13	20	26	10
3rd preference	15	17	7	17	24	33

From this table it can be seen that the Bracknell area has the highest demand with 116 applicants ranking the area as their first choice, and 20 ranking it as their second choice. The area with the next highest total preference is Binfield.

The supply of lettings within the social housing sector averages about 400 properties a year of which approximately 35% are for older people including sheltered housing.

The number of older households on the Housing Register is relatively small and there is a reasonable supply of social rented housing in the Borough to meet this need. However there is a significant mis-match between the type of housing that is available and the type of accommodation wanted by older applicants. This is summarised in the table below:

	Bedsit	1 bed	2 bed	Total
1st preference	15	8	19	116
2nd preference	43	9	13	20
3rd preference	15	17	7	17

While these numbers would suggest that the overall housing need of older people can be met within the Borough, many of these applicants have very specific housing requirements, particularly for two bedroom bungalows with gardens. In addition, the 184 bedsit properties are all bedsit flats in sheltered housing. The demand for these properties is particularly low, and vacancies can be hard to let.

In order to gauge the current demand for sheltered accommodation in the private sector, a survey of local estate agents was undertaken in December 2010 and 6 agents provided responses.

Those agents reported that 24% of their registered home seekers were over 50. However, only 50% of those over 50 actually complete a home purchase. By far the most commonly reported issue with older home seekers securing a purchase was lack of suitable accommodation on the market. Agents reported that older home seekers are predominantly seeking single story accommodation, particularly on the ground floor, with good access to local amenities and security and parking being important factors also.

Average purchase prices for older people registered with these agents range from £170,000 - £231,000.

The agents we spoke to reported that there was a significant gap in the market for:

- Sheltered Housing/Extra care sheltered housing;
- Retirement Village;
- Small scale retirement housing.

We spoke to two providers of private sheltered housing in Bracknell Forest. They reported that demand for sheltered housing was very high in their experience. Turnover within the limited amount of accommodation available does not meet demand and properties are sold very quickly. The type of property sought is single story accommodation with gardens for passive recreation and amenity value. Balconies are rarely sought unless there is a particular view available. Security is the top factor for this client group, along with the internal specs and layout. In terms of tenure, it is reported that there is a large demand for properties which people can own on a leasehold basis.

Providers were asked what they felt were the key future requirements for this client group. General sheltered provision featured but the main expectation was around being able to deliver extra care facilities.

Land supply and proximity to existing amenities and services were given as clear barriers to provision, however the biggest barrier was reported as being time and success in gaining planning permission. The cost of Affordable housing provision acting as a barrier to delivery was also noted as providers reported that this can create issues with the financial viability of the scheme. Negotiations with private providers of sheltered housing at planning stage could provide opportunities to have some input in to target marketing of the scheme to local older people to meet local needs.

The Council has a statutory duty to provide Disabled Facility Grants to support adults and children, with disabilities, living in their own home and maintaining their independence. The grant may cover costs from small adaptations, such as a handrail, to building an extension to a property for a major adaptation. The grant is subject to a financial means test in order to assess whether the resident is entitled to any assistance.

Total number of DFG Applications		No. older people
2008/09	38	21(55%)
2009/10	54	37(68%)
2010/11	75	50(67%)

The number of DFG applications has increased each year for the last 3 years, and an increasing proportion of applications from older people.

The types of works required by older people tend to be stair lifts, level access showers and works to improve access to property and garden such as ramps. Adaptations to kitchens and property extensions are rarely requested by older people.

In addition to this investment, Bracknell Forest Homes also have an annual adaptation fund of £400,000 for its residents up until 2013 with a further £ 5 million over the remaining 25 years.

Home Improvement Agency

The Supporting People programme funds a Home Improvement Agency which helps older people access disabled facilities grants and provides sign posting to other key services such as the Council's flexible Loan Scheme, energy grants, Forestcare and the Handyman Service provided by Age Concern and separately by the Council. Forestcare also operate the community lifeline service, although at present SP grant does not contribute to the provision of lifelines for people in the private sector.

What are the priorities?

It is estimated that there are 33,700 residents (29%) of total residents in the Borough who are over 50. An estimated 14,000 (just under 42%) of this group are below the current retirement age of 65, and have limited contact with the Council, as the majority are housed in the private sector, be it in the private rented sector, or as an owner occupier.

Estimated population projections indicate by 2026 there will be 19,100 households aged 65 and over which is 29% increase on current estimated population. Of that 9,600 will be 75 years old or more, a 50% increase on the current estimated population. The majority of older people live in their own home.

Priority: Engaging with the older population in order to provide clear information about current services and to inform the development of future services

The 2008 based ONS Population Projections indicate an ageing population within Bracknell Forest to 2026. As Figure 1 indicates, over 80% of the population increase is driven by people aged over 55 - influenced by the continued ageing of the baby boom generation.
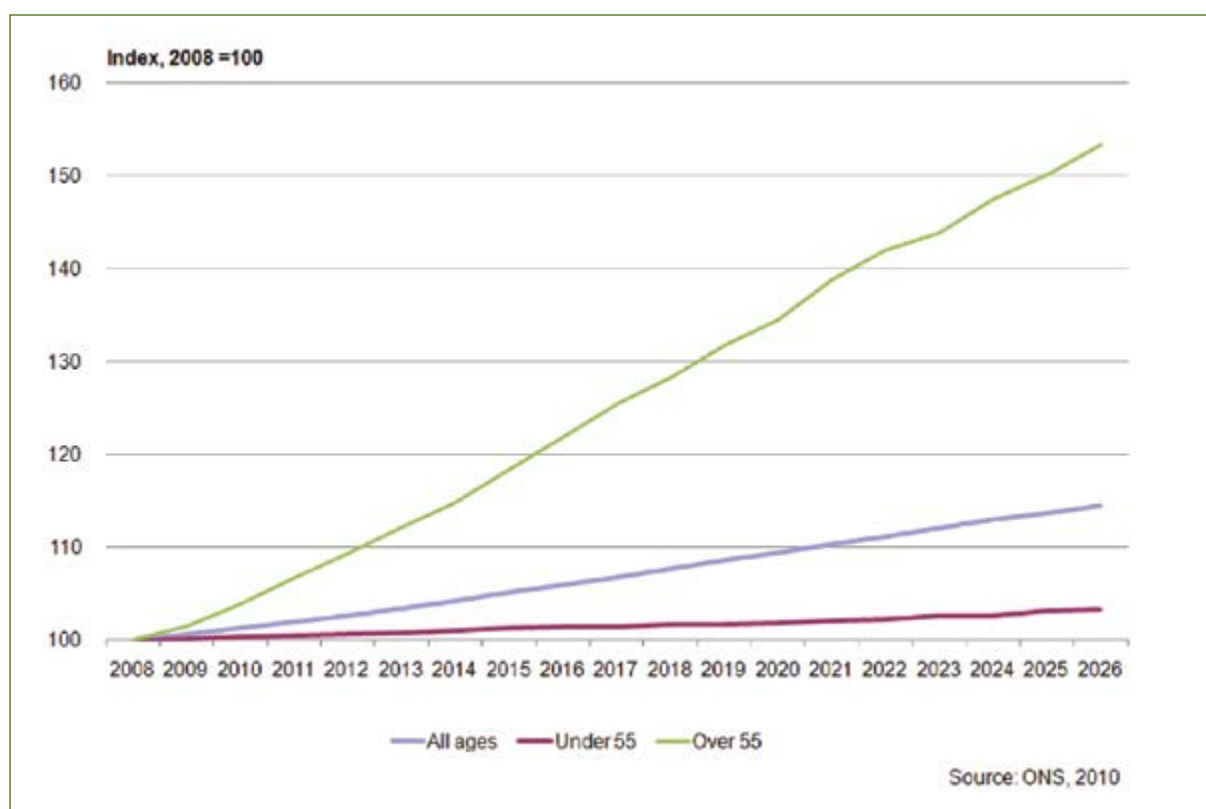
Analysing the levels of owner occupation, social renting and private renting among older people indicates how local authority housing and planning policies can shape older persons accommodation provision. 2001 census information indicates that until the age of 85 the majority of older people remain in owner occupied accommodation.

While the level of private renters remains fairly constant with age, the proportion of owner occupiers slowly decreases – with a corresponding increase in social renting to the 75-84 age band (where a third of older people need social rented accommodation) and in communal establishments from age 85 onwards.

Although this 2001 snapshot suggests an increasing proportion of older people in social rented accommodation with age, there is no compelling evidence of a widespread move from owner occupancy to social renting in older age. This is likely to be an historic pattern,

with the trend of greater owner occupation over the last 30 years increasingly not seen in the tenure patterns of older age groups.

Application of these general trends to the projected increase in the older population to 2026 this indicates that an additional 9,200 older people are likely to be occupying their own homes in 2026, with an additional 3,200 people requiring social rented accommodation and 520 living in communal establishments.

When you then consider the broad patterns of accommodation type by age this reveals little change in accommodation type between the 55-74 age bands, with the vast majority of people living in houses or bungalows. From the age of 74, two marked changes are seen. The first is a general move from houses / bungalows to flats, maisonettes or apartments between the 65-74 and 75-84 bands – likely to be predominantly explained by downsizing or people requiring more easily accessible / single level properties. The second change is between the 75-84 and 85+ bands, which sees a substantial switch in the proportion of people living in houses /bungalows to those living in either communal establishments or specific medical establishments – both likely to be due to the need for additional care.

Applying these patterns to the population projections indicates that by 2026, approximately 10,400 additional older people will be living in houses or bungalows, 1,800 people in flats, maisonettes or apartments and 900 people in communal or care establishments.

Priority: Ensure older people have access to the best available opportunities and options for securing and remaining safely in the home of their choice

The living arrangement patterns of older people show that the main trends are a decreasing proportion of people aged over 65 living as a married couple, and a corresponding increase in the proportion of older people living alone or in communal establishments.

The result of applying these proportions to the population projections shows a predicted additional 500 people requiring communal accommodation and 4,000 people aged over 55 living alone in 2026. A general reluctance of older people to move home, coupled with the decreasing proportion of older people living as a married couple and the increasing proportion of older people living alone, is likely to point to a substantial proportion of the people living alone under-occupying their homes.

An analysis of occupancy ratings provides a picture of whether older people tend to under- or over-occupy their accommodation. Research indicates that the vast majority (84%) of people aged over 55 under-occupy their homes and live in accommodation larger than their needs suggest – much more so than the overall population (at 57%). There is also a marked reduction in under-occupancy with increasing age – with the largest change being between the 65-74 and over 75 age groups. While this is likely to be partly explained by a combination of down-sizing and moves into accommodation that provides increased care, this trend may also be due to greater proportions of social renting seen among older age groups in 2001 (which is less likely to be under-occupied).

Using the accommodation patterns of older people from the 2001 census and applying these to population projections, the above analysis has sought to provide a picture of the additional housing needs of older people to 2026. The trend of more people living alone with increasing age coupled with higher levels of under-occupancy among older people, indicate the need for policy provisions to pro-actively influence the provision of older person's accommodation over the next 20 years in both the owner occupied and social rented sectors.

Priority: Develop strategies to enable people to live in the right sized and economically sustainable home

Overall, there are two key issues arising from the data relating to strategy development for older persons housing:

- How to enable and provide suitably attractive accommodation in the right locations and to the right standards to enable downsizing – both in the owner occupied and social rented sectors.
- Forecasting the number of additional care units that will be needed to 2026.

This analysis concludes that by 2026 9,200 additional older people are likely to be occupying their own homes, with an additional 3,200 people requiring social rented accommodation and 520 living in communal establishments.

The consultation exercises undertaken to inform this strategy show that whilst 50% of older people wish to remain in the current home, a significant percentage also wish to move in the short to medium term. Older people aspire to occupation of accessible accommodation such as a bungalow. Flats and apartments were not popular options. However, accommodation with some support and retirement villages were a popular choice. These choices were reflected in the feedback from consultation with estate agents and sheltered accommodation providers.

One of the main barriers for people in considering a move were around finding a suitable home and our estate agents and providers gave a resounding view that there is a very high demand for accommodation with some sort of support. There is a significant lack of this sort of accommodation currently available in Bracknell Forest.

Priority: Achieve a balance between demand and supply for sheltered housing in the social sector

A significant proportion of current affordable housing provision is bedsit accommodation, which housing register figures and consultation feedback show there is little demand for. The current provision of social rented sheltered accommodation in the borough totals 608 units with an additional 966 designated properties for older people giving an overall total of 1574. Average annual turnover equals about 35 units of sheltered accommodation. The housing register is a good indication of actual demand from those people who do wish to engage with the Council in terms of securing sheltered accommodation. Currently, only 6 households on the register for sheltered housing have expressed an interest in bedsits, whilst 30% of the supply is in this form. The Council will therefore not encourage the provision of bedsit accommodation for older people in the future.

Using the existing demand information and projecting this forward to 2026 using demographic projections, a realistic demand figure would be 668 units of social rented sheltered accommodation. Therefore, the conclusion is that some existing sheltered housing does not meet current and future demand, and that the designated properties for older people may need to be reviewed in the light of demand[5].

[5] DTZ Accommodation requirements of older people working paper January 2001.

Priority: Engage with the private sector to enable and promote provision of accommodation for older people

Care villages and extra care schemes are attractive to those older people who currently own their own home and wish to retain home ownership in the future. Investigation into this type of development shows they provide a range of accommodation and support. Older people who move to such developments are normally local to the development and also self-funding having released substantial equity from the sale of their existing home. There is a significant lack of this sort of accommodation currently available in Bracknell Forest.

Priority: Enable older people to remain in home ownership where possible

Those who stated that they would prefer to remain in their own home felt that assistance with property maintenance, improved access to transport and lifeline services would be the main factors in enabling this to happen. Respondents stated that they would be prepared to pay for these services. Current services such as lifeline, DFG's and sheltered housing were considered to be attractive to older people wishing to remain in their home.

Meeting the priorities

The Older People's Strategy identifies the need for an extra care sheltered housing scheme which can meet the needs of residents with a range of support needs, as part of a longer term strategy for reducing the

Need for residential care. A scheme of this nature will require capital investment and revenue resources to fund the housing related support the latter will need to be found from existing resources.

A comprehensive review of all of the Supporting People funded services which contribute to the Council's Older People Strategy will take place to consider more specifically the role that each service plays in delivering the borough's strategic priorities and options for the delivery of these services. The overriding objective will be to enable Supporting People grant funding to be more effectively targeted at those in greatest need. Any changes to the way services are delivered will be implemented on a phased basis.

It is clear that the range of provision in the public sector and through Registered Providers (RP) should be mirrored by a similar range of provision in the private sector both for rent and for purchase. This is essential to facilitate the full range of needs and choices that we know older people wish to make to secure their own futures.

At present it is estimated that 60 households are placed in residential care each year. Of these, around a third could be offered the opportunity of moving into an extra care scheme, if such a provision was available. Creating alternative options for frail elderly people is part of the Council's Home First Policy. With this level of demand, an extra care scheme could be fully occupied over a 24 month period. This, however, would not be the only population that would benefit from extra care provision. Less frail older people would also be re-housed into any new scheme to ensure a balanced community is sustained.

It is more difficult to gauge demand for extra care placements within the private sector. However, the strong presence of owner occupation amongst older people in the borough (73%) would suggest that home ownership options do need to be provided. As an initial target which requires further development, the council is aiming to secure 251 units of private extra care housing and 93 social rented extra care (around 350 in total) units by 2026 based on current population projections.

The Transforming Adult Social Care Programme is likely to enable older person households the choice to receive home care in their current homes. This decision may impact on an increased demand for disabled facility grants.

The Supporting People Programme is reducing by 12% over the next three years, and the intention is to re-configure the way services are delivered to provide a more targeted, people based service. This will enable floating support services to people in their own home if necessary rather than require them to move to specialist provision to receive the service. Clearly, an accommodation offer to enable older people to become self-funding by releasing equity in their current homes is preferable in terms of the call on public sector resources.

Rebalancing the Accommodation and Support System

In terms of supply and capacity for supported accommodation for older people as set out in this Strategy, the following facts are:

- The current social housing stock does not meet the housing needs or aspirations of older people;

- There is a shortage of extra care housing across all tenures;

- There is potential to develop the sheltered housing market to divert more people away from residential care through a number of mechanisms.

- There is potential to improve the opportunity for older people to remain in their own home

Outcomes

There are a number of outcomes which will illustrate progress made to meet the aims of the strategy:

1 More people will be aware of their housing options in later life

2 More people will be helped to live for longer in their own homes

3 More flexible support and care will be provided to enable independence

4 More opportunities will exist for older people to live in accommodation of their choice

5 More older people will feel safe and secure in their homes and neighborhoods.

Progress towards these outcomes will be measured through use of systematic intelligence gathering, targeted surveys and through reports to the older people's strategic commissioning bodies. To achieve the above outcomes we will need to move to a position where older people's housing aspirations and the accommodation available are more in line with each other on a localised basis. This will mean delivering on the following objectives:

Objective 1 - Improve access for all to information and services on housing choices and options

Over 73% of the older population in Bracknell Forest are owner-occupiers and for the most of them they are less likely to come into contact with the council's services until they face an emergency. However, consultation has identified the importance older people attach to advice and information.

Older people wish to live independently in their own home as long as possible. The Council, together with its partners, can enable people to stay in their own home for as long as possible through a range of services including housing solutions, support solutions and repair solutions. This can be facilitated by a dedicated website that provides a comprehensive set of information about the services and opportunities available to help older people, their family or carer to help them stay in their own home. The website should also provide options to help people assess their needs including:

- Self assessment for social care and health linking through to statutory assessment for people who meet FACS criteria;

- Housing options self assessment tool (such as the Elderly Accommodation Counsel HOOP) that links in with the housing options service;

- The ability to apply for services such as Assistive Technology, disabled facility grant, home improvements (equity mortgage) Flexible home loan.

- Customer orientated database and directory of services including trade registers.

Actions
The Council and its partners will identify collective approaches to steer and guide agencies in improving information and access to their services.
Identify the potential of the "one-stop shop" approach to enable holistic access to services across Adult Services and the housing sector
Develop and maintain an information system to assist those services providing information and advice on availability and access to health, care and support services.

Objective 2 - Improve how we consult and engage older people and those approaching old age, by making best use of existing mechanisms, skills and expertise

Consultation and engagement must address future, as well as current, aspirations and needs. To enable us to do this, we will work with partners to develop engagement with older people and consider potential joint consultation with other agencies, giving feedback to those consulted and sharing information with partners. The involvement of the voluntary and community sector in consultation and planning, to ensure agencies develop action plan approach acting upon the results of consultation, will be central to our approach.

Actions
Produce a consultation plan with key stakeholders including service providers and customers of existing services.
Undertake consultation on customer views of housing support needs and services in existing sheltered services.

Objective 3 - Strategically plan sustainable housing that meets the needs and aspirations of older people now and in the future

Sheltered housing

To bring social rented accommodation in Bracknell Forest up to an agreed standard, we will develop investment priorities and timescales working with housing providers and customers to make sure current and future needs are met.

We will work with Bracknell Forest Homes and other RP's to review the continued viability and, where appropriate, possible alternative uses for all current Supported Housing Schemes located in Bracknell Forest. Those unsuitable or no longer attractive to older people may offer solutions for other sections of the community and decommissioning may open up opportunities for development of alternatives such as extra care. In such cases we will work with partners and residents to plan for any proposed change of use.

The model should adopt a person centred approach rather than a universal service to all residents of sheltered housing. The model should involve the development of multi skilled support staff.

New ways of working for scheme managers are proposed to enable a more flexible support service for a wider community. Using sheltered schemes as a central point, support can be delivered to residents in the wider neighbourhood, regardless of their tenure.

Extra care

As has been shown there is clear demand for Extra Care Housing provision. This will need to include social rent and leasehold provision. The increase in Extra Care Housing will be achieved in three ways:

- Refurbishment or remodeling of some existing sheltered housing schemes or residential care homes.
- New build developments.
- Partnerships with the private sector.

New provision will be developed in appropriate locations that have good access to services, good transport, and are close to existing community facilities. An expansion in this form of housing will inevitably have an impact on demand for residential care; in that some of those who would otherwise have chosen care home admission will have another option. This impact on needs mapping will have to be taken on board as the work on delivering this strategy progresses.

We will identify how the current and future housing stock, in all tenures can be best utilised to meet needs and aspirations of older people. Priorities and solutions to tackling these issues will be sought, including influencing new mainstream housing build and development plans and working effectively with partners.

It will be necessary to work closely with private sector developers to ensure that such options become a reality in Bracknell Forest. Alternative options need to be explored including Leasehold Schemes for older people or a shared equity product to help those residents with limited capital but who still would like to move to a development that offers security and peace of mind.

Housing allocations policy

We know that the Supporting People budget is facing significant reductions year-on-year for the next three years. Sheltered Housing therefore needs to be used as efficiently as possible. Successful applicants should be in need of support, assessed and subsequently subject to a support plan. At present the Council assess all applicants at point of registration as to their suitability for sheltered accommodation and determines whether they are eligible for such properties.

The demographic projections provided within this strategy illustrate a significant level of under occupation across tenures. Further analysis of the extent of the issue of under occupation in social rented housing stock is recommended in order to inform an under occupation strategy which will enable older people to be assisted to the right size and economically sustainable home whilst also securing additional family accommodation.

Actions
Review sheltered housing schemes where there is continued demand.
Commission new extra care housing schemes and undertake site viability and appraisals to develop the business case for delivering projects at existing sites.
Identify other public sector land assets that may potentially be suitable for older person's housing development
Review the Housing Allocations Policy in order to improve the assessment and suitability of older people for sheltered housing. Profile the extent of under occupation in social housing stock and consider options to provide incentives for older people to move to more suitable accommodation as alternative provision is developed.

Objective 4 - Support older people to live independently, in all tenures and extend the availability of preventative services

Assistive technology

Assistive technology can enable more people to self care for longer, manage their own health better including chronic conditions, help them reduce the risk of falling and being injured or ill, enable people to take more risks so they can get to the bathroom or use the kitchen if they wish, and support carers and relatives who are struggling . In addition assistive technology can monitor wandering, give an alert if someone is out of bed or the room/house, and give reminders to people to take medication or do something they should, support two way video and speech communication at front doors and to relatives/care givers and, electronic door entry systems.

Menu of services – moving to a 3 level service

The community alarm service linked to housing support services can be developed to offer a three level service which could link into the adult social service Fair Access to Care (FACS) criteria. The first level would offer a basic service with a low access threshold offering "peace of mind" for the older person or their family.

Level 1 community alarm services to enable people to communicate with a control centre that has their health, care and other details to hand and can advise and pass on messages or help co-ordinate matters when needed.

Level 2 community alarm services to do all the above and remind people to do certain activities, for example, go to lunch, start getting ready, take medication or check on daily routines.

Level 3 community alarm services that do all of the above and provide or monitor assistive technology, co-ordinate equipment and services for individuals and carers and help people to lead the lives they want. In most cases these services could only be funded by Social Care or Health funds.

Virtual extra care

Extra Care provision is usually developed in association with a housing service with mixed ability residents providing a continuum of care through a specific housing and residential care service, frequently including other commercial or social facilities in the complex. A Virtual Extra Care scheme provides a high level of service to very vulnerable people living without the immediate benefits of Extra Care housing in a residential facility, but with the objective of enabling them to fulfill their lives in their own homes. This of necessity involves a 24/7 service.

Disabled facilities grants

With more people being supported to remain independently in their own home there will be continuing pressure on budgets for DFGs. It will become increasingly important to get more out of the DFG budget and in doing so become more integrated into a wider suite of options for maintaining independence. As this is a statutory service joint procurement and administration should be investigated so as to secure economies and cost reductions.

Equity mortgage / release

There is a significant amount of equity value locked up in the homes of owned by older people. There are options to consider in terms of delivery of models which provide the opportunity to release equity. One such option would be to examine the special equity release pilot schemes, 'the Home Cash Plan', that has been developed by Just Retirement. The Joseph Rowntree Foundation is undertaking an independent assessment of the pilots and expects to report in the autumn of 2011.

Actions
To mainstream telecare as an elementary part of rehabilitation services.
To develop a wider package of options for offering telecare services.
Commission a new dispersed model for housing related support for older people linked to other key agencies (health & social care). This should include the concept of 'virtual extra care'.
Develop a funding plan for the future delivery of DFGs.
Investigate feasibility of joint procurement/ administration of DFG expenditure.
Investigate a funding model and plan for the provision of Equity Release Mortgages

Funding

The Housing Strategy includes a provision of £1.5 million across 2011/12 to 2012/13 to fund the Older Person's Accommodation Strategy. As this is funded from the stock transfer receipt it will need to provide affordable housing for older people. This funding could be used to support the reprovision of the extra care units identified in this strategy. The Council will support registered partner bids to the Homes and Communities Agency for funding for extra care schemes and if necessary invest further to attract additional Government funding.

On appropriate sites, the housing needs assessment will be used to negotiate with the private sector on the mix and type of dwellings required to meet the needs of our ageing population. This may include attracting specialist private investors into the borough to broaden the housing offer for older people, alongside using the planning gain supplement via s106 agreements (Town and Country Planning Act 1990).

As well as domiciliary care services, the main element of financial support in relation to older people's accommodation is the Supporting People Programme. Alongside this strategy the Supporting People Programme has been reviewed to ensure housing related support remains sustainable for those in most need.

Older people will be provided with advice so that they can choose to use their own resources to meet their housing need. This may take a variety of forms including products offered by the Council such as the flexible home loan scheme as well as commercial products.

Action plan

Objective 1 - Improve access for all to information and services on housing choices and options

Actions	To be completed by
The Council and its partners will identify collective approaches to steer and guide agencies in improving information and access to their services.	Fourth quarter 2012
Identify the potential of the "one-stop shop" approach to enable holistic access to services across Adult Services and the housing sector	Second quarter 2012
Develop an information system to assist those services providing information and advice on availability and access to health, care and support services.	Fourth quarter 2012

Objective 2 - Improve how we consult and engage older people and those approaching old age, by making best use of existing mechanisms, skills and expertise

Actions	To be completed by
Produce a consultation plan with key stakeholders including service providers and customers of existing services	First quarter 2012
Undertake consultation on customer views of housing support needs and services in existing sheltered services	First quarter 2012

Objective 3 - Strategically plan sustainable housing that meets the needs and aspirations of older people now and in the future

Actions	To be completed by
Review sheltered housing schemes where there is continued demand.	Fourth quarter 2012
Commission new extra care housing schemes and undertake site viability and appraisals to develop the business case for delivering projects at existing sites.	Fourth quarter 2012
Identify other public sector land assets that may potentially be suitable for older person's housing development	Fourth quarter 2012
Review the Housing Allocations Policy in order to improve the assessment and suitability of older people for sheltered housing.	Second quarter 2012
Profile the extent of under occupation in social housing stock and consider options to provide incentives for older people to move to more suitable accommodation as alternative provision is developed.	

Objective 4 - Support older people to live independently, in all tenures and extend the availability of preventative services

Actions	To be completed by
To mainstream telecare as part of rehabilitation services.	First quarter 2013
To develop a wider package of options for offering telecare services.	Fourth quarter 2012
Commission a new dispersed model for housing related support for older people linked to other key agencies (health & social care). This should include the concept of 'virtual extra care'.	First quarter 2012
Develop a funding plan for the future delivery of DFGs.	Second quarter 2012
Investigate feasibility of joint procurement/ administration of DFG expenditure.	First quarter 2012
Investigate a funding model and plan for the provision of Equity Release Mortgages.	Second quarter 2012

This is a medium term action plan which will be reviewed and developed in line with the progress against the actions and consultation with stakeholders.

Annexe 1

What do older people say they want?

National consultation

The British Household Panel Survey asked older people living at home if they preferred to stay in their present accommodation, or to move. Generally, older people are satisfied with their housing and neighbourhood and prefer to stay put, either living alone or with their partner.

Listening to Older People events highlighted that older people want;

- New homes to be designed around the needs of older people including those from minority ethnic communities;

- More practical help services around the home and garden and better transport facilities particularly in rural areas;

- More independent living opportunities and better quality provision of sheltered housing;

- Less waiting times for adaptations and equipment and moving home;

- More flexibility and choice in housing, care and support options and clearer information and advice on what is available;

- Housing solutions that facilitate living independently in the community and meet the needs of minority ethnic groups;

- More involvement and a bigger say in the shaping of housing and related services.

- Increased insulation, help with heating and energy saving measures, home security improvements and local home safety advice services;

There is growing evidence that people seeking retirement housing, across all tenures, are becoming more discerning and demanding in terms of what they are offered. At the same time, changing demographics and health circumstances mean there is a much broader range of age groups to consider within the definition of older people. In effect we are looking at several age bandings, let alone economic activity and health dynamics. A single retirement housing scheme is increasingly unlikely to attract new residents from across all age groups. Housing strategies will also need to ensure there is a range of options available across those age groups as well as likely dependency levels.

For sheltered schemes the challenge will be to develop a flexible approach by providing a housing and support hub for the local area through:

- Offering more than one tenure in the same scheme;

- Raising standards, improving the quality and accessibility of schemes;

- Providing flexible support and care within or close to the hub scheme;

- When choosing sheltered housing older people will consider; location, quality of housing (particularly access issues both into and around the scheme), services, affordability, value for money and impact on lifestyles.

Older people make decisions about housing choices at different stages in their lives. Some choose to move early in retirement, largely for housing and lifestyle reasons. More choose to move later in retirement usually because of a trigger (e.g. around health reasons, death of a partner or feeling safer). Sheltered housing is a more popular choice for these people.

With more people owning their home and pension/income limitations likely to have a bearing on many, then flexibility and choice of tenure is of increasing importance. The option which is least available but may be more important is leasehold schemes for older people.

Local consultation

Consultation with residents was undertaken between October and December 2010. 120 responses were received. 64% of respondents were female, with 26% male and 15% choosing not to state their gender.

Figure 1 shows the age breakdown of the respondents
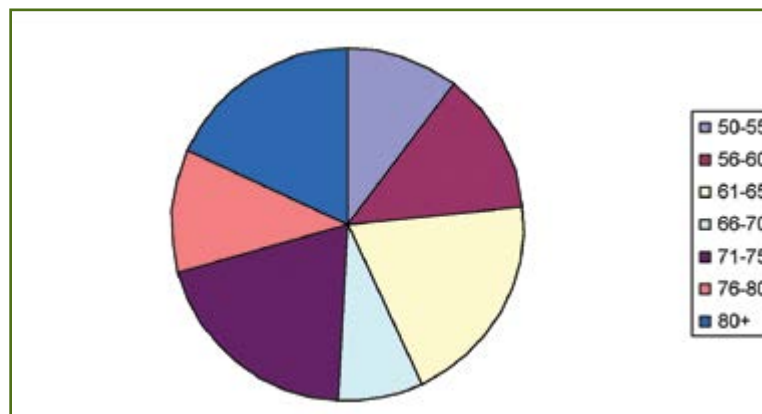
Respondents current accommodation circumstances

56% of respondents were owner-occupiers, with 38% occupying RP's accommodation and the remainder in privately rented. Of the owner-occupiers, 35% still had a mortgage on the property with the remaining 65% having full ownership.74% of respondents had lived in their current accommodation for more than 6 years, with 54% having been in situ for more than 10 years. 66% had access to their own transport with 75% stating that they had access to public transport, 67% of whom stated that they used this form of transport at least fortnightly.

Respondents were asked to rate their likes and dislikes about their current housing circumstances.

Rate your accommodation:

Top 3 Likes	Top 3 Dislikes
Location	Running costs
Garden	Size
Close to amenities	Other (property specific characteristics)

Rate your local area:

Top 3 Likes	Top 3 Dislikes
Local amenities	Parking
Greenery	Distance from amenities
Feeling safe	Traffic

Respondents future housing needs and aspirations

Figure 2 illustrates the likelihood of moving as expressed by respondents. 50% of respondents reported that they did not anticipate ever moving from their current accommodation, with 6% stating that they were ready to move now, 13% within the next 2-5 years, 14% within 6-10 years, and 6% within the next 11-15 years.11% were unable to give an answer.
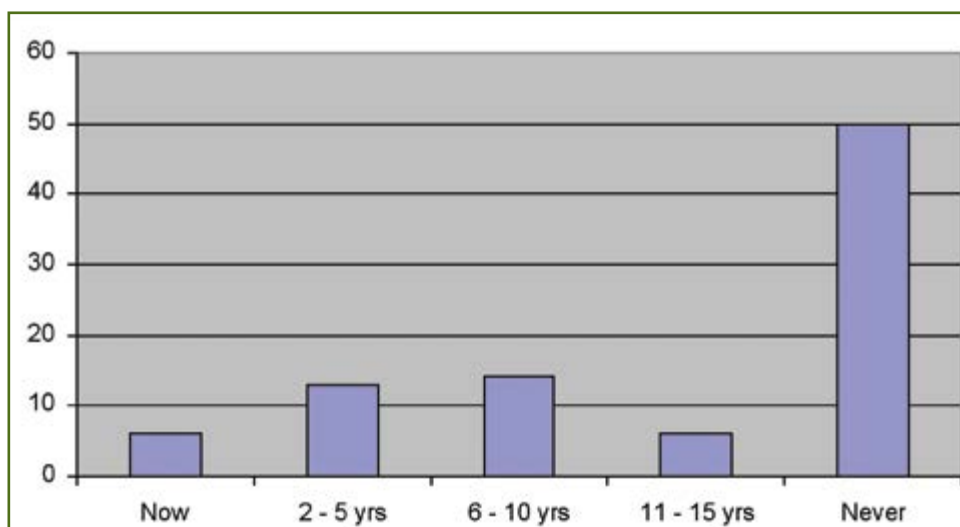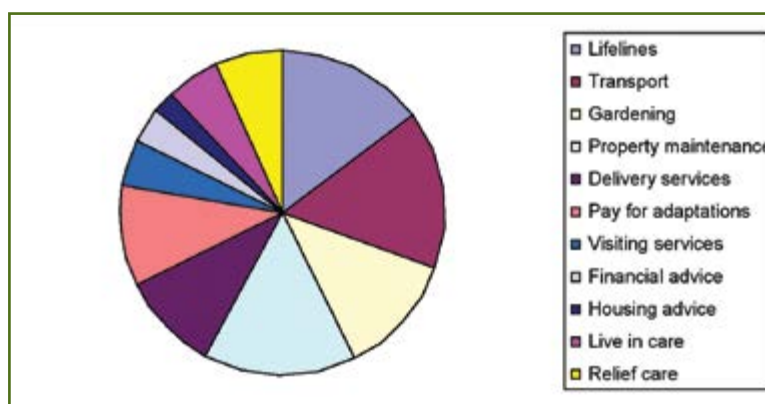

Figure 3 shows the respondents stated reasons for wanting to move to alternative accommodation, the most common being concern about maintaining their existing home and/or garden, wanting to move to a smaller property, for economic and affordability reasons, and to access support services.

The vast majority of respondents stated that they would prefer to move into a bungalow, with houses and sheltered/extra care and retirement villages as popular options (see Figure 4). In line with national indicators, 45% stated they would require two bedroom accommodations, with just 10% stating a preference for 1 bedroom and 45% stating they required 2 or more bedrooms. In terms of tenure, the majority would opt for owner occupation (36%) and just 21% for rented, with only 2% opting for shared ownership products, although this may be a result of lack of knowledge of this form of tenure. 41% chose not to respond to this question.
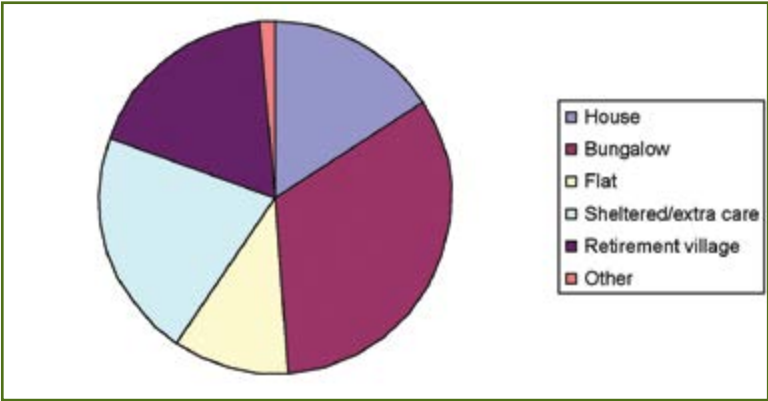
33% of respondents stated that they would like to remain within the Borough, with a significant 10% interested in outside of Bracknell Forest and 18% stating they would consider either option. The remaining 39% were unable to give a response. Figure 5 shows respondents preference of areas they would want accommodation to be provided in. This is roughly in line with current housing register demand information.
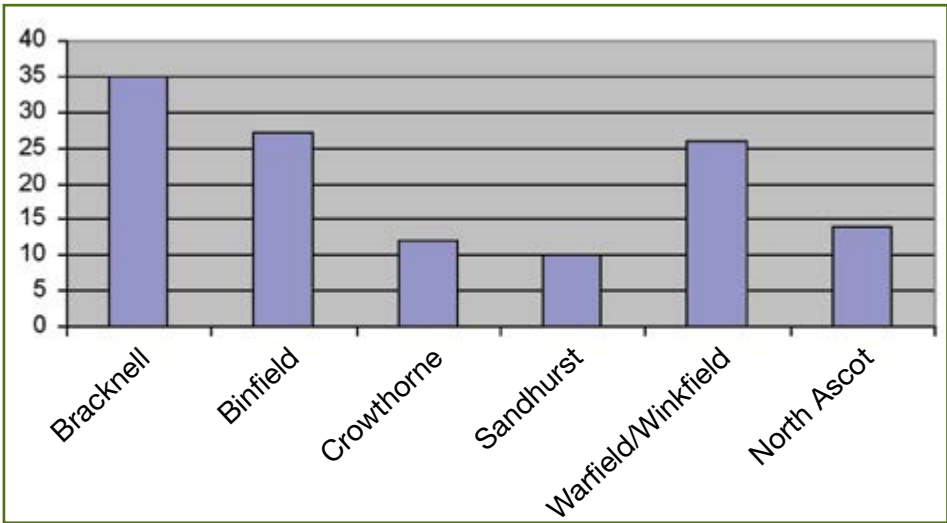

When considering location, respondents were asked to state what factors would influence their choices. Figure 6 illustrates their responses.
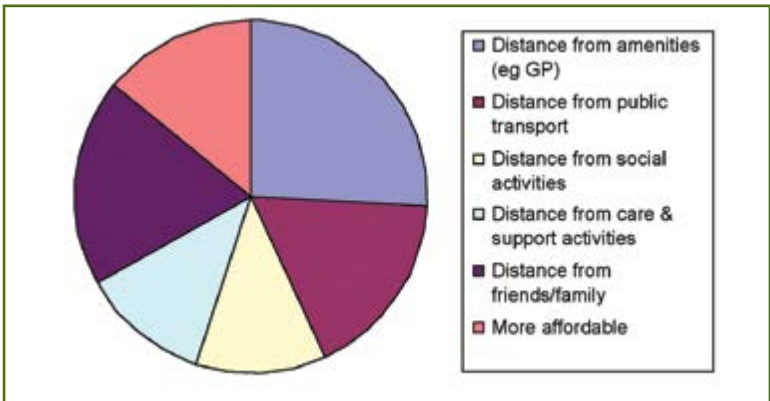
Respondents service needs and aspirations

Respondents were asked what services they felt should be available to help residents to remain in their own homes. Figure 7 illustrates the results, with assistance with property maintenance, transport, lifeline and delivery services being the most popular. Interestingly 46% stated they would pay for adaptations to their home.
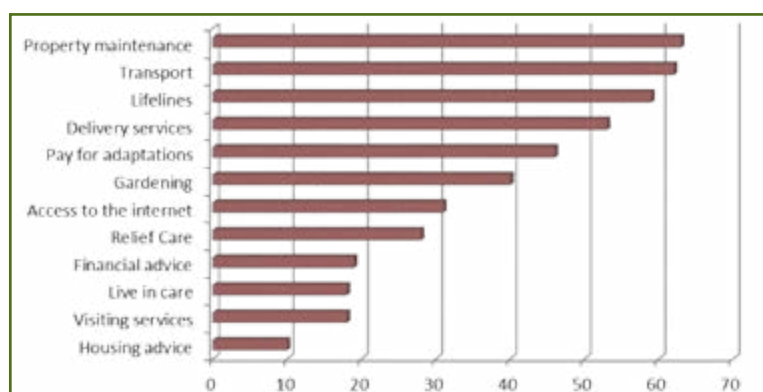
Respondents were asked which of the current Bracknell Forest services they would use. The most popular choices were lifeline, sheltered housing and DFG's
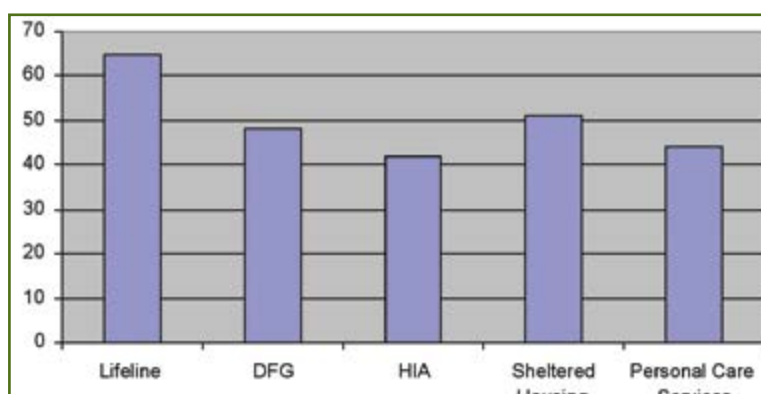
Respondents were asked what services they would be prepared to pay for should they choose to remain in their own home. As illustrated in Figure 9, live in care, transport, lifeline, gardening and visiting services were the most popular.
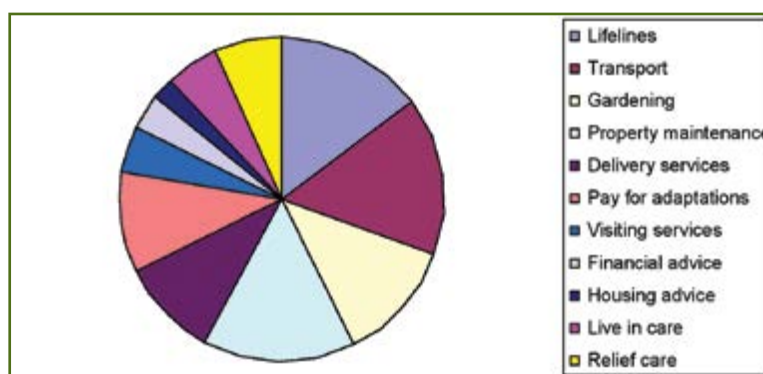
This consultation exercise demonstrates that whilst 50% of the older people wish to remain in their own homes, a significant percentage also wish to move in the short to medium term. The main reasons for wanting to move were due to the ability to maintain their current home, and for economic/affordability reasons. Another significant factor was that people wanted the opportunity to secure support, something that people clearly view as accommodation based. Those who wanted to move preferred accessible accommodation with bungalows being the first choice. Flats and apartments were popular as were retirement villages.

The majority of respondents want to remain in Bracknell Forest, with Bracknell and Binfield being the most popular locations. Results illustrate that distance from amenities, friends and family and transport options were the main factors in considering an area. Affordability of an area was not a significant issue, nor was distance from care and support services.

The main barriers for people in considering a move were around finding a suitable home and dealing with the move itself. It is clear that older people would find a handy-man service helpful at the time of moving.

Those who stated that they would prefer to remain in their own home felt that assistance with property maintenance, improved access to transport and lifeline services would be the main factors in enabling this to happen. Respondents stated that they would be prepared to pay for these services

Annex 2
Bracknell Forest context

Bracknell Forest was established as a Unitary Authority on 1 April 1998, in the East of Berkshire, 28 miles to the west of London. It is centred on the main town of Bracknell, established as a new town in 1949, and includes five other parishes of Binfield, Crowthorne, Sandhurst, Warfield and Winkfield. The Borough covers an area of 110sq km (10,981 hectares) and it is estimated in 2009 that the Borough had a population of 115,000[6] and over the period 1981 to 2000 the population has grown by nearly 33%.

The Borough has a population density of 10 persons per hectare this would suggest that the Borough is fairly compact in terms of service delivery[7].

Figure 2: Over 50s age profile of residents in the borough.
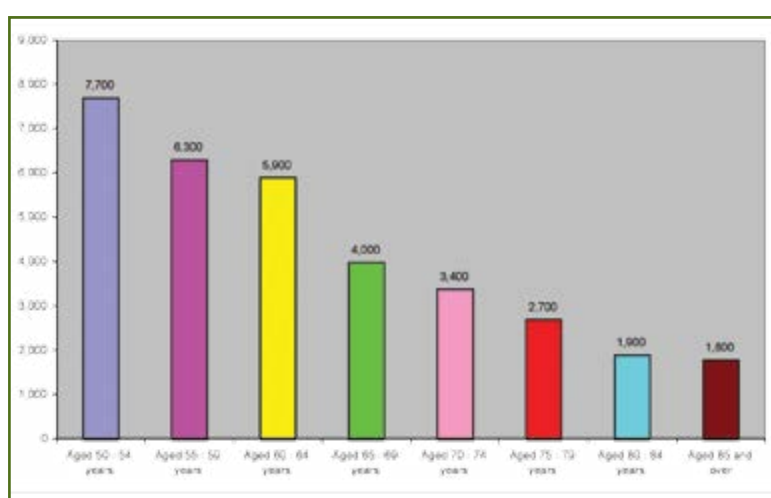
Of the 115,000 residents in the Borough some 33,700 (29%) are over 50[8]. The population of Bracknell is comparatively younger than that of Berkshire, the South East or England as a whole, although the numbers of over 50s are forecast to rise significantly over the next 20 years.

In analysing the requirements for older persons housing, it is worth noting the key population and household characteristics that are relevant to older people as set out in the Bracknell Forest Strategic Housing Market Assessment (SHMA):

- The current population in Bracknell has a high proportion of 25-44 year olds[9], consistent with the wider sub-regional market and reflecting a large working age population;
- Bracknell has experienced faster population growth than the sub-regional market as a whole and more than double the rate of growth in the South East from 1981 to 2008[10];
- Over the last 10 years, most of the population growth has been driven by the 45-64 age group, consistent with other comparator areas and reflecting the ageing of the baby boom generation;

[1] Source: JSNA Bracknell Forest

[2] Source: JSNA Bracknell Forest

[3] Source: JSNA Bracknell Forest

[9] Source: JSNA Bracknell Forest

[10] Source: JSNA Bracknell Forest

- Migration is a key determinant of population change within Bracknell's housing market and is likely to be important over the next 20 years as new housing is delivered. But unlike the long standing and gradual trend toward an ageing population, changes in migration patterns can be more rapid and are much more difficult to predict;

- Despite estimates of future household growth showing the majority coming from single person households, only 32%[11] of the homes these households are likely to occupy will be 1 bedroom properties. A significant factor in this is the ageing population. Many of the single households which form in Bracknell will be older people living alone, and frequently occupying properties larger than their basic needs require. This is an issue for strategic planning which needs to plan for this aging population.

There are just over 47,000 dwellings in the Borough as at 1 April 2009, the majority of these being in private ownership either as an owner occupier (73%) or Private Rented (10%)[12]. A large proportion of the homes that are in the Private Sector are those which former Council tenants have acquired under Right to Buy (RTB) legislation. 10,500 properties have been sold through the Right to Buy from an original stock of 16,081[13].

The Decent Homes Standard is a measure of decency of a residential unit based on the following criteria:

a) It meets the current statutory minimum standard for housing

b) It is in a reasonable state of repair

c) It has reasonably modern facilities and services

d) It provides a reasonable degree of thermal comfort

Prior to the Stock Transfer in 2008 the Council carried out a stock condition survey and found that 49% of the stock was non decent[14]. The BRE Private Sector Stock Survey completed in 2009 identified that 25% (well below the national average of 36%) of the private stock was non decent, and that it would cost in the region of £75.9m to bring these homes up to standard. This is primarily due to the Borough's new town status, with the majority of the stock being completed post 1964[15]. One of the significant findings in the BRE report was that it was estimated that 14% of the Private Sector stock had a Category 1 hazard as defined under the Housing Health & Safety Rating System (HHSRS)[16].

Figure 3 shows that the private housing stock is in relatively good condition with the average of 25% non decent for the Borough, However, there are pockets in the Borough were the levels of non decency are relatively high e.g. Ascot (33%), Crowthorne (34%), Harmans Water (31%), Priestwood & Garth (32%) and Winkfield & Cranbourne (41%). In general terms these are the areas that also have the oldest housing stock.

A significant proportion of the private sector housing stock is owned by former Council tenants who exercised their Right to Buy, many of whom over the life of this strategy may start to enter retirement. A significant issue for this strategy is the number of older people who will be living without an appropriate level of thermal comfort.

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[11] Source:JSNA Bracknell Forest

[12] Source CLG Live Table 100: Housing Strategy Statistical Appendix (HSSA)
www.communities.gov.uk/documents/housing/xls/table100.xls

[13] Source: Bracknell Forest Homes

[14] Source CLG – Decent Homes Standard:
www.communities.gov.uk/documents/housing/pdf/138355.pdf

[15] BRE Report 2009

[16] The Housing Health and Safety Rating System (HHSRS) is a risk based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and came into effect on 6 April 2006. The HHSRS assesses 29 categories of housing hazard, each hazard has a weighting which will help determine whether the property is rated as having Category 1 (serious) or Category 2 (other).

The largest social housing provider (Housing Association/Registered Provider) in the Borough is Bracknell Forest Homes to whom the Council transferred its Council Housing Stock to in February 2008. They are currently the largest provider of sheltered housing in the Borough, and have helped in engaging with the over 50s to help inform the priority areas for the future.

In keeping with Berkshire, and the South East as whole, house prices in the Borough have risen dramatically over the last 13 years. Lower Quartile House Prices having risen from an average of £60,000 to £170,000 in 2009. The house price ratio has risen from 4.79 to 7.50 times salary[17].

The majority of the over 50s in the Borough are housed in the Private Sector, with a large proportion being homeowners either with a mortgage or owning the property outright. A large proportion of the 50 to 65 age group are in employment, and with the equity in their existing properties are able to buy properties on the open market.

[17] Source CLG Live Table 587: Local level house prices - Housing - Communities and Local Government

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Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गर्नुहोला ०१३४४ ३५२००० ।

Tagalog

Mga buod/ mga hango ng dokumentong ito ay makukuha sa malaking letra, limbag ng mga bulag o audio kasette. Mga kopya sa ibat-ibang wika ay inyo ring makakamtan. Makipag-alam sa 01344 352000

Urdu

اس دستاویز کے خلاصے یا مختصر متن جلی حروف ، بریل لکھائی یا پھرآڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔ اس کے لیے براہِ مہربانی ٹیلیفون نمبر 352000 01344 پر رابطہ کریں۔

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