

Lewes District Housing & Support Strategy For Older People 2011-2015

INTRODUCTION

Why have a strategy?

The last few years have seen many changes in the way housing and support are provided for older people. People are living longer and expectations of housing, care and support services and the way these are provided are changing.

This Strategy has been developed by Lewes District Council and East Sussex County Council in consultation with local people and the organisations that represent them including Meridian Mature Citizens Forum, Seaford Seniors Forum and Lewes Seniors Forum, and agencies which provide services to older people in the District.

It is vital that we understand the demand for services and plan now to ensure we can deliver the kind of housing and services that people want. We have carried out a comprehensive survey of local people who use our services now or are likely to use them in the future. We have also drawn on feedback from a number of consultation meetings and events.

Different service providers need to work closely together to provide services which are easy for our customers to understand and use. Housing is provided by a wide range of organisations and landlords including Lewes District Council, Housing Associations and private developers and landlords. Care and support services are provided by private agencies, voluntary organisations, and the local authorities. Designing services in ways that make it easy for people to choose the housing, care and support services they need is a major challenge. This strategy aims to provide the basis for us to do this over the next few years.

Our vision

This Strategy is based on three key principles and aims:

- We are committed to supporting people to live as independently as possible
- We are committed to offering as much choice as possible
- We are committed to providing clear information on housing, care and support options which are accessible to everyone.

How is this strategy set out?

We begin by providing some background on key national, regional and local policies and strategies. This is followed by a summary of the key messages from the survey we carried out as part of developing this strategy.

We then set out the information we have collected on the need and demand for services and on the current supply of services in Lewes. We have highlighted some key messages which we can draw from this which we need to keep in mind when developing services in the future. We also identify some gaps in the current provision of housing and services which we need to address.

Finally, we have set out a number of areas where we need to take action and summarise the main issues, what we have done so far and what we need to do in the future.

We have identified four key areas:

1. Supporting independence
2. Improving housing options for all
3. Accessible and appropriate information on housing and support options
4. Health, well-being and social inclusion

SECTION A - POLICY CONTEXT

Over the last three years, people in Lewes have been involved increasingly in the development of strategies and plans for developing services through their Seniors Forums and other consultation mechanisms. Forum members and representatives have responded to national and local consultations and contributed significantly to the development of a number of those strategies and plans described below.

National

‘Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society’ was published by the government in February 2008. The Strategy aims to raise the profile of older people’s needs in the development of policy and design and delivery of services, and to build partnerships for delivering change across traditional service boundaries.

The Strategy set out a range of actions which the Government targeted to take to deliver these aims, covering:

- A new housing advice and information service
- Increasing the range of equity release products, and promoting their use to deliver improvements to housing
- New and improved services investing in repairs and improvements to older people’s housing, including a national rapid repairs and adaptations service, expanding the coverage of handyman services and increasing investment in Home Improvement Agencies and in the Warm Front Programme
- Increasing investment in Disabled Facilities Grants and implementing recommendations of the Disabled Facilities Grant review
- Making Lifetime Homes Standards the norm including an aspiration for all new housing to be constructed to Lifetime Homes Standards by 2013 and making adherence to the Standard mandatory for all public sector housing by 2011
- Encouraging the development of neighbourhoods which are inclusive in their design and in the infrastructure, such as transport, which supports them as well as the way services are located and delivered to residents
- Planning policies that respond to the needs of an ageing population
- Joining up housing, health and care services, improving crisis prevention and making housing more personalised
- Improving Specialised Housing, including innovation and the strategic development of extra care housing

Health and Care Services

The Government published a white paper ‘Our Health, Our Care, Our Say: a new direction for community services’ in 2006 setting out its vision for providing people with good quality social care and NHS services in the future. This proposed a radical and sustained shift in the way in which services are delivered, ensuring that they meet people’s individual needs and give people a stronger voice in the services they use.

Putting People First is a national policy that sets out how the Government wants social care to be provided in the future. It is designed to give people more choice and control over the care and support they receive. The four main goals are

- Preventing problems and helping early on
- Making sure everyone can easily find out about all the different types of support available
- Helping people to use support networks
- A new approach, called 'personal budgets' and 'self-directed support'

East Sussex County Council began introducing a new 'self-directed support' service in July 2009. This included discussing 'personalised budgets' and discussing Direct Payment options with users of home care services. Self-directed support will be introduced for all service-users from April 2010 and will pave the way for the introduction of Putting People First in 2011.

Green Paper: Shaping the Future of Care together

In 2009 the Government put forward proposals for a National Care Service and began consulted on ways of funding and delivering care and support services in the future. The Green Paper proposes radical changes to the way we provide and pay for care and identifies six key components of its proposed new National Care Service:

- 1. Prevention services:** the right support to help people stay independent and well for as long as possible and to stop their care and support needs getting worse.
- 2. National assessment:** people's right to have their care and support needs assessed in the same way throughout the country and the right to have the same proportion of care and support costs paid for wherever they live.
- 3. A joined-up service:** all the services that people need would work together smoothly, particularly when their needs are assessed.
- 4. Information and advice: a care and support system which people** can understand and find their way through easily.
- 5. Personalised care and support:** services based on people's personal circumstances and need.
- 6. Fair funding:** everyone who qualifies for care and support from the state would get some help meeting the cost of care and support needs.

Dementia Strategy

The first ever National Dementia Strategy was published in February 2009 and is designed to transform the quality of dementia care. It sets out initiatives designed to make the lives of people with dementia, their carers and families better and more fulfilled. The Strategy is supported by funding of £150 million over the first two years. The aim is to increase awareness of dementia, ensure early diagnosis and intervention and radically improve the quality of care that people with the condition receive. Proposals include the introduction of a dementia specialist into every general hospital and care home and for mental health teams to assess people with dementia.

A Sure Start to Later Life – ending Inequalities for Older People

This report was published by the Social Exclusion Unit in 2006. The report explored ways of tackling exclusion in later life and set out a number of action points for government to implement to ensure that the needs of the most excluded older people are addressed.

Carers at the heart of 21st century families and communities

The Government set out its vision for the future care and support of carers

In this document published in June 2008. The main aims are that:

- Carers will be respected as expert care partners
- Carers will have access to the integrated and personalised services they need to support them in their caring role
- Carers will be able to have a life of their own alongside their caring role
- Carers will be supported so that they are not forced into financial hardship by their caring role
- Carers will be supported to stay mentally and physically well and treated with dignity.

Housing Support

From April 2010 the Supporting People fund will be amalgamated into the area based grant paid to councils by government to cover a wide range of services. The Government set up an inquiry in March 2009 to consider the extent to which the commitments made in the 2007 Supporting People Strategy had been delivered and the implications of removing the Supporting People ring-fence. The Committee welcomes the establishment of a Ministerial Group to consider the future of sheltered housing and suggests this should focus on:

- Reviewing whether sheltered housing should stay within the SP regime
- Improving needs analysis so that evidence is available of what older people want; and
- Developing a more coherent strategy for the provision and funding of housing and support services for older people, making clear the role of sheltered housing.
- Considering the effect of splitting 'accommodation' and 'support' under Supporting People on builders of supported housing, and making recommendations about how to ensure that capital investment in new supported housing is not threatened by the risk of ongoing revenue funding being unavailable.

The South East Plan

The Secretary of State published the final version of the South East Plan in May 2009. Within this, Lewes District was expected to deliver 4,400 over the 20 year period covered by the plan, an average of 220 each year. On 6th July 2010 the Secretary of State for Communities and Local Government announced that Regional Plans would be revoked.

Local Development Framework

Lewes District Council is in the process of developing its Local Development Framework Core Strategy. This will set out the overarching policies for development in the District for the next 20 years.

The National Park Authority (NPA)

A new National Park Authority (NPA) will be established in April 2010 and will take up its full powers from April 2011. The NPA will become the planning authority for the area within the boundary but may choose to delegate aspects of this work to established local planning authorities. The aim is not to maintain a nostalgic, 'trapped in time' Park, but a living, working landscape with protected local distinctiveness for future generations to enjoy.

The East Sussex Local Area Agreement

This is an agreement between Government and the various local authorities which make up East Sussex, including health trusts, District and Borough Councils and the County Council. The East Sussex Local Area Agreement includes a number of targets relevant to older people and to housing. As well as challenging targets for the development of new housing, the agreement includes targets to increase active participation in sport and recreation; improve access to services and facilities by public transport, walking and cycling; increase the number of people supported to live independently through social services; and increase the number of vulnerable people supported to maintain independent living,

The Time of Our Lives Strategy

Published in 2008, this document provides a framework for all strategies and policies in East Sussex that impact on older people. The guiding themes of the Strategy are:

- Diversity and Aging, so all older people have equal access to services regardless of their background or needs
- Social Inclusion, so older people are not left in poverty, poor housing or isolation.
- Sustainability, so future investment is targeted at sustaining areas and services for the long term future.
- Information, so older people are aware of services available to them and allow them to make the right choices.

Joint Older People's Commissioning Strategy

This strategy describes how health, social care and supported-housing services also known as sheltered housing will change for older people in the next few years. The focus is on preventing and promoting health and wellbeing by providing more care closer to home, in line with national policies. The strategy sets out a wide range of proposals for change, which relate to the different stages in their lives at which older people need to use health and social services or residential care.

The Strategy emphasises the need for more intensive home care and for sheltered housing schemes and extra care housing that will help support older people living in their own homes for as long as possible and reduce reliance on residential care. To help deliver this there is a need to develop more flexible ways of providing housing support to those living outside sheltered housing.

The Strategy also reinforces the commitment made in the East Sussex Extra Care Strategy to develop more extra care housing and to take the needs of people with dementia into consideration when planning and designing this.

The Strategy is delivered through a county-wide Partnership Board for Older People. This includes members from health, social-care and housing organisations, the voluntary sector and representatives from local older people's forums. It will be updated in 2010. The new Strategy will include services to Carers.

Joint Commissioning Strategy for Carers' Services 2010-2015

This new strategy was produced by Adult Social Care services and the local NHS after consulting widely with carers and the public across East Sussex and published on Carers Rights Day in December 2009. An easy-to-read booklet has been produced summarising what people said in the consultation and we will develop an action plan over the next few months to respond.

East Sussex Supporting People Strategy

The East Sussex Supporting People Strategy 2005 to 2010 was updated in 2007. The update sets out strategic aims for 2007-2010 and a commissioning plan for the delivery of these. The vision is

"to increase the opportunities and improve upon the life chances of vulnerable people in East Sussex by offering them accessible, high quality and affordable housing-related support services that promote independence, prevent crisis and complement existing and new housing, health and social care services."

The following definition of housing support for older people has been agreed to guide future commissioning:

"For older people in East Sussex housing support is provided to maintain independent living and in particular to ensure older people:

- *feel safe within their home*
- *have access to information and advice to support their independence at home and achieve community integration*
- *are supported to deal with housing related paper work and professionals; and*
- *are supported to make informed choices about housing options."*

Lewes Homelessness Strategy 2008-13

This document targets specific issues surround homelessness and through the action plan finds specific actions to combat them. Older People are covered by the priorities of the strategy, but the actions do not specifically target older people.

1. Preventing Homelessness
2. Improving Support to Vulnerable People
3. Ensuring Accessibility of housing advice services
4. Improving the use of temporary accommodation
5. Increasing the provision of affordable housing
6. Improving monitoring procedures

SECTION B: CONSULTATION

Older People's Survey

In 2009 we carried out a survey of older people living in the Lewes district. Over 600 people returned completed surveys and the responses are summarised below.

Key Findings

- A majority of older people currently live in owner occupied, 2-storey houses with 3 or more bedrooms.
- Most people feel that their homes currently meet their housing needs, but that they will need to move in the next 10 years to a 2-bedroom property on the ground floor.
- Many people feel they do not get adequate advice and information on either housing options or support.
- Many people need the help of a handyperson and would prefer to receive support in their home at the moment, rather than move to purpose built accommodation.
- Older people living in social housing are more likely to receive the adaptations they need to be able to remain in their homes, than those living in the private sector.

Current Home

- Half of all respondents (50%) are currently living in 2-storey houses, while just over a third (36%) is currently in bungalows. Only 3% currently live in sheltered schemes.
- The majority of respondents (86%) are owner occupiers, while 5% live in Council accommodation. Only 1% of respondents live in private rented accommodation.
- The majority of respondents (56%) live in properties of 3 bedrooms or more while only 8% live in one-bedroom homes.
- The vast majority of people (89%) have lived in their current homes for 3 years or more.
- Almost half of respondents (49%) feel their home is suitable for their needs at present, while a further 23% said their home needed minor changes or repairs. Only 17% of respondents said that the property was the wrong size, major changes were required or it was too costly.

Support Needs

- The main type of support that respondents feel they need is advice and information (19%), which is apparent across all tenures. The need for a handyperson and help with gardening were also highlighted. Help with shopping, housework or and an alarm service were not seen as priority.
- Respondents said that they were not all currently receiving good advice and information, help filling in forms, or social activities organised. Housework and shopping were also not currently provided widely.

- Those respondents living in social housing are more likely to need adaptations to their properties and are also more likely to receive it.
- Across most of the support services, the outstanding need does not differ from urban and rural areas. The need for handy person, alarms and help with form filling is marginally higher in urban areas, whereas help to make homes safe and secure is higher in rural areas.

Future Needs

- Less than a fifth of respondents (16%) felt that their home would be fully suitable for them in 5 years time and the same number felt it would be suitable in 10 years time.
- The main issue that respondents thought would become a problem with their current home was the need for minor changes, with some predicting that their home would eventually become too large for them to manage.
- A little over half of respondents (53%) said that they would consider moving from their current accommodation, while only 17% said that they have already considered moving to something more suitable.
- The results showed that 2-bedroom homes were overwhelmingly the preferred size of home with only 8% saying they would choose a one-bedroom home.
- While bungalows were the most popular type of home, over twice as many respondents indicated a preference for a flat rather than a 2-storey house.
- The majority of respondents 64% said they would prefer to receive care, support and adaptation if necessary in their current home, rather than move to something purpose built. The least popular choices were moving in with relatives and moving to a nursing care home.
- Having a regular bus service close by, being close to shops and GP surgeries, as well as safety and security were the top priorities for respondents in deciding where to live.
- The majority of respondents had never accessed housing advice services or housing support information, but of those that had only 2% said that they had to struggle to understand the information and advice that was provided.
- Respondents highlighted leaflets, one-stop shops, home visits, local libraries, telephone and the internet as ways they like to get advice and information, with a significant number choosing each avenue.

SECTION C: Older People in the Lewes District

DEMOGRAPHICS

Key Findings

- In 2008, over 23% of the population of the district was made up of over 65's. The greatest percentage increase will be seen in the age group 85+. Overall demand for services will rise at a time when financial resources will be restricted.
- Almost 79% of older people live in the urban areas of the district.
- The parishes of Ditchling, Ringmer, Newick, South Heighton, Plumpton and Wivelsfield have concentrations of older people.
- The proportion of those over 65 is set to increase to around 30% of the population by 2026, an increase of approximately 9,000 people.

Current Population – District Level

Based on 2008 population estimates, the Lewes district has higher proportions of older people in the 65-74, 75-84 and 85+ age groups than both the South East and Great Britain. Over 23% of the population of the district is made up of older people. The largest group of older people in the district is within the 65-74 age group. This group comprises over 10% of the total population. This is the third highest figure for the age group within the county in terms of both the percentage and absolute numbers. This will have implications for policy over the longer term. The 75-84 and 85+ age groups represent the 2nd highest in the county in terms of percentage but the third highest with respect to absolute numbers.

Table 1 – Population Estimates 2010

	All ages	65-74	% 65-74	75-84	% 75-84	85+	% 85+	Total +65	65%
Great Britain	60,478,757	5,261,652	8.7	3,386,810	5.6	1,391,011	2.3	10,039,474	17
South East	8,509,335	748,821	8.8	502,051	5.9	221,243	2.6	1,472,115	17
East Sussex	517,040	58,943	11.4	41,880	8.1	20,165	3.9	120,987	23
Eastbourne	98,493	10,243	10.4	8,372	8.5	4,235	4.3	22,850	23
Hastings	86,979	7,915	9.1	5,132	5.9	2,522	2.9	15,569	18
Lewes	96,396	10,989	11.4	8,001	8.3	3,952	4.1	22,942	24
Rother	89,987	12,418	13.8	9,089	10.1	4,409	4.9	25,916	29
Wealden	145,185	17,422	12	11,324	7.8	5,081	3.5	33,828	23

East Sussex in Figures, 2010

Current Population – Urban and Rural

Due to population concentrations, the majority of older people (78.6%) live within the urban areas of the district. Within this, there is a noticeable concentration of all older age groups within Seaford, where nearly 7,000 people, representing over 30% of the population is aged 65+. Seaford has the highest number of older people in all three older age groups in terms of both absolute numbers and percentages. The next largest concentrations are found in Lewes and Peacehaven and whilst they have similar numbers these represent a higher proportion of the population in Peacehaven.

The picture is more mixed in the rural settlements where the differences between absolute numbers and the percentage of older people represent a challenge to both service provision and settlement sustainability.

Ditchling stands out with more than 30% (627) of the population aged 65+. High percentages are also found in Beddingham and Tarring Neville 24% (71) Ringmer 23% (1074) Piddinghoe, 23% (61) Newick 21% (497) and South Heighton 20% (221). However this does not give a full picture as many settlements have high numbers of older people despite these groups representing a lower proportion of the overall population for example, Plumpton 15.5% (264) and Wivelsfield 15% (294). These parishes may have higher concentrations of older people due to the location of specialised accommodation or due to better access to transport and services.

Table 2 – Population Estimates 2010, Parishes

Age group	All ages	65-74	% 65-74	75-84	% 75-84	85+	% 85+	Total +65	65%
District	96,396	10,093	10	7,799	8	3,697	4	21,589	22.9
Seaford	24,044	3,510	14.6	2,981	12.4	1,491	6.2	7,983	33
Peacehaven	14,141	1,768	12.5	1,301	9.2	566	4	3,634	26
Lewes	16,348	1,471	9	1,030	6.3	490	3	2,992	18
Newhaven	12,225	1,198	9.8	734	6	330	2.7	2,262	19
Telscombe	7,516	789	10.5	722	9.6	346	4.6	1,856	25
Barcombe	1,424	130	9.1	46	3.2	28	2	204	14
Beddingham & Tarring Neville	252	45	17.9	19	7.5	1	0.4	65	26
Chailey	2,817	211	7.5	82	2.9	59	2.1	352	13
Ditchling	2,137	316	14.8	192	9	132	6.2	641	30
East Chilmington & St John Without	504	68	13.5	9	1.8	16	3.2	93	19
Falmer & St Ann Without	262	51	19.5	13	5	1	0.4	65	25
Firle	288	22	7.6	14	4.9	0	0	36	13
Glynde	209	17	8.1	5	2.4	0	0	22	11
Hamsey	551	60	10.9	20	3.6	11	2	91	17
Iford	185	1	0.5	9	4.9	5	2.7	15	8
Kingston	788	114	14.5	53	6.7	12	1.5	179	23
Newick	2,325	233	10	153	6.6	65	2.8	451	19
Piddinghoe	264	52	19.7	6	2.3	11	4.2	69	26
Plumpton	1,552	109	7	71	4.6	16	1	196	13
Ringmer	4,573	444	9.7	320	7	229	5	992	22
Rodmell & Southease	490	58	11.8	25	5.1	4	0.8	87	18
Streat	188	36	19.1	0	0	5	2.7	41	22
Westmeston	246	24	9.8	5	2	2	0.8	31	13
Wivelsfield	1,979	137	6.9	75	3.8	26	1.3	237	12
South Heighton	1,088	99	9.1	66	6.1	35	3.2	200	18

East Sussex in Figures, 2010

Population Projections

Based on current forecasts the proportion of those aged 65+ is set to increase to just over 30% of the population by 2026. This represents an increase of 9,000 people or 42% from 2006 figures. In addition, the oldest age group of those over 85, who are much more likely to have significant support needs, will increase by approximately 92% from 3,500 to 6,800 people by 2026.

Table 3 – Projected Population Changes in Older People in the Lewes District 2006 –2026

	2006	% at 2006	2026	% at 2026	Increase	% Increase
All ages	93,914		96,928		3,014	
65-74	9,990	10.6	12,258	12.6	2,268	22.7
75-84	7,859	8.4	11,411	11.8	3,552	45.2
85+	3,556	3.8	6,810	7.0	3,254	91.5
Total +65	21,405	22.8	30,479	31.4	9,074	42.4

Source: East Sussex in Figures, 2006 - based on policy based projections

These changes to the structure of the population are predicted to occur across the country however geographical differences are expected. Figure 4 highlights that Lewes has a broadly similar percentage of over 65's to the county as a whole and Eastbourne and Rother. It is worth noting that Lewes has the 2nd highest percentage and third highest number of those aged 85+ at 2026.

Table 4 – Policy Based Population Projections 2006-2026

	All Ages	65-74	% 65-74	75-84	% 75-84	85+	% 85+	Total 65+	Total% 65+
East Sussex	519,334	70,914	13.7	60,440	11.6	30,234	5.8	161,588	31.1
Eastbourne	92,242	13,230	14.3	10,595	11.5	5,465	5.9	29,290	31.8
Hastings	84,541	11,063	13.1	8,057	9.5	3,000	3.5	22,120	26.2
Lewes	96,928	12,258	12.6	11,411	11.8	6,810	7.0	30,479	31.4
Rother	92,854	13,935	15.0	12,990	14.0	7,003	7.5	33,928	36.5
Wealden	152,769	20,428	13.4	17,387	11.4	7,956	5.2	45,771	30.0

Source: East Sussex in Figures

Dependency ratio

Further evidence of the shifting population structure can be seen in the dependency ratio. This shows the number of 16-64 year olds for every person over 65. The lower the ratio the greater the number of elderly dependants that will have to be provided for from the taxes of the workforce.

Table 5 - Elderly Dependency ratio of Population projections 2001-2026

	2001	2006	2011	2016	2021	2026	% Change
East Sussex	2.57	2.65	2.4	2.09	1.91	1.72	-33.1
Eastbourne	2.33	2.57	2.44	2.17	1.98	1.74	-25.3
Hastings	3.4	3.63	3.37	2.89	2.53	2.21	-35.0
Lewes	2.6	2.61	2.3	1.99	1.83	1.69	-35.0
Rother	1.91	1.99	1.8	1.56	1.45	1.34	-29.8
Wealden	2.82	2.8	2.47	2.13	1.97	1.78	-36.9

East Sussex in Figures, 2007 (based on policy based projections)

Table 5 highlights that the dependency ratio in the Lewes District will decrease from 2.6 in 2001 to 1.69 in 2026. In East Sussex this is the second lowest ratio after Rother.

Ethnicity

Table 6 – Older people by ethnicity

Source: Census, 2001

	<i>White British</i>	<i>White Irish</i>	<i>White Other</i>	<i>Mixed: White and Black Caribbean</i>	<i>Mixed: White and Black African</i>	<i>Mixed: White and Asian</i>	<i>Mixed: White and Other</i>	<i>Asian or Asian British: Indian</i>	<i>Asian or Asian British: Pakistani</i>	<i>Asian or Asian British: Bangladeshi</i>	<i>Asian or Asian British: Other Asian</i>	<i>Black or Black British: Black Caribbean</i>	<i>Black or Black British: Black African</i>	<i>Black or Black British: Other</i>	<i>Chinese</i>	<i>Other</i>
All People	87,716	726	1,821	146	99	257	163	222	40	157	128	62	121	21	265	233
60-64	4,884	72	116	3	0	3	3	11	3	4	4	5	4	0	5	7
65-74	9,713	133	156	3	0	12	8	18	4	3	5	3	0	3	11	6
75 and over	10,416	116	143	3	3	10	4	5	3	19	8	0	3	0	0	3
Total	112,729	1,047	2,236	155	102	282	178	256	50	183	145	70	128	24	281	249

The ethnicity of older people within the Lewes district mirrors that found for the whole population, with the vast majority of older people stating their ethnicity as white British. Section () highlights some housing issues experienced by older people in different ethnic minorities.

HOUSING

Key Findings

- Owner occupation is by far the most dominant tenure for older people within the district.
- 62% of owner occupiers and 16% of tenants in social rented housing are 'under occupying' their properties.
- Thermal comfort is the most common reason for failure of the decent homes standard.

Tenure

Owner occupation is by far the most dominant tenure for older people within the district. These percentages are above those seen at a county, regional and national level. Conversely, the percentage of households rented from a council or social landlord is significantly below levels seen across the region and nationally.

Table 6 – Tenure – All households where 1 member is of household is of pensionable age

	% Owned	% Shared Ownership	% Social Rented	% Private Rented	% Living Rent Free
England & Wales	69.8	0.4	22.6	4.3	3.0
South East	75.4	0.4	17.4	4.2	2.6
East Sussex	79.2	0.3	12.5	5.6	2.3
Lewes	80.9	0.3	12.1	4.1	2.6

Source: Census, 2001

Table 7 – Mortgage status of owner occupiers in the Lewes District

	Number of owner occupied households where one person is of pension age	Number of owner occupiers with no mortgage	%	Number of owner occupiers with a mortgage	%
Lewes	13,497	11,581	85.8	1,916	14.2

Source: Census, 2001

Table 6 and 7 demonstrate that whilst owner occupation is the dominant tenure amongst older people in Lewes, a significant minority still have associated housing costs. Nevertheless the vast number of those without housing costs may have significant equity in their properties.

Household Composition

The Lewes district has a slightly lower percentage of pensioners living in one person households than the country, region or East Sussex as a whole.

Table 8 - % of pensioners living in one person households

	% one person pensioner households
England and Wales	60.6
South East	58.6
East Sussex	58.6
Eastbourne	62.8
Hastings	65.4
Lewes	57.7
Rother	55.9
Wealden	54.6

Source: Census, 2001

Under Occupancy

The occupancy rating in the Census provides a measure of under – occupancy and over crowding. It assumes that every household, including one person households, requires a minimum of 2 common rooms (excluding bathrooms). In Lewes, this would mean that 62% of owner occupier pensioner households are under occupying their properties. It also highlights that in the social rented sector nearly 16% of pensioner households are under occupying their properties. This highlights a need to ensure that the social sector makes best use of its stock and, where appropriate, encourages these households to downsize.

Table 9 – Number and % of pensioner households under occupying (=2 rooms or more) by tenure

	Owned	%	Social Rented	%	Private rented or rent free	%
England & Wales	2,442,770	50.9	294,507	19.0	171,474	58.0
South East	409,452	51.3	31,629	17.1	25,423	56.8
East Sussex	33,309	48.3	1,560	14.3	2,053	42.1
Lewes	8,180	62.0	312	15.8	343	51.5

Source: Census, 2001

Older People on Lewes District Council Housing Register

Table 10 - Households aged 60+ on the Lewes District Council Housing Register, February 2009

Area Wanted	General			Sheltered		Grand Total	
	1	2	Total	1	2	Total	
North (anywhere)	9	1	10	4		4	14
Barcombe	4		4				4
Chailey	1		1				1
Ditchling	1		1				1
Glynde	1		1				1
Kingston		1	1				1
Lewes	25	1	26	8	1	9	35
Newick	1		1	2		2	3
Plumpton				1		1	1
Ringmer	9	2	11	3		3	14
Wivelsfield	1		1	1		1	2
South (anywhere)	8		8	1		1	9
South Heighton	1		1				1
Newhaven	15	2	17	6	2	8	25
Peacehaven	19		19	12		12	31
Rottingdean	1	1	2				2
Rodmell				2		2	2
Seaford	31	1	32	10		10	42
Telscombe	4		4				4
Grand Total	131	9	140	50	3	53	193

Source: Lewes District Council Housing Register, February 2009

There are 193 households aged 60+ on the Lewes District. Of these, the overwhelming majority, 72.5% (140) wish to live in general needs housing. This is perhaps unsurprising given the health and activity levels of many people aged 60+ and increased life expectancy. Only 27.5% (53) expressed a wish to live in sheltered accommodation. However, this still represents a high number of households who prefer this housing option.

Of those, wishing to live in general needs housing 93.6% need 1 bedroom accommodation and likewise, in sheltered accommodation, 94.3% need 1 bedroom accommodation. However, it should be noted that this is based on need rather than aspiration or preference and many of these households may prefer 2 bedroom accommodation.

The greatest demand for sheltered housing is in the towns of the district. The greatest provision of sheltered housing is in the towns and this could be seen as the greatest opportunity to be re-housed. Peacehaven and Seaford currently have the greatest demand for this housing option. There is an expressed demand in the villages of Newick, Plumpton, Ringmer, Wivelsfield and Rodmell. Current provision is only in the villages of Newick and Ringmer. The lack of demand in other villages may be the result of no schemes in those areas.

The majority of over 60's expressed a desire to live in general needs housing and, again, the greatest demand was for the main towns. Ringmer was the most popular village location, followed by Barcombe.

Table 11 - Single and Couple Households on the Lewes District Housing Register by Housing Option preferred

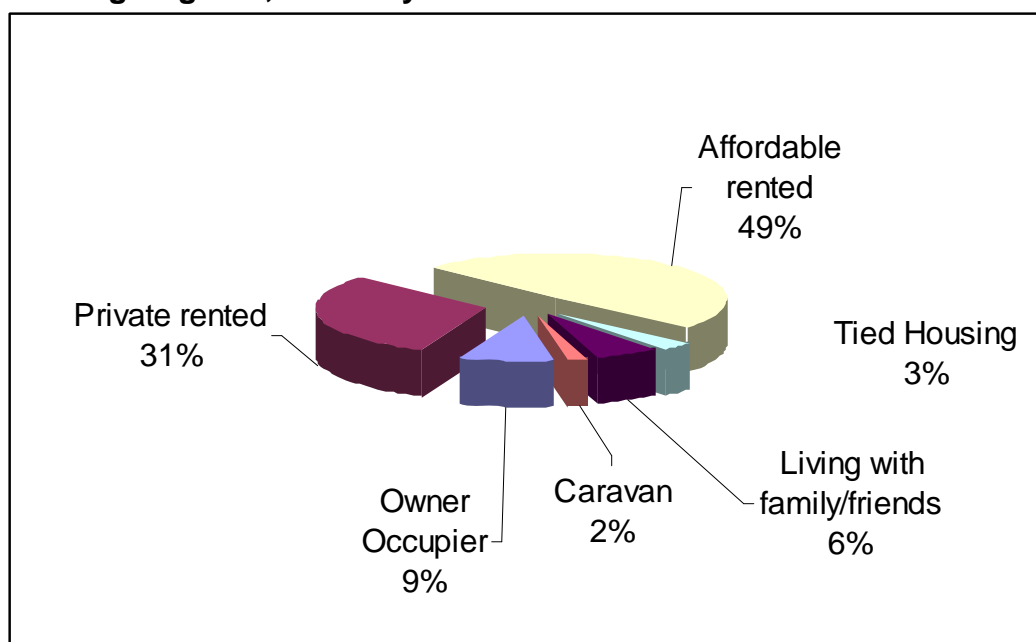
	General Needs	Sheltered	Total
Single	91	38	129
Couple	49	15	64
Total	140	53	193

Source: Lewes District Housing Register, February 2009

A high proportion 66.8% (129) of the over 60's on the Housing Register are single person households. This is higher than the percentage for the district as a whole. This is perhaps to be expected as one person households may find it financially more difficult to find housing on the open market.

70.5% of single households wish to live in general needs housing compared to 76.6% of couple households. Nevertheless perhaps more significant is that 72% of those who wish to live in sheltered housing are single person households. This could be because living in this type of accommodation can reduce social isolation.

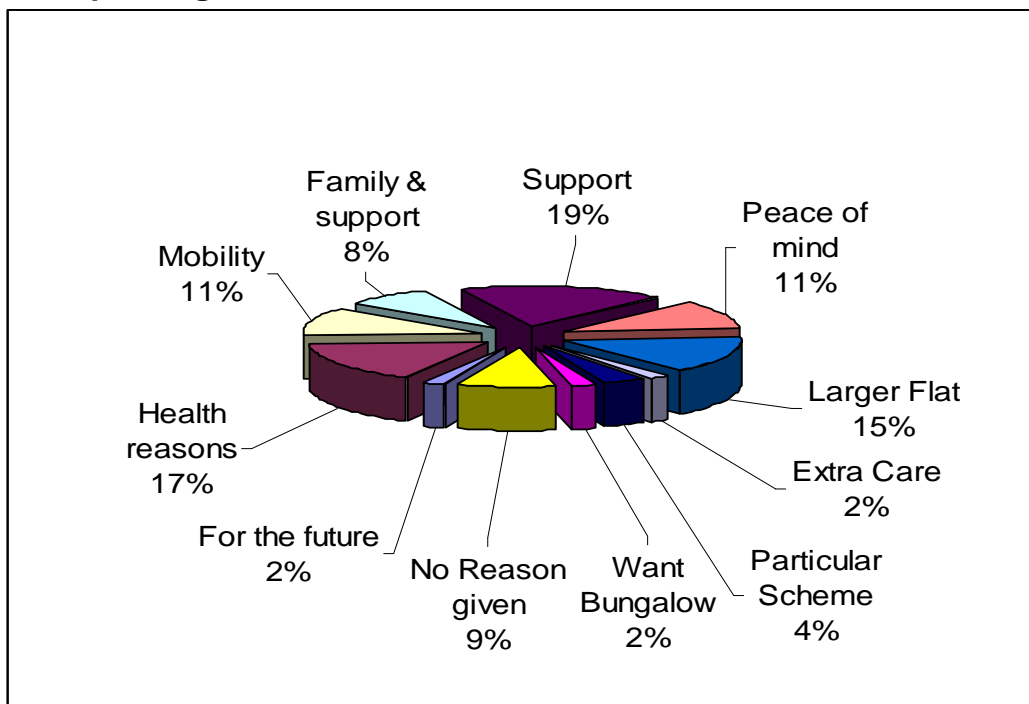
Figure 1 - Current tenure of over 60's on the Lewes District Council Housing Register, February 2009



Source: Lewes District Council Housing Register, February 2009

Figure 1 highlights that almost half of the over 60's on the Housing Register are in affordable rented accommodation. Tenants of private rented housing also account for almost 31% of over 60s on the register.

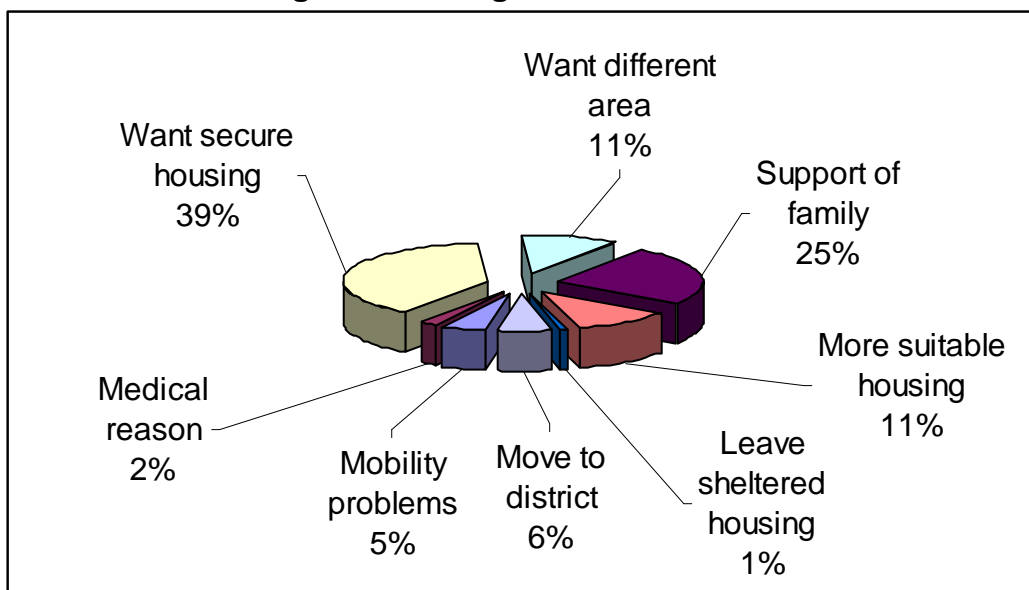
Figure 2 – Lewes District Council Housing Register Applicants Reasons for requesting sheltered accommodation



Source: Lewes District Council Housing Register, February 2009

Figure 2 highlights that the most common reasons for choosing LDC or Housing Association sheltered accommodation are support, health factors and the desire for a larger flat, followed by mobility and security issues.

Figure 3 – Lewes District Council Housing Register Applicants aged 60+ Reasons for wishing to move to general needs stock



Source: Lewes District Council Housing Register, February 2009

A significant number of people aged 60+ on the housing register wanted to move to secure accommodation. Other common factors were to be nearer family, to move to a different area or to more suitable accommodation.

Older Homeless People

Between 1 April 2008 and 31 December 2008, only 1 person over 60 made a homeless application to Lewes District Council. The application was the result of the loss of an Assured short hold tenancy.

Housing Conditions

Lewes District Council commissioned a private house condition survey in 2004 and this was updated in 2007 to reflect the changes implemented by the Housing Act 2004.

The Decent Homes Standard has been a key element in the Government's housing policy since 2001. This non statutory standard covers four broad criteria – that a property should:

- be above the legal minimum standard for housing, and
- be in a reasonable state of repair, and
- have reasonably modern facilities (such as kitchens and bathrooms) and services, and
- provide a reasonable degree of thermal comfort (effective insulation and efficient heating).

The updated survey demonstrates that 33% of private housing in Lewes does not meet the Decent Homes Standard. This is below the national average of 36.8%.

Table 12 – Non decency by Local Authority

	% of Non Decent Homes
England	36.8
Eastbourne	28.8
Hastings	38.8
Lewes	33
Rother	33.8
Wealden	29.4

Across the county as a whole thermal comfort is the most common reason for failing the decent homes standard and this is also the case for the Lewes district .

Table 13 below shows the reasons for failure of the decent homes standard.

Table 13 – Reasons for failure of the decent homes standard

	Category 1 Hazard	In need of repair	Lacking modern facilities	Poor degree of thermal comfort
Eastbourne	13.1	7.3	2.2	16.7
Hastings	20.7	12.1	4.2	18.9
Lewes	14	7	1	18
Rother	13.5	6.7	3.7	23.5
Wealden	16	10.3	1.9	17

The House Condition survey did not break down these figures for pensioner households. However, given the high percentages of pensioner households living in private housing these issues are likely to affect a high number of pensioner households. This is borne out to some degree by the 2004 survey which made a number of comments in relation to older person households.

The 2004 survey suggested that unfit dwellings were concentrated in owner occupied housing and where the head of the household was older. In relation to serious hazards it found excessive cold to be the single biggest issue and this was most commonly found where residents were aged 60+. The survey also highlighted that fuel poverty was concentrated in dwellings occupied by the elderly.

The survey recommended promoting policies to assist with repairs and alterations such as a handy man service or grant-funded works geared specifically towards the elderly. In particular, it suggested that the first step should be education and information as the oldest occupiers are often resistant to disruption and change. It also highlighted that the proportion of disabled people is highest amongst older age groups and there is therefore a greater need for adaptations to older people's housing.

Heating and Fuel Poverty

Figures from the last Census show that the Lewes District has relatively low numbers and percentage of pensioner households without central heating compared to the national figures and other districts within the county.

Table 14 – Number and % of People aged 65 and over without central heating

	Number of people aged 65+ without central heating	% of people aged 65+ without central heating
England	763,631	9.8
East Sussex	6,482	5.8
Eastbourne	1,497	6.8
Hastings	1,676	10.9
Lewes	845	4.1
Rother	1,170	4.8
Wealden	1,296	4.4

Source: Census, 2001

Health

Key Findings

- Higher percentages of those reporting long term limiting illnesses were found in Newhaven, Peacehaven, South Highton and Firle.
- The district has both a high life expectancy and healthy life expectancy although this does not match resident's perception of their health.
- The number of dementia sufferers is set to increase by 63% to 2,942 by 2026.
- As many as 3,810 older people are predicted to have depression by 2026.

General Health

The percentage of pensioners who consider themselves to have a long term limiting illness in the Lewes District is broadly similar to that in the South East and East Sussex as a whole. It is below that reported in England and Wales but the highest for any rural district within East Sussex.

Table 17 - The percentage of pensioners with limiting long term illnesses in East Sussex, the South East and England

	% of pensioners
England and Wales	47.1
South East	41.3
East Sussex	41.9
Eastbourne	43.9
Hastings	46.5
Lewes	41.5
Rother	40.7
Wealden	39.5

Census, 2001

The picture is more mixed at parish level with low percentages reported in Westmeston (8%), Streat (24%) and Iford (25%) but much higher percentages reported in Firle (48.3%) and South Highton (52.3%). In the urban areas Newhaven and Peacehaven have the highest reported percentages of 46% respectively.

Table 18 - The percentage of pensioners with limiting long term illnesses in the Lewes District by Parish

	% of pensioners
Barcombe	36.7
Beddingham & Tarring Neville	37.7
Chailey	35.1
Ditchling	38.6
East Chiltington & St John Without	35.9
Falmer & St Ann Without	37.2
Firle	48.3
Glynde	30.2
Hamsey	29.7
Iford	25
Kingston	27.8
Lewes	40.3
Newhaven	46.1
Newick	39.2
Peacehaven	46
Piddinghoe	36.7
Plumpton	36
Ringmer	37.8
Rodmell & Southease	28.2
Seaford	41.4
South Heighton	52.3
Streat	24
Telscombe	42.4
Westmeston	8.1
Wivelsfield	42.4

Census, 2001

Life expectancy is increasing but perhaps more important is healthy life expectancy, which measures the years of life in good or fairly good health and disability free life expectancy which measures years of life free from limiting long standing illness or disability.

Table 19 – Life Expectancy, Healthy Life Expectancy and Disability-Free Life Expectancy

	Life Expectancy	Healthy life expectancy	Unhealthy life expectancy	Disability-free life expectancy
England and Wales	78.3	70.5	7.8	62.7
South East	79.4	73.2	6.2	65.8
Eastbourne	78.9	71.4	7.5	63.4
Hastings	77.4	68.8	8.6	60.5
Lewes	80.2	73.7	6.5	65.8
Rother	79.3	73	6.3	64.8
Wealden	80.7	75	5.7	67.2

Census, All persons a birth 1999-2003

The Lewes district has an average life expectancy of 80.2 years above that for the country as a whole, the South East and all other districts within East Sussex with the exception of Wealden. The same picture is seen for healthy life expectancy. Disability-free life expectancy follows the same pattern except that the district is on a par with the South East.

These figures are not entirely reflected in how older people perceive their health. When asked to classify their health status over the 12 months prior to the last Census, 68.2% felt they were in good health. This figure was below that for England as a whole and the southeast. It was however, higher than for the county and higher than all other districts except Wealden.

Table 20 – Self reported health status

	Good health	Fairly good health	Not good health
England and Wales	68.6	22.2	9.2
South East	71.5	21.4	7.1
East Sussex	66.8	24.2	9.1
Eastbourne	64.2	25.6	10.2
Hastings	63.3	25.5	11.1
Lewes	68.2	23.3	8.5
Rother	65.2	25.3	9.5
Wealden	70.6	22.2	7.2

Census, 2001

Dementia

National prevalence rates for dementia can be used to predict the likely numbers of people who will develop dementia based on the policy-based population projections. Based on this the number of dementia sufferers in the district is estimated to increase by 63% from 1,810 in 2006 to 2,942 in 2026.

Table 20 – Predicted prevalence of cognitive impairment in the over 65's in the Lewes District to 2026

Age	2006			2016			2026		
	Population Male/Female	National Prevalence Male/Female	Local Prevalence	Population Male/Female	National Prevalence Male/Female	Local Prevalence	Population Male/Female	National Prevalence Male/Female	Local Prevalence
65-69	2,344	1.4%	33	3,188	1.4%	45	2680	1.4%	38
	2,780	1.5%	42	3,652	1.5%	55	3574	1.5%	54
70-74	2,289	3.1%	71	2,840	3.1%	88	2680	3.1%	83
	2,577	2.2%	57	3,265	2.2%	72	3324	2.2%	73
75-79	1,888	5.6%	106	2,083	5.6%	117	2859	5.6%	160
	2,535	7.1%	180	2,648	7.1%	188	3490	7.1%	248
80-84	1,351	10.2%	138	1,717	10.2%	175	2251	10.2%	230
	2,085	14.1%	294	2,125	14.1%	300	2811	14.1%	396
85+	1,136	19.6%	223	1,920	19.6%	376	2681	19.6%	525
	2,420	27.5%	666	3,316	27.5%	912	4129	27.5%	1,135
Total	21,405		1,810	26,754		2,328	30,479		2,942

Source: Census 2001 and Melzer, D., Ely, M. and Byrne, C. (1997) - Cognitive impairment in elderly people: population based estimate of the future in England, Scotland and Wales. *British Medical Journal* 315:462.

Learning Disability

The projected numbers of people with learning disability can also be calculated based on national prevalence rates.

Table 21 - Predicted prevalence of people over 65 with a learning disability in the Lewes district to 2026

Age	2006			2016			2026		
	Population	National Prevalence	Local Prevalence	Population	National Prevalence	Local Prevalence	Population	National Prevalence	Local Prevalence
65-69	5,124	2.01%	103	6,840	2.01%	137	6,254	2.01%	126
70-74	4,866	2.34%	114	6,105	2.34%	143	6,004	2.34%	140
75-79	4,423	2.07%	92	4,731	2.07%	98	6,349	2.07%	131
80+	6,992	1.89%	132	9,078	1.89%	172	11,872	1.89%	224
Total	21,405		441	26,754		550	30,479		621

Source: Census, 2001 and Emerson, E. and Hatton, C. (2004) - Estimating Future Need/Demand for Supports for Adults with Learning Disabilities. *Institute for Health Research, Lancaster University.*

Table 21 highlights that the number of people with a learning disability will increase by 41% (180) to 2026. The increase in numbers of those with a moderate or severe is set to increase by 36% from 58 to 79 people.

Table 22 - Predicted prevalence of people over 65 with a moderate or severe learning disability in the Lewes district to 2026

Age	2006			2016			2026		
	Population	National Prevalence	Local Prevalence	Population	National Prevalence	Local Prevalence	Population	National Prevalence	Local Prevalence
65-69	5,124	0.36%	18	6,840	0.36%	25	6,254	0.36%	23
70-74	4,866	0.34%	17	6,105	0.34%	21	6,004	0.34%	20
75-79	4,423	0.23%	10	4,731	0.23%	11	6,349	0.23%	15
80+	6,992	0.18%	13	9,078	0.18%	16	11,872	0.18%	21
Total	21,405		58	26,754		73	30,479		79

Source: Census, 2001 and Emerson, E. and Hatton, C. (2004) - Estimating Future Need/Demand for Supports for Adults with Learning Disabilities. *Institute for Health Research, Lancaster University.*

Mental Illness

Baldwin (1996) estimated that 10-15% of the 65 and over population have depression and 3-5% have severe depression. These prevalence rates can be used with population projections to estimate the likely level of over 65's with depression to 2026.

Table 23 shows that as many as 3,810 people over 65 could have depression in the district by 2026. As people are encouraged to stay in their own homes,

this could result in social isolation and further incidences of depressive illnesses.

Table 23 – Predicted prevalence

65+	2006			2016			2026		
	Population	National Prevalence	Local Prevalence	Population	National Prevalence	Local Prevalence	Population	National Prevalence	Local Prevalence
Depression	21,405	12.5%	2,676	26,754	12.5%	3,344	30,479	12.5%	3,810
Severe Depression		4%	856		4%	1,070		4%	1,219

Source: Census, 2001 and Baldwin, R. (1996) Depressive illness, in Jacobry, R. and Oppenheimer, C. (eds) *Psychiatry in the Elderly* Oxford University Press

Carers

The number of carers in East Sussex is estimated to be 50,648 (approximately 10% of the population), the majority of whom are in the age range 50-64. This figure is based on the number of people who identified themselves as providing unpaid care to family or friends in the Census 2001, but it could be a lot more because of the fact that many people do not identify themselves as carers and may not have responded positively to the census question.

Research has shown that carers are more likely than the rest of the population to suffer depression and develop other health problems (Carers UK, 2004). This was reflected in the results of research carried out locally in 2006 by the University of Brighton.

Poverty

Key Findings

- On the whole the district is characterised by a wealthy population of those aged 65+.
- There are pockets of deprivation amongst older people in East Saltdean and Telscombe Cliffs, Newhaven Valley and Lewes Castle.
- Debt amongst older people is increasing.

The index of income deprivation affecting older people identifies the number of people of pension age who are income deprived.

Table 24 – Lewes income deprivation affecting older people index

	2004	2007
Number of older people	2509	2945

OCSI (2008) from IMD 2007 and IMD 2004

The index of income deprivation highlights more people experiencing income deprivation in 2007 (2945) than in 2004 (2509). In approximately one third of the Super Output Areas (SOAs) in Lewes more than 15% of the over 65s are income deprived. However, only three LSOAs in Lewes (East Saltdean and Telscombe Cliffs, Newhaven Valley and Lewes Castle) are ranked among the most deprived 30% in the country. This suggests relatively low levels of deprivation affecting older people.

A similar picture regarding lower levels of deprivation is found in relation to pension credit and disability living allowance claimants, where the percentage of the elderly population claiming pension credit and disability living allowance is lower for the Lewes District than the south east region. However, it is not clear whether low figures are the result of older people being unaware of their eligibility for these benefits.

Table 25 – Older people claiming Pension Credit and Disability Living Allowance (DLA) in Lewes District and the South East, February 2008

	Total claimants +65	% people aged 65+ claiming	Total claimants 65-74	% people 65-74 claiming	Total claimants 75-84	% people 75-84 claiming	Total claimants 85+	% people 85+ claiming
South East								
Pension Credit	285,230	20.4	120,820	17.2	95,240	19.6	69,170	33.6
Disability Living Allowance	145,330	10.4	50,590	7.2	93,790	19.3	950	0.5
Lewes								
Pension Credit	4,020	18.3	1,650	15.9	1,320	16.8	1,050	27.9
Disability Living Allowance	1,270	5.8	1,080	10.4	170	2.2	20	0.5

Source: Department for Work and Pensions, February 2008

However for both the region and the district the percentage of pension credit claimants increases with age with a dramatic rise in percentages seen in the 85+ age group. The converse is true for disability living allowance claimants.

Debt

In 2005 the national debt charity Consumer Credit Counselling Service undertook research into debt amongst older people.

Table 26 – Average debt of the over 60's in England, 2005

Age	Average debt
Over 60's	£31,482
Over 65's	£29,980
Over 75's	£28,324

Source: CCCS, 2005

The research found that older people tended to have higher balances on credit and store cards, but lower personal loan balances. It also reported a 30% rise in the debt of women over 60 in 2004-05.

These findings are supported anecdotally at a local level with the Lewes Citizens Advice Bureau estimating that, on average, 20% of their debt advice clients are over 60.

SECTION D: Current Housing and Support services for Older People in the Lewes District

Key Findings

- The majority of affordable sheltered housing schemes are to be found in the four towns of Lewes, Seaford, Peacehaven and Newhaven.
- With the exception of the parishes of Ringmer, Newick and South Highton the rest of the rural parishes are without affordable sheltered housing provision.
- There is an abundance of private sheltered provision in the parishes of Ditchling and Ringmer, and in Lewes town and Seaford.
- There is a lack of private sheltered housing in Newhaven and the rural areas in the north of the district.
- Residential and Nursing Care provision is predominantly concentrated in the urban areas of the district.
- A range of services exist to support the majority of older people living in their own home to maintain their independence. Whilst a number of these are under review, resources are being increasingly focused on supporting people to remain in their own home.
- A number of agencies provide information and advice to older people including advice on options for meeting housing and care needs but there is a need to promote this more effectively and improve access to information and advice services.

Specialist Accommodation

Table 27 shows the total provision of specialist accommodation for older people within the district of Lewes.

Table 27 – Number of Sheltered, Extra Care, Residential Care and Nursing Care places in the Lewes District by Tenure

Accommodation Type	Tenure	No of places
Sheltered	Social Rented	836
	Leaseholder	714
Total Sheltered		1550
Extra Care	Social rented	31
	Shared ownership	10
Total Extra Care		41
Residential Care Home		546
Nursing Care Home		406
Total Care/Nursing Home		952
TOTAL		2543

Sheltered housing

Table 28 shows the provision of sheltered housing schemes run by Housing Associations and Charitable Trusts within the district. Some housing providers run their own waiting lists for these schemes whilst others invite the Council to nominate from the Housing Waiting List. The table shows the percentage of vacancies which are offered to Lewes District Council for nominations.

Table 28 - Housing Association and charitable sheltered schemes

Housing/ charitable organisation	Scheme name	No. of flats	LDC noms
Lewes			
Guinness Trust	Leighside House	29	75%
Gundreda HA	Clevedown	70	66%
Gundreda	Fairholme	14	100%
Total places	113	Noms	113
Newhaven			
Housing 21	Ellis Gordon Court	46	50%
Kelsey HA	Summerhayes	10	100%
Southern Housing	Christchurch Court	16	75%
Total places	72	Noms	72
Peacehaven			
Places for People	Sutton Avenue	36	0%
Peacehaven & Telscombe HA	Dorothy House	22	50%
<i>Saxon Weald</i>	<i>Downlands Court</i>	<i>41</i>	<i>Joint</i>
Total places	58 (not incl. SW)	Noms	22
Ringmer			
Hyde Housing	Harrison Lane	2	50%
Total places	2	Noms	2
Saltdean			
Southern Housing	Martlet House	40	50%
Total places	40	Noms	40
Seaford			
Fitzgerald Charity	Clinton Lane	12	0%
Southern Housing	Mitchell House	39	66%
Sussex Housing and Care	Falfield	9	0%
Old Ben Homes		40	0%
Total places	60	Noms	39
South Chailey			
Grantham Trust	Grantham Close	35	0%
Total places	35	Noms	0
South Highton			
Guinness Trust	Guinness Court	40	66%
Total places	40	Noms	40
Telscombe Cliffs			
Places for People	Sussex Court	26	0%
Total places	26	Noms	0
Total places	446	Noms	328

Table 29 shows the distribution and location of sheltered housing schemes owned and managed by Lewes District Council. These are all made available to older people in housing need from the Council's Waiting List.

Table 29 - Council sheltered housing figures – Lewes

Location	Schemes	Units
Newick	1	26
Ringmer (Mill Road)	1	30
Lewes (Reed Court; Newton Road)	2	47
Seaford (Churchill; Coldstream; Seaford)	3	69
Newhaven	2	66
Peacehaven	4	129

Table 30 summarises the numbers of sheltered housing schemes across all sectors – including private and leasehold properties, Housing Association and Charitable schemes and Lewes District Council's own schemes. Affordable schemes include those which are open to Council applicants both through the Council's own sheltered housing stock and through its nominations to Housing Association schemes and those which are only available through Housing Association and Charitable waiting lists. Private schemes are predominantly leasehold and available through the open market.

Table 30 – Sheltered Housing Schemes December 2009

	AFFORDABLE SCHEMES				PRIVATE SCHEMES	
	Open to Council applicants		HA / Charity waiting list only		Schemes	Places
	Schemes	Places	Schemes	Places		
Ditchling	0	0	0	0	2	259
Lewes	5	160	0	0	4	154
Newhaven	5	138	0	0	1	21
Newick	1	26	0	0	0	0
Peacehaven	5	151	1	36	2	70
Ringmer	2	32	0	0	2	73
Saltdean	1	40	0	0		
Seaford	4	108	2	21	5	137
South Chailey	0	0	1	35	0	0
South Heighton	1	40	0	0	0	0
Telscombe	0	0	1	26	0	0
TOTAL	24	695	5	118	16	714

The following observations can be made with regard to sheltered housing provision:

- The majority of affordable sheltered housing schemes are to be found in the four towns of Lewes, Seaford, Peacehaven and Newhaven.
- With the exception of the parishes of Ringmer, Newick and South Heighton the rest of the rural parishes are without affordable sheltered housing provision.
- There is an abundance of private sheltered provision in the parish of Ditchling, Ringmer, Lewes town and Seaford.
- There is a lack of private sheltered housing in Newhaven and the rural north of the district (with the exception of Ringmer).

Extra care

In addition to these sheltered housing schemes, there is currently one affordable extra care housing scheme in the district. This has 31 flats for rent and 10 shared equity flats and is located in Peacehaven. There is an outstanding need for this specialist housing provision in Lewes town, Seaford and the rural north of the district.

Residential and nursing care

Table 31 below highlights a concentration of residential care homes in Seaford, followed by Ringmer, Lewes and Telscombe. There is a lack of rural provision with the exceptions of Newick and Ringmer. This gap in provision coupled with limited transport services could result in difficulties in partners visiting their spouses.

Table 31 - Residential Care Homes December 2009

	Number of Schemes	Number of places
Kingston	2	10
Lewes	3	58
Newhaven	1	22***
Newick	1	22
Peacehaven	2	42
Ringmer	3	68
Saltdean	1	31
Seaford	12	244*
Telscombe	3	49**
TOTAL	28	546

Source: Elderly Accommodation Counsel

* 16 places at 3 schemes can accommodate dementia sufferers and 11 places at 1 scheme can accommodate people with learning disabilities/mental health issues or dementia sufferers

** 30 places at 2 schemes can accommodate dementia sufferers

*** can accommodate people with physical disabilities

Table 32 – Nursing Homes December 2009

Location	Number of Schemes	Number of places
Ditchling	2	137*
Lewes	1	24
Peacehaven	3	90**
Seaford	5	155***
TOTAL	11	406

Source: Elderly Accommodation Counsel

* 1 scheme with 108 spaces can accommodate people with learning disabilities, mental health issues and dementia, 1 scheme with 29 places can accommodate dementia sufferers

** 1 scheme with 48 places can accommodate people with physical disabilities

*** 2 schemes with 76 places can accommodate physical disabilities.

The majority of provision of nursing home units in the district can be found in Seaford and Peacehaven. Whilst there is also a significant number of bed spaces in Ditchling this is the only rural provision of this type of care within the district.

Specialist Dementia and Learning Disability Provision

The Lewes district currently has no specialist self contained accommodation for older people with learning disabilities or dementia. However, with regard to dementia sufferers the extra care scheme at Peacehaven can accommodate people with low level dementia. Table 29 shows that there are 5 residential homes with 46 spaces that can accommodate dementia sufferers and 1 home with 11 spaces that can accommodate dementia sufferers, people with learning disabilities or mental health issues. In addition table 30 demonstrates that there is 1 nursing home with 29 spaces that can accommodate dementia sufferers and 1 home with 108 spaces that can accommodate dementia sufferers, people with learning disabilities or mental health issues.

Intermediate Care

Intermediate care is designed to prevent unnecessary hospital admissions and to enhance rehabilitation services. This enables early discharge from hospital and prevents unnecessary or premature admission to residential or nursing care accommodation. There are 43 intermediate care beds within the district, 19 beds at the Poile Ward, and 24 beds at Meadow Lodge, both at Lewes Victoria Community Hospital. In 2005/06 there were 260 admissions to these beds and in 2006/07 there were 275 admissions.

Non Specialist Accommodation

Given the population structure and the provision of specialist accommodation summarised in table 27, we can calculate that almost 90% of people aged 65+ live in non-purpose built accommodation. The current emphasis on enabling people to remain independent in their home is likely to increase this percentage in the future.

Services to enable people to remain independent in their own home

Lifeline

In East Sussex Wealden and Eastbourne Lifeline (WEL) is the preferred provider for community alarms. WEL has a call centre in Eastbourne and has responsibility for monitoring lifeline users 24 hours a day, 7 days a week.

Anyone can refer themselves to WEL for a lifeline alarm system. Installation is free and the monitoring price is minimal. Once referred a member of staff makes a home visit and demonstrates how the alarm system works. The system is basically a box that plugs into a power supply and then existing phones can be plugged into the box. The box and the users phone number are programmed to the call centre so that is someone pressed the call button on the phone or if they have a pendant round their neck they can press, the phone automatically dials the call centre. Further assistive technology can be used with the lifeline system. A wide range of sensors and other warning systems are now available, including pressure pads and sensors on the front door in case somebody wanders at night.

WEL estimate that at the beginning of 2009, more than 2,000 residents in Lewes were connected to their Lifeline or Telecare systems.

Home Care

Table 33

Summary of Home Care Provision in the Lewes District at the end of March 2008 and at the end of January 2009.

	Total Hours	Total Visits	Total Clients	Total Agreements
End March 2008	3,856.23	5024	406	414
End Jan 2009	4,261.52	5680	431	446

Source: Care First, March 2009

Table 33 provides a snapshot of home care provision at the week ending 31 March 2008 and the week ending 31 January 2009. This demonstrates that in excess of 400 people living in Lewes receive a home care package each week. The table highlights that the number of clients increased over the 9 month period.

Anchor Staying Put Home Improvement Agency – Core Service

This service assists with repairs aimed at keeping a property safe, warm and watertight. These repairs may be funded by Lewes District Council. If local authority funding is not available, Anchor Staying Put can provide advice on other options available to pay for repairs, which can include sourcing charitable funding, equity release or paying for works privately. Caseworkers can also give general advice about form filling and eligibility for benefits.

Navigator Service

The Navigator service is a county wide service run by the Home Improvement Agency, Anchor Staying Put. The service is available to older people aged 60 and over and is free. The service is funded by the East Sussex Independence First Programme for older people using money from the Department of Health and aims to help older people to live independently in their own home for as long as possible.

Referrals to the service must be via a health professional such as a district nurse, GP or social worker. A navigator visits older people in their homes and assesses the help and support that is needed. This may include:

- Home safety checks
- Smoke detector fitting
- Security advice
- Aids to help people move around the home
- Schemes to keep people and homes warm
- Handyperson schemes
- Community alarms like Lifeline
- Money advice services
- Activities to improve fitness
- Social and learning activities
- Support for carers
- Community transport

County Connect Service

This is also a county wide signposting service that aims to help older people remain independent within their own home. The service is free. County Connect is a partnership system with all partners referring via a single form. When any of the partnership agencies visit, they complete a simple checklist to ascertain the services required. This form is then sent on to a central hub for onwards referral. The central hub can refer outside of the partner agencies. Partnership agencies involved include:

- The Pension Service
- East Sussex County Council Social Care Direct (including Telecare)
- The Navigator Service
- Wealden District Council Benefits service
- East Sussex Fire and Rescue Services

Following a successful pilot between 2007 and 2009 the service has now secured funding for the next three years.

Housing Information and Advice

People can access information and advice from a range of organisations. Lewes District Council receives inquiries predominantly from people who wish to move home. In practice, very few inquiries to the District Council are from older people compared with the number of people approaching voluntary agencies such as Age Concern* and the Citizens Advice Bureau for advice on

housing and related issues. (*Note: Age Concern has merged with Help the Aged and will be known as Age UK from Spring 2010).

Older people across the county consistently report a need for more information on housing. There is a need to review housing-related information and advice services aimed at older people to identify effective ways of providing and promoting advice services. This includes both information which is generally available and more intensive advice services targeted at older people living in unsuitable housing.

Lewes District Council Housing Advice

During the period 1 April 2008 to 31 December 2008, 13 single people and 6 couples over 60 households approached Lewes District Council for housing advice. The reasons for seeking assistance and outcomes are listed below .

Table 34 - Approaches to Lewes District Council Housing Advice Service 1 April 2008 – 31 December 2008

Reason for seeking advice	Number of households
AST ending	3
Rent arrears	3
Home needs repairs	2
Wish to move to sheltered accommodation	2
End of tied accommodation	1
Need help to access private rented sector	1
Need help joining housing register	1
Relationship breakdown	1
Feeling domestic violence	1
Wish to move to area	1
Living with family, house has been sold	1
Other	2
Total	19

Table 35 – Outcome of seeking advice

Outcome of seeking advice	Number of households
Advice only	7
Advice/assistance joining housing register	7
Rehoused via housing register	1
Given rent deposit	1
Assistance securing AST	1
Signposted to navigator service	1
Signposted to CAB	1
Total	19

Age Concern Information and Advice Office – Lewes

Age Concern East Sussex offers a free information and advice service for older people from its Lewes office. Table 36 highlights the kind of queries that the Lewes office receives. It demonstrates that between April and the end of November 2008, 33.1% of enquiries were housing related.

Table 36 – Age Concern Information and Advice Office – Enquiries by Category April to end November 2008

Referral Category	Number of people	% of referrals
Health	79	8%
Residential Care	58	5.9%
Non-residential Care	69	7%
Finding help at home	112	11.4%
Housing/property	87	8.8%
Benefits	221	22.4%
Other Money	22	2.2%
Legal	50	5.1%
Family and Personal	24	2.4%
Employment/Volunteering	2	0.2%
Education/Leisure	28	2.8%
Travel	29	2.9%
Consumer	18	1.8%
General	187	19%
Total	986	99.9%

Source: Age Concern, Lewes

Table 37 – Age Concern Information and Advice Office – Residential and Non Residential Care Enquiries April to end November 2008

Residential Care Enquiry	Number	Non Residential Care Enquiry	Number
Choosing	17	Homecare	35
Care assessment	9	Care assessment	12
Charging/financial assessment	27	Charging/financial assessment	4
Preserved right	1	Bathing	1
Treatment of capital	1	Day care	13
Respite	1	Other	4
Complaints	2		
Total	58	Total	69

Source: Age Concern, Lewes

Table 37 highlights that common queries appear to pertain to choosing a care home, care assessment and charging. A review of general literature on these subjects may help people understand these issues and avoid the need to access an advice service.

Table 38 - Age Concern Information and Advice Office – Finding Help at Home and Housing/Property Enquiries April to end November 2008

Finding help at home	Numbers	Housing/property	Numbers
General	20	General	5
Domestic	24	Homelessness	2
Furniture needed	5	Repairs/care & Repair	46
Gardening	19	Moving house	13
Handyperson/decorating	10	Complaints	4
Personal alarms	18	Neighbour problems	3
Equipment	16	Heating/insulation	10
		Grants	4
Total	112	Total	87

Accessing help within the home is clearly an issue for a large number of older people, with gardening and domestic help queries predominant. Advice regarding moving housing and heating and insulation are also common. Again this indicates a need to review current information on these topics to ensure people can access the help they require.

Citizens Advice Bureau

Lewes District Council gives funding to the Citizens Advice Bureau (CAB) to provide housing and debt advice. The CAB has offices in Lewes, Seaford, Newhaven, Peacehaven and Telscombe Cliffs.

Table 39 - Number of percentage of CAB housing queries by the over 60s April – September 2008

Date	Number of housing advice queries	Number of clients over 60	% of clients over 60
1 April - 30 June 08	154	31	20.1
1 July - 30 September 08	181	52	28.7
Total	335	83	24.8

Source: Lewes Citizens Advice Bureau

Table 39 shows that the percentage of queries from older people is quite substantial and in 2008 grew by 8% between the first and second quarters.

SECTION E: ADDRESSING THE GAPS

Having identified the key needs, demand and supply indicators we can now identify gaps in housing and support services in the Lewes district and consider ways of addressing these. In line with our vision any new service developments and commissioning to meet current gaps will be designed

- to support people to live as independently as possible
- to offer as much choice as possible
- to provide clear information on housing, care and support options which is accessible to everyone.

It is also vital that services are fully inclusive and meet the housing, care and support needs of all older people including:

- Older people with mental health needs including dementia and enduring mental ill health
- Carers, especially older carers
- Older people living in all tenures, including owner-occupiers and tenants of private and social rented housing
- Black and minority ethnic elders
- Older people living in rural areas

Services need to be designed to address the priorities which older people have identified as most important to them. They need to address the needs of all older residents, and acknowledge the predominance of owner occupiers in the district and the likelihood that these people will be looking to move to more suitable housing over the next few years.

This includes the need for good advice and information covering housing options and support. People also identify a need for help to stay in their own home, including help with practical tasks, for example through a handyperson service. There is also a need to ensure adequate provision of disabled adaptations to people living in private sector housing.

The next sections describe some of the issues and the work we are undertaking under each of the four priority areas we have identified for action:

1. Supporting independence
2. Improving housing options for all
3. Accessible and appropriate information on housing and support options
4. Health, well-being and social inclusion

SUPPORTING INDEPENDENCE

In this section we will examine the gaps in current models of housing and support services and the potential for developing new types of services.

Supporting People Commissioning Project

Between June and August 2009 the Supporting People team carried out an extensive public consultation on the second phase of the Supporting People Commissioning Project. This focused on the vision and proposals for housing support services for older people aged 65 years and over. The consultation included service users and their networks as well as wider public and stakeholder consultation and events in each district or borough. A consultation report was published in October 2009.

Access to information was overwhelmingly the main topic of discussion at all the consultation café events. The top priorities for people who attended the event in Lewes were:

1. Access to information about what is available, where from, when and how
2. Transport requirements
3. Help with managing finances, form filling and correspondence
4. Socialisation and tackling isolation
5. Awareness of the need for specialized services

803 people took part in the consultation overall. Most said they wanted:

- A community alarm service that responds quickly to the individual's needs
- Advice and information service to support independence and individual choice
- Human contact
- Peace of mind at home
- Flexible, sensitive support to meet and adapt to people's changing needs
- Put older people in control of their support
- No duplication or inconsistencies in service delivery
- A staff presence at accommodation based services
- A handy person service
- Address the barriers to independence presented by a lack of transport.
- A personalised service that is able to respond to all housing support needs including the needs of carers, the needs of people with a dementia, the needs of people with a disability or impairment.
- Support to tackle isolation and promote socialization
- A quick response adaptations service
- Support with managing finances, form filling and dealing with correspondence
- Support to make choices about housing opportunities and act on these choices (e.g. to move house)
- Services in rural and remote areas
- A range of services that people can dip in and out of in each borough and District Services available according to need not age
- Accommodation based services

In 2010, the Supporting People partnership will commission a countywide floating support service to cover every District and Borough in the county. This service will provide short-term housing support to people aged 65 and over, wherever they live in the county and across all tenures to achieve maximum flexibility.

Following the consultation in 2009, it has also been agreed that Supporting People can continue to fund an on-site presence in sheltered housing where it currently exists. This will retain sheltered housing as an option for older people living in East Sussex. Where there is capacity it will be expected that sheltered housing service providers will provide wider support to the community. This will be achieved by inviting and encouraging people living in the wider community to take part in activities held in sheltered housing schemes such as information and advice giving sessions.

It has been agreed that the Supporting People partnership will continue to fund community alarms through a single merged service with Adult Social Care.

Lewes District Council Sheltered Housing Review

Lewes District Council began a two-year review of its sheltered housing service in April 2008 in line with the strategic aims set out in the Supporting People Strategy update 2007. The Review is looking at

- projected needs and demand for sheltered accommodation in Lewes
- design and delivery of sheltered housing services
- best use of the sheltered housing stock

The Council has also piloted a non-residential floating scheme manager service across the Peacehaven area from 2008 to 2009. Results of surveys conducted with tenants throughout the trial show that, although tenants prefer having a residential scheme manager, they acknowledge that the floating scheme manager service delivered the support needed. 92% of respondents to the survey were satisfied or very satisfied with the level of support they received.

Lewes District Council have piloted a Hub and Spoke model of service delivery in the north of the District. The pilot will run until April 2010 with four scheme managers working from an area office in Lewes delivering a needs-led service to sheltered tenants in four sheltered schemes. Tenants are able to choose from a menu of services according to the level of support they need and want. The pilot also offered support to 30 Council tenants in their own home with existing staff making home visits and assessing tenants' needs. The Supporting People process was used for monitoring the scheme, which concluded the scheme was successful.

Intermediate Care services

In 2009 East Sussex County Council developed an Intermediate Care Strategy Framework: in partnership with the Primary Care Trust. A Project

Board is now beginning work implementing this and a Project Manager will be appointed to oversee this.

Currently services are focused primarily on people coming out of hospital. A key aim is to change the balance so that the majority of activity and work is focused on preventing the need for hospital admissions. The new Framework also stresses the value of community based services and the need to provide services to a wider range of people than at present, including, for example, those with dementia.

Council funded Care Services

East Sussex County Council's aim is to deliver the best services possible to meet increasing need within available resources. At the same time it needs to make radical changes in the way it delivers services through Putting People First.

This includes:

- Improving the range of community services and making them easier to access. This means more people receiving support in their own homes, with more choice and a wider range of services; together with more preventative services.
- Improving accommodation options, with more community-based services and supported housing
- Developing more short-term intensive support services to people following an illness or accident to reduce the need for short-stay residential care and help people live as independently as possible in their own home.
- Making self-directed support and services available to everyone, whether or not they are able to pay for their own care. This could include information, advice, advocacy, brokerage (support to people to arrange their own care), leisure services and learning.
- Improving partnerships with independent and voluntary organisations (the third sector) and developing their role in providing:
 - Preventive services
 - Information and advice/advocacy/ brokerage
 - Other services
- Integrating commissioning with Health and Housing including refreshing joint commissioning strategies and moving to fully integrated commissioning for East Sussex across health and social care.

Support to Carers

The East Sussex Sustainable Community Strategy “Pride of Place” 2008-11 incorporates key objectives to deliver services to support carers’ health and social care services and a commitment to increase the numbers of carers receiving a service, advice or information following an assessment of their needs.

In 2009/10 East Sussex County Council and the local Primary Care Trusts are spending £2.5 million on services for adult carers across the county. This is in addition to the resources involved in the statutory duty of undertaking the assessment of individual carers’ needs. Services currently funded include:

- Home-based care and respite services, including an emergency respite service
- Emotional support, advice and information
- Day services for the person cared for
- Training for carers
- Outings and support groups for carers and the people they care for
- Raising awareness and outreach to carers in rural and/or deprived areas
- Direct Individual grants to carers

East Sussex County Council and the local Primary Care Trusts are committed to continuing funding to support carers’ services. In 2009 East Sussex County Council carried out a two stage consultation about the needs of carers. It was clear from consultation that the services currently provided are valued by local carers. However, services are not evenly distributed across the county and there is a need for innovative services that reach out to the most carers possible. The key messages from the consultation were:

- The need for carers to be listened to and for professionals to be trained to recognise carers, specifically health professionals/GPs
- Varied respite care services, individually tailored to people’s needs. A primary concern for carers is to know that the person they care for is well looked after, and people mentioned flexible and out of hours services, based at home.
- Emotional support from voluntary organisations and from other carers; this is very much valued, but transport to enable carers to get to places is often an issue.
- Easy access to information – it is evident that this needs to be in a variety of media in order to be available for all, and that leaflets need to be simplified.

The finalized strategy was published in November 2009. East Sussex County Council is now working with its partners to develop an action plan to take forward the aims of the Joint Commissioning Strategy for Carers’ Services.

Actions with focus on three key areas:

- Respite/breaks
- Support to stay mentally/physically well
- Respect and involvement

Services will be particularly targeted at groups who are not currently able to access support and services.

One of the key actions will be to raise the profile of carers and make sure that their needs are considered by health and social care staff, and that they are treated as equal partners in care. This will include working closely with carers' champions and producing new guidelines for operational staff to support them to work better with carers, especially around new arrangements for home-based respite care.

Two successful bids were submitted jointly by East Sussex County Council and the local Primary Care Trusts in 2009 to undertake specific work in these areas. Funding has been secured until 2011 for:

- a project to deliver individual, flexible respite breaks to carers of people with dementia in their own home provided by every Older People's Community Mental Health team in the county. The project is based on a pilot that has been running in Wealden and Eastbourne areas since April 2008, provided jointly by ESCC Adults Social Care and Sussex Partnership Foundation Trust
- a project to provide liaison workers to work in selected GP surgeries and in both acute hospitals in the county, working closely with our Primary Care Trusts. The liaison workers will be employed by Care for the Carers (the local Princess Royal Trust Carers Centre). The grant is part of a larger, £16 million programme, which will support 25 different organizations to test different ways of supporting people who care for friends or family by working in partnership with statutory and voluntary sector organisations.

IMPROVING HOUSING OPTIONS FOR ALL

The provision of high quality housing of all tenures which meets people's access needs offers a vital option for people whose housing no longer meets their needs but wish to maintain their independence and avoid any move to residential care. Attractive developments which offer two bedroom properties for people who are willing to downsize can play an important role both in freeing up family-sized housing and meeting the needs and aspirations of older people more appropriately. Some people will prefer general needs flats living alongside people of other ages. Others may prefer dedicated retirement housing. A majority of people are likely to look for a minimum of two bedrooms to allow for family members to stay with them, and see this as vital for them to maintain close family links and support.

Lewes District Council is proposing to require all new housing to be built to Lifetime Homes Standards. Whilst the vast majority of current housing supply comes from within the existing stock and the impact of this policy will not be felt by people already living in unsuitable housing, this policy is vital to help reduce the need for people to move in order to meet their needs in the future.

There is currently no proposal to require a proportion of wheelchair accessible housing from private housing developments.

Developing a range of options is also seen as important. Whilst a majority of people want to live independently in their own home, others may prefer some shared living, whether in a sheltered scheme with some communal facilities or in a Homeshare arrangement.

Retirement and sheltered housing

Lewes District Council's proposed planning policies acknowledge the importance of addressing the housing needs of an ageing population and encourage the development of sheltered housing, supported housing, nursing and care homes.

Existing provision of private sheltered housing is good in some parts of the District, notably Ditchling, Lewes town and Seaford. However, there is currently a lack of private schemes for older people in Newhaven and in the rural areas in the north of the District, with the exception of Ringmer.

The high percentage of older people living in the District and the high proportion of these who own their own homes suggests there would be strong demand for leasehold and shared ownership retirement housing and new developments in those areas which currently lack a good supply would be welcome.

Mixed tenure schemes which incorporate some affordable provision alongside flats for sale on the private market would be particularly welcome in the rural parishes where there is an outstanding need. This is particularly the case where there are large numbers of older people but no affordable housing provision, such as Ditchling, Plumpton and Wivelsfield.

Addressing gaps in supply in those areas where there is a need for housing for older people represents a challenge. Whilst there are opportunities for new housing development these tend to be particularly in the south of the District, for example in Newhaven, rather than the rural areas to the north of the District. Sustainability is also an issue. Retirement and sheltered housing needs to be located in places with good amenities and transport.

Building new housing in rural areas can also be highly contentious and may be resisted by some of the existing population who do not want new development. The level of housing need in particular potential development areas and the sustainability of site locations will be therefore be key considerations in allowing housing development in rural areas in particular, and sites in the larger villages are more likely to be favoured.

Future development of new housing schemes will also depend on the strength of the housing market recovery following the credit crunch and economic down-turn of the last two years.

Care Homes and Nursing homes

For some people residential or nursing care may be the most suitable option. There are 546 residential care places and 406 nursing care places in the district, lower than average in proportion to the number of older residents in the district and compared with England as a whole.

Table 40: Number of residential and nursing care places

	Number of places	Per 1,000 aged 65+	Per 1,000 aged 75+	Per 1,000 aged 85+
Residential Care Places				
England	288,750	37	76	274
Lewes District	546	25	47	145
Nursing Care Places				
England	157,500	20	42	150
Lewes District	406	18	35	108

Source: National figures from table 22, More Choice, Greater Voice: a toolkit for producing a strategy for accommodation with care for older people – Communities and Local Government and Care Services Improvement Partnership, February 2008

Lewes District Council's Preferred Options for future development include support for the development of care and nursing homes. It should be noted, however, that commissioning plans for care focus on services which support people to maintain their independence and an increase in delivery of Home Care services and developers will need to be confident of the market for residential care before embarking on new schemes.

Extra Care

Given the high increase in the numbers of people in the older age groups in the District and people with dementia, there is a need for more specialist housing both in the affordable and the private sectors.

East Sussex County Council has developed a range of extra care schemes over the last few years. 2009 saw the opening of the first extra care scheme in the Lewes District. Downland Court in Peacehaven provides one and two bedroom affordable flats - 31 for rent and 10 shared equity flats - for people with a range of low, moderate and high care needs. Facilities include a restaurant, computer area, guest room, hairdressing room and shop. Care is delivered by a 24-hour team on-site. The scheme also includes a day centre with specialist support for people with dementia. Other health facilities, such as a memory clinic and falls services are also expected to operate from the scheme providing support both for residents and for older people in the local community.

There is a need for more schemes of this kind in the Lewes District, notably in Lewes town and in Seaford which has a high proportion of older residents. We are committed to exploring any opportunities to develop and fund additional extra care scheme in the district within the resources available. However, we anticipate that increasing pressures on public finance will reduce the availability of grant to support the development of affordable housing, and particularly support housing schemes, including extra care, over the next few years. We will therefore need to review ways of developing extra care housing and consider models which include a greater range of leasehold as well as affordable flats.

Services to people with Dementia

In 2008, East Sussex County Council, in partnership with the Primary Care Trust and the Alzheimer's Society, bid successfully for funding to pilot a new service to support people with dementia, their families and carers. The funding was used to appoint three Dementia Advisers to work across the county and:

- Provide a dedicated, personal services and improved access to information
- Help people access other services, such as Older People's community mental health teams and local support groups
- Increase information and support that will reduce isolation helping prevent carer breakdown and early institutionalisation for the person with dementia
- Help GPs and other professionals identify dementia early.

People with learning disabilities

There are gaps in services for older people with learning disabilities. People with learning disabilities have an above-average risk of developing physical and psychological problems as they age. Many people with learning disabilities over the age of 65 years show significant physical and mental deterioration, to the extent that their needs as older people commonly overshadow their needs associated with their learning disability. People with learning disabilities tend to move into older persons' residential and nursing homes at a younger age than other residents and many of them do not then take part in regular activities outside the home and have little contact with family and friends

Current provision of accommodation for people with learning disabilities, and the range of housing options available to them, has been characterised by a historical over-reliance on residential care options. The majority of people with learning disabilities known to Adult Social Care live either in residential care (48%) or within the family home (27%). Of those living in the family home, 180 live with older family members or carers. Supporting these families to plan for the future will be essential in preventing unnecessary placements in residential care and ensuring best outcomes for people with learning disabilities and their families.

There is relatively little provision of housing with support for people with learning disabilities in the Lewes District -

- 11 flats in supported housing schemes
- 13 spaces in shared supported housing
- 3 places in supported lodgings

East Sussex County Council will continue to work with its partners in Lewes District Council and Registered Social Landlords to develop a range of community based housing and support options for this group. This could be in general or specialist housing, and, for some people in the older age groups, could be included within future extra care schemes.

Investment in private housing

As well as encouraging the development of new housing targeted at older people in the district, we are keen to continue investing in improving the condition and suitability of private housing used by older people.

The BEST (Brighton & Hove and East Sussex Together) partnership was established in 2008 to allow Brighton & Hove, Eastbourne, Hastings, Lewes, Rother and Wealden Councils to work together to enhance the overall impact of their private sector renewal activities.

In 2008 the partnership bid successfully for funding for a three year Private Sector Renewal programme covering the years from 2008 to 2011. The partnership secured over £5 million for works in 2008/9 and a further £8 million for investment in 2009/10.

Given the current pressures on public finances, we expect the level of funding available for investment in privately owned housing to be significantly lower in the years beyond 2010/11. As well as focusing resources on those people most at risk of ill health arising from poor housing, including older people, we will continue to promote low-cost loans as an option for those people who own their own home but do not have access to money to pay for repairs and improvements to their home.

The BEST partnership is working with South Coast Moneyline who provide low-cost loans through their 'Home Trust Loan' product. This supports lower income households who need to repair and improve their property and allows for money to be recycled back into the community when loans are repaid, allowing the partnership to assist more residents in the long-term.

Adaptations

The East Sussex Strategic Forum has agreed that Adult Social Care and the district and borough councils will work together to map out processes for adapting housing using Disabled Facilities Grants. Eastbourne Borough Council held a 'lean thinking' exercise and reported on this in November 2009. This will provide the basis for redesigning this service in the future.

Lewes District Council will continue to invest in Disabled Facilities Grants for adaptations to private housing. The budget of £575,000 is financed 60% by Government grant and 40% by Lewes District Council and delivers 60-65 adaptations. The Council will continue to top up the national allocation in 2010/11. This is in addition to spending on adaptations to the council's own housing stock.

Home Improvement Agencies are responsible for delivering adaptations through the Grants and provide information and advice to their service users. Once new processes have been agreed and established, Supporting People will review these related services to inform future commissioning.

Loans

Many older owner occupiers have low incomes and are unable to raise capital or loans to make the repairs and improvements needed to keep their homes in a good condition or to fund major adaptations which they may need but not be eligible for. A Loans Scheme is now being offered through South Coast Moneyline's 'Home Trust Loan' scheme and Lewes District Council are currently promoting this. Take-up of this kind of loan scheme has been low in the past and the impact on housing conditions tends to be very limited. However, this scheme does offer a valuable option for older owner-occupiers.

Making best use of existing housing

Lewes District Council carried out a review of under-occupation of Council homes in the district in 2009 and surveyed tenants on ways to improve incentives to move to smaller properties. The outcome of this review will be considered as part of a wider review of lettings policies. However, the survey stimulated interest in the Tenants Incentive Scheme and take-up has increased. Not only does the scheme support older tenants who would like to move to a smaller, more affordable and manageable property, but it has the added benefit of making larger homes available to families who need these.

ACCESSIBLE AND APPROPRIATE INFORMATION ON HOUSING AND SUPPORT OPTIONS

Existing information services

In 2008 East Sussex County Council, in partnership with the NHS in East Sussex and a range of voluntary organisations produced and distributed 25,000 copies of a handbook, 'Forward from 50 – a guide to later life in East Sussex'. This gives handy tips and instructions on where to get information. The handbook includes a section on Housing outlining services such as home improvements, energy efficiency and the Warm Front Scheme, Handyperson schemes and adaptation. It also gives a brief overview of different housing options and includes contact details for key agencies such as District and Borough councils and Supporting People.

The County Council has also committed to long-term investment in the Navigator Service, providing information and advice to older people in their homes to help them access services; and the County Connect referral service.

Housing Options project

The County Older People's Housing and Support Group has identified the development of housing information, advice and options services as part of its work programme. Phase 2 of the Supporting People Commissioning Project also highlighted the need for more accessible information on housing and support options for older people.

An initial meeting was held in July 2009 to learn about services being developed in other parts of the country and nationally. A working group has been established to develop this area of work.

The Group will review existing information and advice on housing options provided to older people and information and advice projects currently in development. This needs to include:

- Housing Options and other housing-related information and advice services provided by District and Borough Councils, such as the Specialist Housing Officer services provided in Lewes and the Independent Living Advice service in Eastbourne
- Information and advice provided through the Navigator Service and by County Connect
- A Joint Access to Information Project being developed by Adult Social Care Services and the Primary Care Trust to provide key information on health and care services to service users and front-line staff
- Information, advice, advocacy and support planning being developed to support the move to personalised budgets and choice being introduced to deliver Putting People First. This includes, for example, a 'Care with Confidence' project to give individuals and carers information about organisations providing the services they may want or need.

The group will then identify gaps in existing services and opportunities to link with existing and developing information networks and access routes. It is

important to ensure existing services are well coordinated and that work on information is not duplicated.

Priority will be given to any additional information and services which help make best use of resources and can be shown to deliver benefits both for individuals and service commissioners.

The group will work initially with First Stop Advice, a national information and advice service covering care, housing, finance and rights advice.

HEALTH, WELL BEING AND SOCIAL INCLUSION

In 2009 East Sussex County Council produced a booklet called Forward from 50 with information and contacts on a wide range of issues affecting people in later life. The booklet has contributions from many voluntary and statutory organisations and includes sections on keeping health and well, keeping safe, financial, legal and housing matters, and dealing with life changes. To date over 40,000 copies have been distributed throughout the county.

Staying active and healthy

One of the actions in the Time of Our Lives Strategy was to produce a programme of guided walks for older people. Actions to help people stay active and healthy include

- a guide to walks and environmental events called Exploring East Sussex
- Exercise and movement to music sessions for people over 60 (EXTEND)
- Big Little Heart – a play commissioned by five of the seniors' forums in East Sussex about heart disease and stroke

Provision of health care services

A key message from people living in the Lewes District is the need to improve provision of health services in some areas, notably Seaford. The development of health facilities is seen as essential to meet the needs of an ageing population. New housing developments need to take account of the need to build communities and provide the infrastructure and amenities needed support new housing.

Reducing the need to stay in hospital

In common with the west of the county, Lewes district is relatively well supplied with intermediate care beds. However, there is no dedicated intermediate care flat for people unable to move straight back to their own home. There may be scope for renting or purchasing a property within an extra care scheme for this purpose and we are keen to explore the feasibility of this option.

We will also work on developing a wider range of community based services to help people avoid the need for a stay in hospital and to assist people returning home from hospital to adjust successfully.

Tackling fuel poverty

The cost of heating some homes is extremely high, and many older people find they are unable to afford to stay warm. Good insulation is important to these people and we will continue to look for ways to improve the energy efficiency of housing in the district, both in the public and private sectors. We will invest in insulation for 26 private homes in 2010/11 under the Keep Warm in Winter programme in the Lewes District. Funding is also available through the Warm Front Programme. This is a government-funded scheme which provides grants of up to £2,700 to help people make their homes warmer, healthier and more energy efficient. Grants are available to people who are on

certain benefits and own their home or rent it from a private landlord and provide energy-efficient advice and a package of insulation and heating improvements tailored to each property.

Future housing needs to be build to good standards and achieve the minimum of Level 3 of the Code for Sustainable Homes. It is also important to bear in mind that excess heat can cause many health problems and air conditioning should be considered in schemes aimed at older people.

Libraries

The County Council's library service has been running computer taster sessions for people over the age of 50 at Lewes Library. The group has benefited from newly upgraded computer equipment at Lewes Library. The new equipment is part of a countywide programme of computer upgrades that took place in 2009.

East Sussex County Council has begun an extensive programme modernising libraries throughout the county. This includes libraries in the Lewes District. In Seaford £5 million will be invested to develop a new library on the existing site along with day facilities and a number of flats with housing support.

Community Hubs

As well as providing 24-hour, support for vulnerable people, the new extra care scheme, Downlands Court in Peacehaven, will be a community hub, providing services and activities for local older people. A Community Participation Worker has been appointed to develop activities and build links between the scheme and with the wider community, building on extensive engagement with local people during the design and development of the scheme.

We will also look at the potential to make greater use of some sheltered housing schemes for activities open to the wider community as well as residents of the schemes themselves.

Transport

East Sussex County Council works to encourage and promote community transport. The Council's Integrated Transport Service looks for ways to combine community transport, transport to day centres, and transport to schools. For example, Community Transport for the Lewes area has just started a new door to door dial-a-ride service in Eastbourne – using a home to school bus service which was idle during the day.

Transport is a critical issue for people living in rural areas and we will continue to identify ways of promoting services and making the best use of opportunities.

LEWES DISTRICT STRATEGY FOR HOUSING AND SUPPORT SERVICES TO OLDER PEOPLE

ACTION PLAN

		Lead organisation	By when
SUPPORTING INDEPENDENCE			
Housing support	Extend 'floating support' beyond LDC tenants and develop cross-tenure scheme	ESCC Supporting People	April 2011
Action	Ensure new contracts promote equalities through staff training, effective marketing and community liaison, and monitoring of service use	ESCC Supporting People	ongoing
	Collect and analyse equalities data held by current providers of housing support services	ESCC Supporting People	ongoing
Home Care	Consult on Adult Social Care plan and investment beyond 2011	ESCC Strategy and Commissioning	March 2011
Support for Carers	Produce new guidelines for staff to support them to work better with carers	ESCC Strategy and Commissioning	End 2010
IMPROVE HOUSING OPTIONS FOR ALL			
New Housing development	Support new housing developments for older people in areas which are currently underserved – including affordable leasehold, shared equity and rented properties	Lewes District Council	Ongoing

	Promote development of 2 bedroom properties in schemes aimed at older people	Lewes District Council	Ongoing
	Ensure new retirement housing is built in locations with good access to amenities and transport	Lewes District Council	Ongoing
	Promote the building of new homes to Lifetime Homes Standards	Lewes District Council	Ongoing from 2011
	Promote the building of all new affordable homes for older people meet Code for Sustainable Homes Level 4	Lewes District Council	Ongoing
Extra Care housing	Work together to identify opportunities and funding for the development of new extra care housing in the District; policies on these and on dementia; future development – linked to leasehold	Lewes District Council; ESCC Strategy & Commissioning	Ongoing from 2010
Dementia	Identify opportunities to provide services to people with dementia in any new extra care schemes	ESCC Strategy & Commissioning	Ongoing
People with Learning Disabilities	Identify opportunities to provide services to people growing older with learning disabilities in any new extra care schemes	ESCC Strategy & Commissioning	Ongoing
Investing in existing housing	Keep investment policies and budgets for repairs and improvements to private housing under review, ensuring resources are targeted at those most at risk	Lewes District Council	Ongoing

Adaptations	Continue investing in Disabled Facilities Grants for adaptations in private housing	Lewes District Council	Annually
	Continue to invest in adaptations to Council housing	Lewes District Council	Annually
Loans / equity release	Promote new loans service provided through South Coast Money Line	Lewes District Council	Ongoing
Help people down-size	Review incentives scheme to encourage people under-occupying Council properties to down-size as part of wider review of lettings policies.	Lewes District Council	September 2011
ACCESSIBLE AND APPROPRIATE INFORMATION ON HOUSING AND SUPPORT OPTIONS			
Housing information and advice service	Review provision of information and advice services to older people to identify gaps	County Older People's Housing Strategy Group	September 2011
	Develop comprehensive information services available through internet	ESCC Putting People First Stop – Joint Access to Information Project	April 2011
	Assess feasibility of home-visiting and telephone information and advice services on housing options	County Older People's Housing Strategy Group	September 2011
HEALTH, WELL-BEING AND SOCIAL INCLUSION			
Intermediate care	Develop community based intermediate care services	ESCC Strategy & Commissioning	March 2012

Tackle fuel poverty	Invest annually in insulation for properties of the over 65's under the Keep Warm in Winter programme	Lewes District Council	Ongoing
	Identify opportunities to support and target energy efficiency works from 2011	Lewes District Council	December 2011
Promote social inclusion	Complete review of day opportunities for older people and their carers	ESCC Strategy & Commissioning	Ongoing
	Develop social activities as part of new support services in Council housing ensuring activities reflect the diversity of the local community and are marketed in ways which promote inclusion	Lewes District Council – Supporting People	September 2011
	Re-develop Seaford Library to deliver library, day facilities and housing for people with disabilities	ESCC Libraries Service and Adult Social Care	March 2014
	Develop Downlands Court as community hub for activities in surrounding local area ensuring activities reflect the diversity of the local community and are marketed in ways which promote inclusion	ESCC Strategy & Commissioning	Ongoing from 2010
	Support Mature Citizens Forum and Seniors Forum in developing links with different sectors of community	ESCC Equalities and Diversity	Ongoing

For further information on the Lewes District Housing & Support Strategy for Older People 2011-2015 please contact:

Housing Policy & Development Manager

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