

Working together to create a borough of opportunity
Predictive Equality Impact Assessment (PEIA) (V.2)
FOR ALL COUNCIL DECISIONS ONLY



Title of report or proposal:

Older People's Accommodation Strategy-Development of an Extra Care Sheltered Housing Scheme and a Community Resource Centre at Imperial Wharf

Describe in full the aims, objectives and purpose of the proposal, including desired outcomes:

The Council is in negotiations to develop an Extra Care sheltered scheme and resource centre at the Imperial Wharf site in Sands End Ward, Fulham SW6.

The scheme will offer 45 single person, one-bedroom tenancies in self contained, fully equipped flats, and five two-bedroom flats.

The extra care sheltered housing scheme will provide supported accommodation to frail or vulnerable older people who would otherwise require care within a residential care home setting.

The resource centre, which is integral to the scheme, and includes some communal facilities, occupies the whole of the ground floor. The resource centre will provide day services for older people.

The scheme will also include people whose needs would have been provided for through residential care, as well as people who will require less care but still need to be in an environment that can offer substantial or intensive personal and practical support when required.

Service users will have needs resulting from physical ill health, functional mental illness, social isolation, visual impairment and/or general frailty due to ageing, as well as a low or moderate level of dementia.

The need for the development of a new extra care sheltered housing scheme at Imperial Wharf is based on a continuing level of demand for this type of accommodation and will sit alongside the two existing extra-care sheltered accommodation units that have already been developed as part of the older peoples' accommodation strategy (Mary Seacole and Elgin Avenue).

Extra Care Units: National developments of extra care sheltered housing schemes have been successful in meeting an increasing range of needs of older people. They provide an enabling and user-focused environment in which individual independence and choice are maximized.

The Council continues to make significant numbers of placements in residential care homes for older people outside of the Borough. Although this trend is reducing due to the increase in intensive home care support packages available to people living in their own homes (including extra care sheltered housing) or a move directly to nursing home care due to physical frailty, disability, illness or mental health needs.

A needs analysis has been carried out which shows that the provision of a third extra-care sheltered scheme should make a further contribution to reducing the need to place people in residential care settings outside of the borough.

It should be noted that the opening of the Imperial Wharf scheme will not be linked with the closure of any existing residential care homes. It is expected, however, that this scheme will divert some older people who would otherwise have been placed in residential care homes.

Subject to further detailed analysis, it is proposed that rehabilitation and dementia support should be included within the new scheme. It is also proposed that tenancies be made available to people with housing and care needs which are less intensive than those experienced under the current criteria,

where such needs are expected to increase significantly. This fits with the approach of developing early intervention in order to prevent or delay the need for more costly service provision.

Resource Centre:

The development of the resource centre at Imperial Wharf will serve as a replacement to the day care service originally attached to the Council's Farm Lane elderly care home (now closed) and which transferred in 2002 on an interim basis to Sunberry Centre in Stevenage Road in Fulham, pending re-location to Imperial Wharf. This intention was restated in the Best Value Review of day care for older people, which reported in 2003. The service model will be in line with the review of day services for older people currently being undertaken.

Department:

Community Services Department

Form and report MUST be checked and countersigned by the Principal Policy Officer (Organisational Development)

Officer Responsible: *(to be completed by the report author)*

Javina Sehgal, Senior Commissioner for Older People's Services,
Javina.sehgal@lbhf.gov.uk
0208 753 5376

(Signature, Print Name, Contact Number and Email Address)

Principal Policy Officer: *(to be completed by the Principal Policy Officer (OD))*

Signed off by Pinakin Patel at **14.36** on **05/04/07**. Email pinakin.patel@lbhf.gov.uk Tel 020 8753 5727

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Who are the main people that this decision will affect?

Older People

The extra care sheltered housing scheme will provide supported accommodation to frail or vulnerable older people who would otherwise require care within a residential care home setting.

The scheme will also include people whose needs would have been provided for through residential care, as well as people who will require less care but still need to be in an environment that can offer substantial or intensive personal and practical support when required.

Service users will have needs resulting from physical ill health, functional mental illness, social isolation, visual impairment and/or general frailty due to ageing, as well as a low or moderate level of dementia.

Service users attending the current day services at Stevenage Road will also be affected.

2. Identify the risks that could prevent the planned outcomes

Funding may not be approved which will put the whole project at risk.

3. Could the proposal have a positive impact on **a) race b) disability c) gender d) sexual orientation e) age f) belief system groups?** (Please provide evidence e.g. user feedback, complaints, monitoring?)

a) b) c) d) e) f) Yes

This new development will provide 50 fully accessible units catering to the needs of people with varying levels of disability and complexity of need. The proposed varied mix of the units provides housing options that meet the progressive needs of an aging population.

It will also provide a resource centre.

4. Could the proposal have a negative impact on **a) race b) disability c) gender d) sexual orientation e) age f) belief system groups?** (Please provide evidence e.g. user feedback, complaints, monitoring,?)

a) b) c) d) e) f) No negative impact for the 50 extra care units as these will provide the additional housing capacity to meet the needs of varying levels of disability.

People who are currently attending the Stevenage Road day centre receive transport provided by the council where necessary. These arrangements will continue for the new resource centre.

5. Can any negative impact of the decision be justified?

Not applicable

6. If you have undertaken any internal/ external research or consultation(s) please list these below:



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FULHAM REPORT_...



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The Older People's Strategy was developed and consulted upon in 1999 as part of a Best Value review into residential care services for older people provided by the Council. The review indicated the need for significant changes to existing services. As a result, the Social Services Committee on 1 July 1999 and 13 April 2000 agreed a commissioning strategy and arrangements for the provision of a range of new services for older people which would replace existing services in modern, purpose-built facilities, delivered cost-effectively and to high standards. The report to the Social Service Committee on 13 April 2000 also authorised officers "to prepare and submit a bid for funding for an extra care sheltered housing scheme with resource centre to be built at Imperial Wharf"

7. Do you need to undertake any further consultation? If so, what and with whom?

Yes, if agreed, consultation will take place with staff and older and disabled people, all throughout the development of this project, from design stage to the actual service delivery. The approximate timescales for this exercise will be from May 2007 right through to September 2008. There will also need to a separate consultation with residents of the borough.

PLEASE EMAIL COMPLETED FORM TO PEIA@lbhf.gov.uk

**Contact: Pinakin Patel, 020 8753 5727
Assistant Chief Executive's Department
London Borough of Hammersmith & Fulham**