Older People's Local Housing Strategy 2021-2026 Evidence Paper

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Contents

1. Executive Summary

This paper sets out the evidence on older people's housing and related support needs in North Lanarkshire, highlighting the key issues for consideration over the period of the new Local Housing Strategy (LHS) in North Lanarkshire (2016-21).

This evidence papers finds the following key issues in relation to older people's housing needs:

- Significant growth in pensionable age groups is projected over the next two decades in North Lanarkshire with the most substantial growth projected amongst the 75+ age group (an increase of 25.9% and 71.4% respectively 2018-2043).
- There is also significant growth projected amongst older population age households attributed to the growth in single person households.
- Cumbernauld presents the most significant challenges in terms of population growth amongst older people, high levels of pressure for mainstream and specialist older people's housing and presents particular challenges in terms of housing stock with less potentially accessible housing stock to meet increasing demand.
- North Lanarkshire continues to maintain low levels of care home admissions and has the ninth lowest level of care home admissions of older people of all local authority areas, indicative of the shift of balance of care, with more people supported to live at home independently as opposed to care homes.
- As such more people are supported with complex needs in mainstream and specialist housing stock.
- Pressure is increasing on acute hospitals with increases in accident and emergency admissions evident in the past year. The roll out of new initiatives such as 'Discharge to Assess' and generally the pressure and priority to reduce delayed hospital discharge will increase pressure to identify accessible housing options. This is of relevance in the context of older people given older people account for a significant proportion of bed days occupied.
- The number of older people with complex needs is projected to increase further as prevalence of dementia increases.
- There will be continued increased demand for adaptations and equipment linked to the growth in older population groups and aspiration to enable independent living for as long as possible.
- Technology will play a greater role in supporting older people in their own home to stay safe, well and enable independence, choice and control.
- The switch over from analogue to digital will have implications for how people are supported across specialist older people's housing as well as financial and capital programme work implications.
- North Lanarkshire Council is the largest provider of specialist provider of older people's housing, retirement and amenity housing, most of this stock was built circa 1970s and presents some accessibility challenges in terms of meeting older people's needs.
- Given the projected increased demand for accessible housing and re-classification of older people's housing which categories older people's housing by capacity to meet differing levels of need, an investment strategy is required for specialist stock.
- New draft fire safety in specialist housing guidance is anticipated to be published later in 2020, this will have resource and design implications for older people's housing.
- The predominant tenure amongst older people is owner occupation and evidence indicate that there is a high proportion of older owner occupiers who own their home

outright with equity available. However, evidence also suggests that there is a cohort of owner occupiers with limited equity to realise an alternative suitable housing option.

- Research denotes that there is interest amongst older owners on alternative housing options such as shared equity and shared ownership and that this is driven by pull factors such as low maintenance, accessibility, low running/energy costs, easy up-keep, location and for some, designation specifically for older people.
- Income levels are lower amongst older people in North Lanarkshire and evidence suggests that there is a greater proportion of older people who experience financial hardship.
- There remain persistent significant health inequalities across North Lanarkshire with substantial disparity in life expectancy linked to deprivation and poverty.
- Disparity in health is also evident across tenures with older households who privately rent or social rent more likely to experience poorer health outcomes.
- Suitability of current housing is an issue for older households with evidence showing that a significant proportion of older households live in homes that are unsuitable for their needs.
- Under-occupation affects older households more than any other household group.
- Other strategic plans will have a direct impact on older people in North Lanarkshire. This includes the Town Centre Vision and the Tower Re-provisioning programme.

2. Introduction

People are living longer than ever before, with advances in health care and standards of living, helping extend life expectancy for both men and women in Scotland. This is positive news, with research suggesting that people in later life are more satisfied with life than any other age group[1]. However, this rapidly changing age profile of our society will have significant implications for housing, health and social care, civil society and the government. As improvements have been made in life expectancy these improvements have not been mirrored elsewhere. Inequalities continue to exist across a range of areas and many years of advantage or disadvantage result in disparity in health, wealth, wellbeing and quality of life in later years.

Housing plays a key role in addressing these challenges. We know that there is higher than the national level of chronic ill health in North Lanarkshire and that there are lower levels of pensionable income. The housing sector can provide secure, safe, warm, accessible and affordable homes which have a huge impact on all other aspects of life and wellbeing, helping enable and promote independence for longer, reducing pressure on health and social care services. The housing sector also makes a huge contribution in terms of housing support, helping older people stay connected to family and friends and their communities in which they live, making a positive impact to health and wellbeing and quality of life.

However, more needs to be done across the wider housing sector if we are to effectively support an older population to live well for longer in their own homes. Accessibility standards have improved considerably over the past decade, but there remains scope for more inclusive design to help effectively support older people with more complex needs such as people with dementia to live at home safely, and national evidence[2] suggests that there continues to be a lack of wheelchair accessible homes across Scotland. New supply homes only partly address these challenges, there needs to be a focus on existing housing supply and allocation and what measures we can employ to help make best use of our existing

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[1] 'The State of Ageing in 2019: Adding life to our years' (2019) Centre for Ageing Better
[2] Still minding the step? A new estimation of the housing needs of wheelchair users in Scotland, North Star Consulting & Research, Horizon Housing, CIH Scotland, 2018

homes to meet the changing needs of an older population. Coupled with this, a strategy for effectively supporting older owner occupiers is required, given that approximately two thirds of older households are owner occupiers, to help those who are in housing that is unsuitable for their needs realise a sustainable suitable housing solution and an approach that helps people in middle and later life plan better for their future housing needs.

This paper draws on national and local evidence on older people's housing needs to help identify actions and recommendations for the development of the new Local Housing Strategy (2021-26) for North Lanarkshire.

3. National Context

The Scottish Government has a longstanding policy of 'shifting the balance of care', supporting people to remain at home independently for as long as possible, rather than in care homes or hospitals. Over the past decade there have been three major national policy drivers which have shaped housing policy and services for older people in Scotland:

- Reshaping Care for Older People: A Programme for Change 2011-2021
- Age, Home and Community: A Strategy for Housing for Scotland's Older People 2012-21
- The Public Bodies (Joint Working) (Scotland) Act 2014

Recognising that demographic change will lead to increased demand for more intensive health and social care services, whilst a challenging financial landscape continues there is the realisation that providing the right housing and support at the right time can make a huge contribution to reducing this demand. With a focus on prevention, national policy encourages partnerships to explore new ways of delivering and improving the services provided to ensure a more sustainable longer-term approach to supporting older people in our communities.

Reshaping Care for Older People helped pave the way for this new approach, helping health and social care and wider partners pilot new ways of working to deliver better outcomes to meet the changing needs of an ageing population. Much of the positive changes and new more effective ways of working were then rolled out across other care groups through the introduction of the integration of Health and Social Care legislation in 2014 and subsequent creation of integrated locality structures. This has led to housing being a key partner at all levels of the community care planning structures in North Lanarkshire. These structures are detailed below:

Figure 1: Community Care Planning Structures in North Lanarkshire
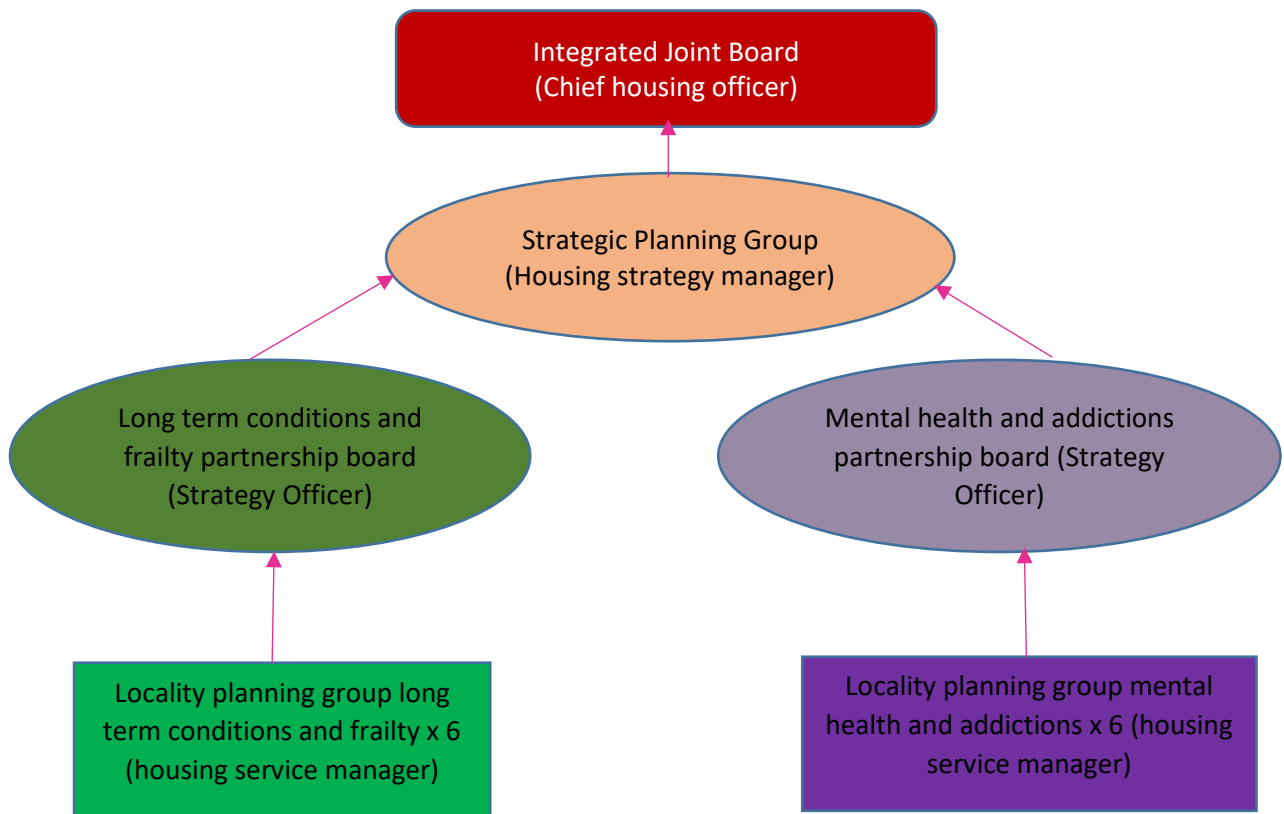
The contribution of housing to the national health and wellbeing outcomes is articulated in the Housing Contribution Statement (HCS). The HCS sets out specifically the role housing plays in achieving the shared priorities set out in the Strategic Commissioning Plan. It also sets out the arrangements for delegated functions and resources to the Integration Board. In North Lanarkshire the delegated housing functions include only the mandatory delegated functions. The HCS is a key document that helps bridge the Local Housing Strategy and the Strategic Commissioning Plan ensuring alignment of strategic priorities and outcomes between health, social care and housing.

Scotland's national housing strategy for older people 'Age, Home and Community: A Strategy for Scotland's Older People 2012-21' sets out the Scottish Government's vision for housing and related support for older people. The five key strategic priority areas include: strategic leadership; information and advice; better use of existing housing; preventative support services and new build housing. These strategic priorities reflect the more recent challenges and priorities set out in Scottish Government's more recent 'Housing to 2040', the first long-term national housing strategy. This route map is Scotland's plan for how our homes and communities should look and feel in 2040. The key challenges of an increasing ageing population and increase in the number of single person households, many of which are older people are highlighted. The key themes:

- **More homes at the heart of great places**
- **Affordability and choice**
- **Affordable warmth and zero emissions homes**
- **Improving the quality of all homes**

Will all impact on housing and housing related support for older people over the next two decades.

Links to Other Key National Strategies and Plans

There are several other national strategies and plans that are of relevance to this evidence paper. These include, but are not limited to:

- Age, Home and Community: next phase (refresh of the 2011 publication of the Age, Home and Community strategy)
- The National Dementia Strategy
- The Carers Strategy
- Self-directed Support Strategy
- National Telehealth and Telecare Delivery Plan
- Scotland's Digital Health and Care Strategy: enabling, connecting and empowering (2018)
- TEC in Housing Charter
- Scotland's Health and Social Care Delivery Plan
- Living and Dying Well Strategy
- NHS Quality Strategy

4. Local Context

Housing for older people has been a key priority in the last four Local Housing Strategies and is a high-level strategic priority for the Council and its wider partners. The Plan for North Lanarkshire sets out the vision for North Lanarkshire which is to improve outcomes for everyone who lives, works or visits North Lanarkshire through driving economic growth, increasing skills, generating jobs and training opportunities and in doing so reducing poverty and inequality. There are twenty five high level ambition statements categorised under five strategic priorities to help achieve this ambition. Older people's housing is linked to a number of these strategic priorities but in particular to priority three:

'Improve the health and wellbeing of our communities'

The Strategic Commissioning Plan for North Lanarkshire sets out the key shared objective with Housing Services:

- Shared Objective 1: Reduce health inequalities experienced by people who face the most disadvantage in our communities
- Shared Objective 2: Reduce hospital admissions, length of stay, delayed discharge and readmission rates
- Shared Objective 3: Support people to live safely and well for longer in their own home through a range of home interventions and early prevention activities

Supporting older people for longer in their own home is a key priority for the Council and its partners, and significant changes have taken place in the period of the LHS 2016-21. These have included, but are not limited to:

- The redesign of home support services, to provide a more flexible, tailored support service, enabling older people with more complex needs to live at home for longer
- The re-classification of council sheltered housing complexes and adoption of a new allocation policy for older people's housing, helping match older people better to housing that better meets their needs and make best use of specialist housing stock

- The implementation of enhanced design specifications across all council new build housing to incorporate dementia friendly design
- The roll out of Making Life Easier, an online assessment tool for equipment and adaptations, providing signposting, advice and information reducing demand and pressure on front line services for traditional face to face assessment
- Roll out of discharge to assess, helping reduce delayed discharge in hospitals
- Implementation of new integrated health and social care teams across all localities
- A significant increase in the number of new amenity homes built on Council new build sites
- The commencement of the re-provisioning of tower accommodation which will see council multi storey towers in North Lanarkshire demolished and replaced with new build housing
- The introduction of new fire safety and prevention measures across existing and new build housing with new specialist fire safety guidance developed for specialist housing (including sheltered housing)
- The introduction of a new range of Scottish Government shared equity schemes prioritising older people as a priority target group
- The remodelling/re-classification of housing association sheltered housing in North Lanarkshire

5. Demographic Change

Age Profile

The age profile of North Lanarkshire residents is like that of Scotland as a whole.

Table 1: Age Profile of Residents in North Lanarkshire and Scotland

	Median Age	Under 16	Working Age	Pensionable Age
North Lanarkshire	41.5	18%	65%	17%
Scotland	42.0	17%	64%	19%

Source: NRS 2018-based projections

North Lanarkshire has the second youngest population in Scotland, out with the four cities. It also has the smallest proportion of older residents. However, over the next 25 years, the number of residents of a pensionable age is projected to increase by 25.9% (compared to an increase of 23.2% across Scotland) and the number of residents over 75 is projected to increase by 71.4% (70.6% across Scotland). This will have considerable implications across services.

Chart 1: Percentage Change by Population Age Group (2018-2043)
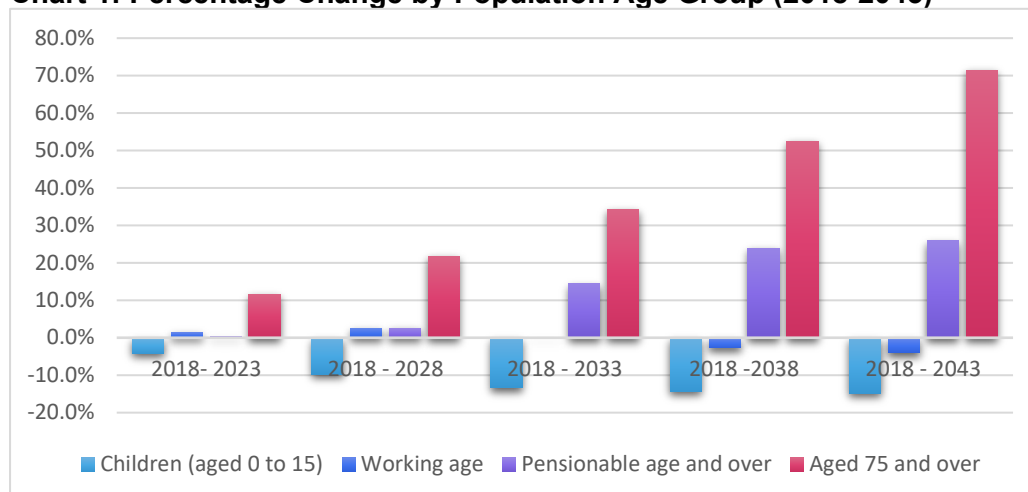
Source: NRS 2018-based population projections by age (principle projection)

When population estimates are considered by Local Housing Market Area (LHMA) Airdrie has the greatest number of people aged 60+ of all Local Housing Market Areas accounting for 16.4% of all older people in North Lanarkshire followed by Cumbernauld accounting for 15.8%. Shotts has the lowest proportion of older people in North Lanarkshire accounting for 4.1%.

Table 2: Population Aged 60+ by LHMA

LHMA	Number of people aged 60+	% of NL's population aged 60+
Airdrie	12,923	16.4%
Bellshill	6,861	8.7%
Coatbridge	11,308	14.4%
Cumbernauld	12,427	15.8%
Kilsyth	3,277	4.2%
Moodiesburn	4,755	6.0%
Motherwell	9,713	12.3%
Shotts	3,192	4.1%
Viewpark	3,630	4.6%
Wishaw	10,604	13.5%
Total number of people aged 60+ in NL	78,690	100%

Source: Area Profiles 2018/19

Household Projections

Despite an overall decrease in population, the number of households in North Lanarkshire is projected to increase by 10,447 (7%) over the next 25 years. This is equivalent to 420 new households per year and is the result of decreasing household size. By 2043, the average household size is projected to have decreased by 8% from 2.23 to 2.06 (compared to a 7% decrease across Scotland).

This decline in household size is driven by an ageing population increasingly living alone or in smaller households. At present over a third of households in North Lanarkshire are single person households and this is expected to increase by a further 14% by 2043.

Chart 2: Household Projections 2018-2043
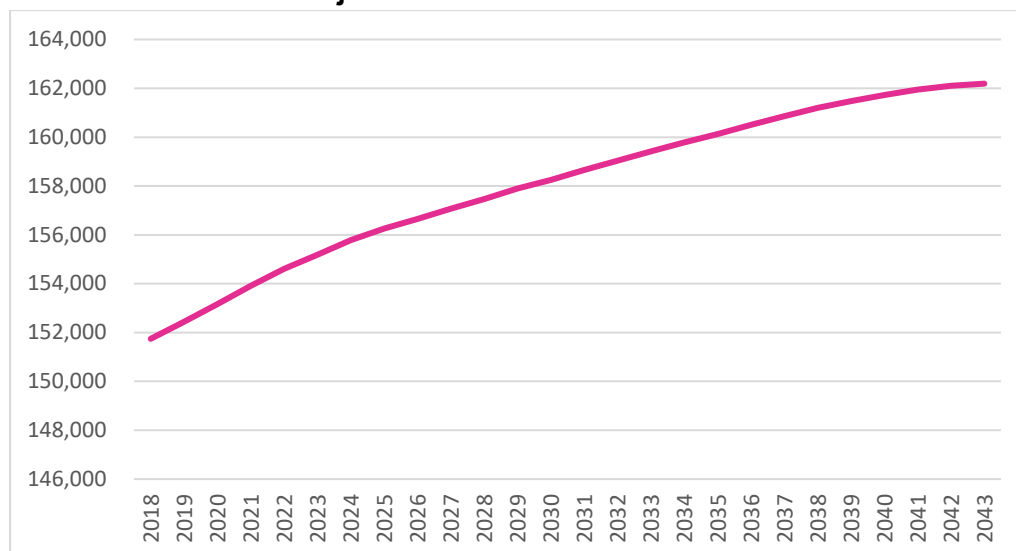
Source: NRS 2018-based household projections

Between 2018 and 2043 the number of households aged 75 and over is projected to increase by 14,687 (74%). This is in line with the national trend, as is the decrease in younger households. However North Lanarkshire will see a greater than average decrease in the number of households aged 30 to 59.

Chart 3: Age of Head of Household in North Lanarkshire
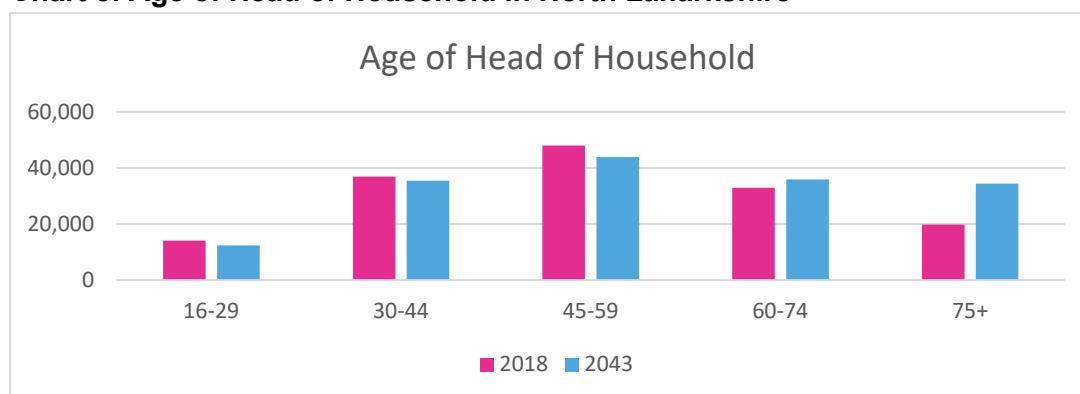
Source: NRS 2018-based projections

Table 3: Projected change in households (2018-43) by age of head of household

Age Band	16-29		30-44		45-59		60-74		75+	
North Lanarkshire	-1,698	-12%	-1,437	-4%	-4,099	-9%	2,995	9%	14,687	74%
Scotland	-32,728	-13%	11,792	2%	-18,210	-2%	12,413	2%	264,197	74%

Source: NRS 2018-based household projections

The number of single and small adult households is projected to increase by 14% by 2043. Most of this increase is in the 70+ age group, however this masks a notable decrease in the number of young households forming across all household types.

Key Issues and Action Points

- Demographic change in North Lanarkshire presents significant challenges for housing, health and social care. In particular, the significant growth amongst the 75+ age group will bring specific challenges.
- This coupled with the shift towards more community-based support provision and a focus on enabling independent living for as long as possible as opposed to care home and other institutional settings will increase demand on accessible housing and housing support services.
- North Lanarkshire has consistently had one of the lowest rates of care home placements of all Scottish local authorities, indicative of a successful shift made from acute to community enabling older people to live independently for longer in their own home. This means that there are more older people with complex needs supported in the community who would have previously been in care homes.
- Given these factors it is likely that there will be an increase in equipment and adaptations over the period of the new LHS particularly given that the majority of housing stock is existing housing stock and not new build housing built to housing for varying needs standards.
- Across the board it is highly probable that there will be increased demand for potentially accessible housing, ground floor accommodation, specialist provision and new build accessible housing.
- As such it is important that the design of housing is optimised to provide inclusive, accessible environments that promote independence and reduce reliance on supports which compensate for limiting physical built environments.
- Technology will play a significant role going forward in the design of housing and the mechanisms for supporting people in communities.
- When demographic change is considered at LHMA level the North area presents distinctive challenges with the greatest growth projected in Cumbernauld.

6. Specialist Housing Stock for Older People

There have been significant changes in the period of the current LHS in relation to re-classification of housing stock for older people. Within the past five years one of the main providers of very sheltered housing stock in North Lanarkshire have implemented their transformation programme of older people's housing across Scotland, which involved the de-registration of both very sheltered and sheltered housing in North Lanarkshire with the Care Inspectorate to provide retirement housing replacing sheltered housing, and retirement housing with meals services in very sheltered housing.

It is anticipated that other housing providers of specialist housing provision in North Lanarkshire will explore remodelling in future years linked to wider national factors, such as uncertainty around future housing support funding, changing housing aspirations and needs of older people, affordability of options, suitability of housing stock to meet older people's needs and demand.

In terms of local authority stock, the Council has also implemented the re-classification of its own sheltered housing stock to provide a more sustainable housing option that has capacity to meet the changing needs of older people in North Lanarkshire. Specifically, this involved

the re-classification of council sheltered housing stock into retirement housing and amenity housing:

Retirement Housing – provides enhanced housing management services via an onsite retirement housing officer and 24/7 emergency response via the council's community alarm service. Individual houses with standalone common room. Not registered with the Care Inspectorate.

Amenity Housing – provides housing for people aged 60 and over. Provision of 24/7 emergency response service via the council's community alarm service were assessed as requiring this service. No on-site support.

The drivers influencing this change were varying demand for sheltered housing complexes, in part driven by the type of accommodation and suitability for older people with increasing needs. This re-classification sought to rebalance the demand for older people's housing, prioritising older people with more complex needs for housing that provides enhanced support and accessible accommodation and prioritising housing that provides lesser on-site support for older people who require less help and are more independent. In doing so the council makes better use of the limited supply of older people's specialist housing stock in meeting the broad needs of older people and in particular helps support older people with more complex needs stay at home for longer as opposed to long term care.

Scottish Government definitions of specialist housing stock for older people is generally categorised into very sheltered, sheltered, medium dependency, adapted for wheelchair and ambulant disabled, and amenity housing. However, there is significant variation in the terminology used for older people's housing and specialist housing by different housing organisations which can make the process of comparison across and between areas complex.

Scottish Government collates data each year on the number of specialist provision properties by Local Authority. Data on the number of specialist provision properties by Registered Social Landlord was previously collated by Scottish Government up until 2013, after this date data collection stopped. However, recent collation by Scottish Housing Regulator on specialist provision has provided information in relation to specialist stock by local authority area which gives some oversight into the provision of specialist housing by RSL. It should be noted that given the issues relating to varying terminology there may be accuracy issues due to interpretation of stock/designation. Furthermore, due to issues in relation to system designation of council specialist stock in North Lanarkshire it is highly probable that there is undercounting of wheelchair and amenity stock in these figures. This is being addressed as a project currently underway to ensure accurate designation of council specialist stock.

Table 4: Specialist Housing Stock Provision in North Lanarkshire

	General self-contained units	Sheltered self-contained units	Very sheltered self-contained units	Medium dependency self-contained units	Wheelchair housing self-contained units	Ambulant disabled self-contained units	Other specially adapted self-contained units	Total self-contained units
RSL	8011	324	123	330	129	564	1	9482
Local Authority	35221	1171	0	145	20	0	0	36557
Total	43232	1495	123	475	149	564	1	46039

Source: Scottish Housing Regulator 2019

In addition to the stock noted in table above there are also 24 non self-contained units and 57 non self-contained bed spaces provided by RSLs.

When specialist housing provision is considered as a percentage of older households, North Lanarkshire is on par with the Glasgow and Clyde Valley average of 5%.

Table 5: Specialist Stock across GCV LAs as a Percentage of Older Households

Area	Total as % of older households
East Dunbartonshire	3%
East Renfrewshire	7%
Glasgow City	6%
Inverclyde	5%
North Lanarkshire	5%
Renfrewshire	5%
South Lanarkshire	6%
West Dunbartonshire	7%
GCV	5%
Scotland	6%

Source: Glasgow and Clyde Valley Housing Need and Demand Assessment, pg. 155, Table 6.12

Our own stock records, which include records from RSL annual stock returns that we collate as well as data from our own housing management system tell us that in North Lanarkshire we have:

- 402 (15%) very sheltered and sheltered homes
- 1,372 (52%) retirement homes
- 872 (33%) amenity homes

Some assumptions can be made when 'potentially accessible' housing stock is considered. Potentially accessible housing stock accounts for 69% (30,213)[3] of all social rented housing stock in North Lanarkshire.

Evidence suggests that there is some variation in the geographic distribution of specialist housing stock. Cumbernauld has the greatest provision of specialist stock followed by Wishaw (24% and 19% respectively). Bellshill has the lowest provision with 13% of all specialist stock.

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[3] Includes detached, bungalow, specialist housing, lower flats, semi-detached and terraced housing as at 31st March 2021.

Chart 3: Specialist Housing Stock in North Lanarkshire
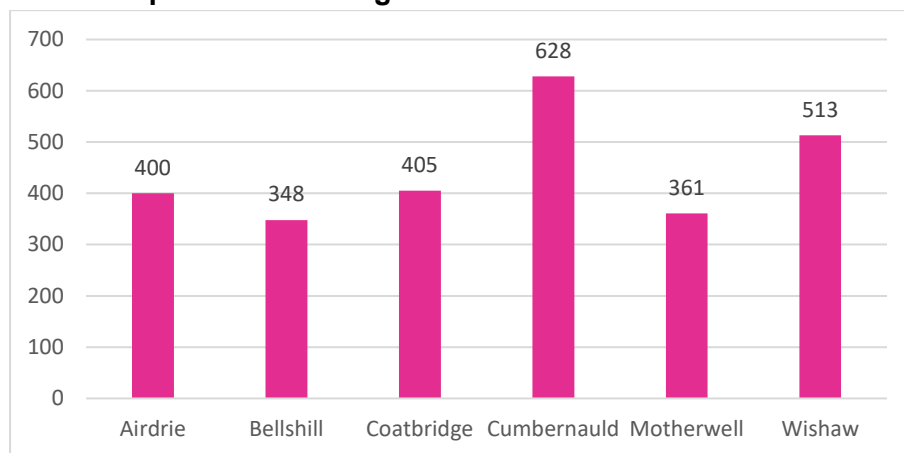
Source: NLC Area Profiles as at 31st March 2020

Estimate of Need and Demand

Based on current levels of specialist housing provision for older people, the GCV HNDA2 estimates that future demand for supported housing for older people may be up to 7% of the population aged 60 and over. It is acknowledged however that this would be influenced by the impact of other interventions such as access to support services, adaptations and accessible housing.

Based on the current level of provision the HNDA estimates that there may be a demand for an additional 295 specialist housing units across the GCV area which equates to 56 units per annum for North Lanarkshire[4].

Key Issues and Action Points

- There have been major changes in specialist housing provision for older people in recent years, particularly in council stock. Given this it would be beneficial to review the impact of this change in meeting older people's housing and related support needs, in addition to the wider impact on other services and related areas.
- Specialist housing for older people in North Lanarkshire accounts for a very small proportion of housing stock overall, as such it is important that we make best use of it. The revised allocation policy for older people has been implemented in recent years for council specialist older people's housing. Evaluation of the new policy would be advantageous to identify outcomes achieved for older people and effectiveness of the policy.
- Given the increasing complexity of needs of older people and the recent changes in re-classification of specialist housing it is important that complexes with capacity to meet more complex needs i.e. linked corridor complexes are assessed for scope to support older people in relation to the physical environment to ensure it provides a home for life, and lends itself well to promoting the important aspects of specialist housing i.e. social inclusion, well-being, independence and quality of life.
- This is of particular importance considering the age of sheltered housing and retirement housing in North Lanarkshire. Most of this stock was built circa 1960s 1970s and as such not all complexes and facilities contained therein lend themselves well to meeting higher accessibility standards.
- An evaluation and assessment of all older people's housing stock therefore would be advantageous to inform an investment strategy for specialist stock.

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[4] Units based on NL's population as proportion of GCV area at time of HNDA assessment.

- There are particular areas of pressure within North Lanarkshire currently and projected in the future linked to increased growth in older population groups. This means that there will be particular pressures on ground floor housing, amenity housing and specialist housing over forthcoming years.
- This pressure may also be exacerbated by higher demand for accessible housing in North Lanarkshire resulting from increased levels of long-term limiting illness amongst younger population groups. This will specifically impact on mainstream housing, specifically ground floor and general amenity housing.
- Evidence suggests there is some variation in the geographic distribution of specialist housing stock, with the greatest provision in Cumbernauld and the lowest levels of provision in Bellshill.

7. Older People's Housing Pressure

Pressure for older people's housing[5] has increased by 26% over the past three year period from 4.2 in 2017/18 to 5.3 in 2019/20 but has decreased slightly by 4% over the past five year period (ratio of applicants' for each let)[6].

Chart 4: Older Persons' Housing Pressure in North Lanarkshire
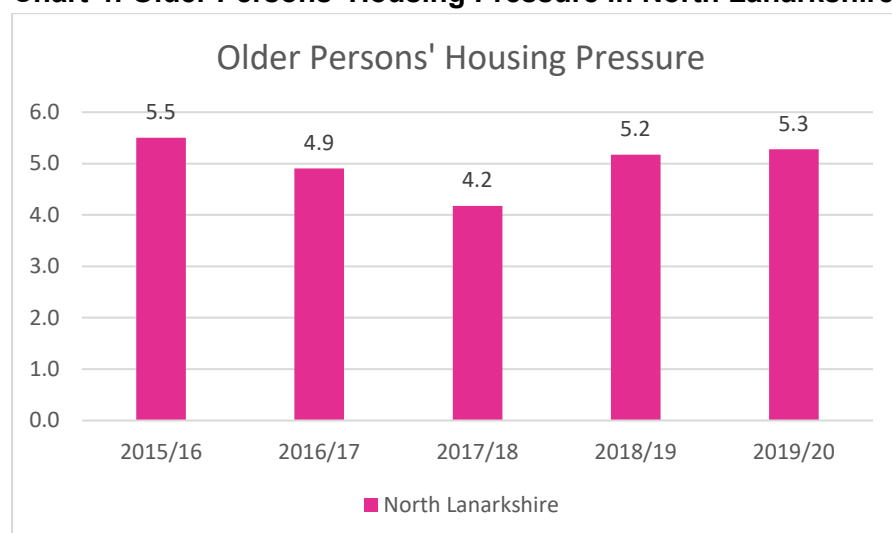
Source: NLC Data as at 31st March 2020

When waiting list demand for older persons housing is analysed by the type of housing, the greatest increase is evident in amenity/assisted living housing with an increase of 53% evident over the past five years, 2014/15 - 2019/20. Waiting list demand for sheltered and very sheltered housing has decreased over the same period by 20%[7] indicating that housing aspirations and choices for older people continue to shift towards accessible mainstream housing rather than traditional forms of sheltered housing.

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[5] Includes pressure for all older people's housing, amenity housing, retirement housing, sheltered and very sheltered housing.
[6] NLC and RSL stock and allocation data 2017-2020 as at 31st March 2020
[7] Based on applicants that have selected sheltered and/or very sheltered only (and not amenity)

Chart 5: Demand for Older People's Housing
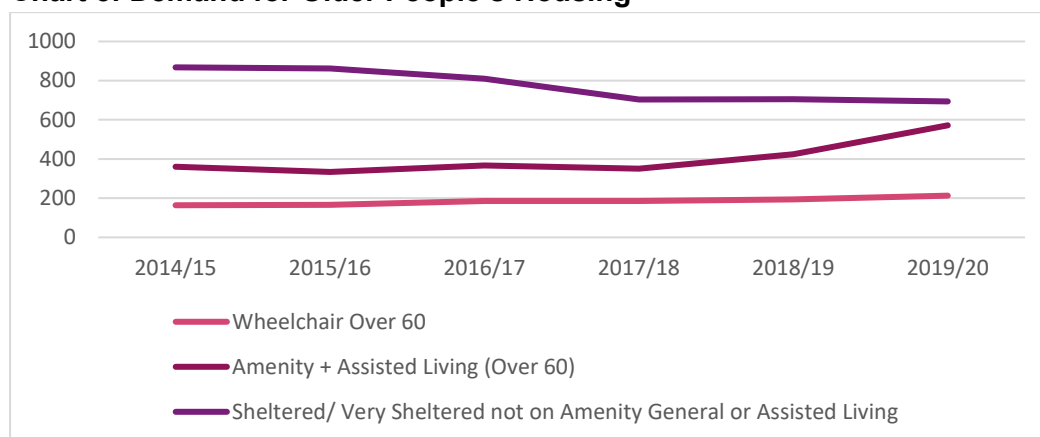
Source: NLC Data as at 31st March 2020

The waiting list demand for older persons housing is greatest in Coatbridge and Cumbernauld (288 and 256 respectively) and lowest in Shotts and Viewpark (20 and 50 respectively)[8]. When pressure is considered (the ratio of applicants to allocations) Moodiesburn has the highest level of pressure for followed by Viewpark. The lowest pressure for older persons housing is in Kilsyth and Motherwell.

Tenure of Sheltered Housing Applicants

The most common tenure of sheltered housing applicants on the CHR is social renting accounting for 48.0% of all applicants. This is closely followed by owner occupation, accounting for 30.7% of all applicants.

Table 6: Sheltered Housing Applicants on CHR by Tenure in North Lanarkshire

Tenure	Number of Sheltered Housing CHR Applicants	% of Sheltered Housing Waiting List
Owner occupation	330	30.7%
Social rent (NLC, other councils and housing association)	515	48.0%
Private rent from landlord	137	12.8%
Other	92	8.6%
Total	1074	100%

Source: CHR download as at 31st March 2019

The majority of applicants on the CHR sheltered housing list are in the 75+ age group.

Table 7: Sheltered Housing Applicants on CHR by Age Group

Age Group	Number of Sheltered Housing CHR Applicants	% of Sheltered Housing Waiting List
Under 60	106	10%
60-64	135	13%
65-69	202	19%
70-74	202	19%
75+	429	40%
Total	1074	100%

Source: CHR download as at 31st March 2019

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[8] NLC and RSL waiting list data as at 31st March 2020.

The majority of sheltered housing applicants have requested Coatbridge LHMA, accounting for 23% of applicants. The next most requested LHMA is Cumbernauld, accounting for 19% of applicants. The least requested LHMA for sheltered housing is Shotts.

Table 8: Sheltered Housing Applicants on CHR by LHMA Requested

LHMA	Number of Sheltered Housing Applicants	% of Sheltered Housing Applicants
Airdrie	156	15%
Bellshill	74	7%
Coatbridge	243	23%
Cumbernauld	205	19%
Kilsyth	51	5%
Moodiesburn	45	4%
Motherwell	118	11%
Shotts	21	2%
Viewpark	35	3%
Wishaw	126	12%
North Lanarkshire	1,074	100%

Source: CHR download as at 31st March 2019

The significant proportion of sheltered housing applicants have no priority points awarded for sheltered housing (31.0%). This may be indicative of some applicants being listed for sheltered housing with no need for sheltered housing but also may include applicants who are currently waiting assessment of their needs.

The next most common pointing allocation is between 21 and 30 points accounting for 16.3% of applicants. The greatest priority points allocation of between 41 and 49 points accounts for 13.4% of applicants.

Table 9: Sheltered Housing Applicants by Points Awards

	0	1 - 10	11 - 20	21 - 30	31 - 40	41 - 49	Total
Under 60	66	2	4	13	10	11	106
Over 60	306	53	131	175	170	133	968
Total							1074

Source: CHR download as at 31st March 2019

There is a high proportion of sheltered housing applicants that have also requested other house types in addition to sheltered housing which would support the premise of the applicants selecting sheltered housing not necessarily because of the additional support it provides but instead because of other factors such as location, house type, downsizing etc. The next most common house type requested by sheltered housing applicants after sheltered housing is bungalow, followed by end terraced and lower 4 in a block house types (Appendix 1).

The majority of applicants on the CHR (52%) have requested a one bedroom property. This is followed by 2 bedroom property requests (46%).

Key Issues and Action Points

- Older owner occupiers account for a significant proportion of applicants on the CHR waiting list.
- This may be indicative of a number of factors, such as lack of house suitability, need/want to down size, support needs, social inclusion, disrepair/maintenance issues, financial issues, need/want to be close to family/networks for support, need/want to be closer to amenities, house accessibility issues amongst older owner occupiers.
- Focus groups carried out with older owner occupiers in North Lanarkshire provide further evidence that these factors are challenges for older owners and influence the aspiration to move.
- A significant proportion of older owners on the CHR have low levels of priority awarded, which may result in older owners being 'stuck' in their home with limited options available.
- Given this, it is important that consideration is given to how we can support older owner occupiers who may have limited housing options available, realise a sustainable housing option.

8. Older Households and Tenure

The majority of households in North Lanarkshire own their home with a mortgage (39.4%) followed by households who social rent from the local authority (25.6%).

When older households (age 65 and over) are considered the majority of households in North Lanarkshire own their own home (62.7%) of which 49.2% own their home outright. 33.9% of 65+ households social rent, of which 28.3% rent from the Council and a small proportion privately rent (3.4%).

Table 10: Tenure of Households in North Lanarkshire

Age Group	Owned total	Owned outright	Owned: with mortgage of loan	Social rented: total	Social rented: Council	Social rented: other social rented	Private rented or living rent free: total	Private rented or living rent fee: private landlord/ letting agent	Private rented or living rent free: other private rented or living rent free
24 and under	826	177	649	2,546	2,160	386	1,787	1,584	203
25-29	3,778	290	3,488	3,180	2,599	581	2,143	1,844	299
30-34	6,520	393	6,127	3,256	2,665	591	1,713	1,508	205
35-39	8,098	558	7,540	3,679	2,959	720	1,336	1,170	166
40-44	10,302	951	9,351	4,492	3,609	883	1,046	934	112
45-49	10,956	1,421	9,535	4,540	3,656	884	874	785	89
50-54	9,850	2,178	7,672	4,169	3,455	714	636	543	93
55-59	8,773	3,477	5,296	3,543	2,963	580	489	401	88
60-64	8,189	4,944	3,245	3,843	3,209	634	449	324	125
65- 69	6,210	4,732	1,478	3,134	2,603	531	328	208	120
70-79	5,684	4,483	1,201	3,027	2,511	516	298	135	163
80-84	4,780	3,787	993	2,447	2,059	388	245	84	161
85+	2,994	2,437	557	2,021	1,709	312	208	53	155
total	**88,872**	31,376	57,496	**45,416**	37,363	8,053	**11,710**	9,619	2,091
Tenure % of total pop	**60.9%**	21.5%	39.4%	**31.1%**	25.6%	5.5%	**8.0%**	6.6%	1.4%

Source: Scotland's Census 2011 - National Records of Scotland Table DC4111SC - Tenure by age of Household Reference Person (HRP) all household reference persons

Table 11: Households Aged 65 and Over by Tenure in North Lanarkshire

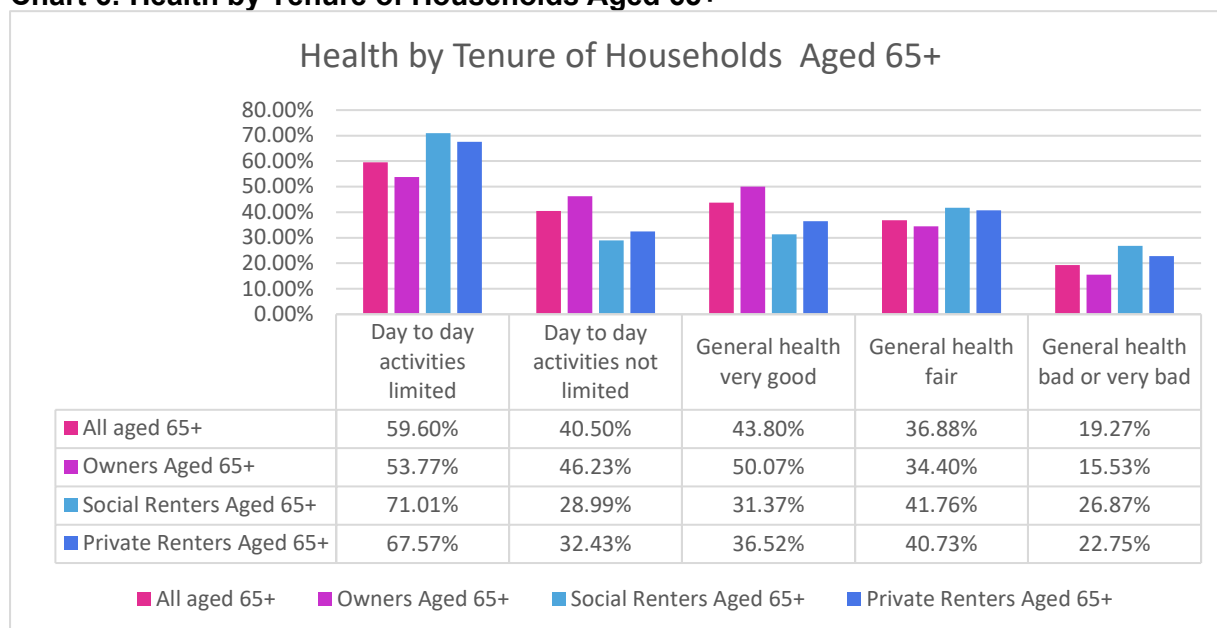| Age Group	Owned total	Owned outright	Owned: with mortgage of loan	Social rented: total	Social rented: Council	Social rented: other social rented	Private rented or living rent free: total	Private rented or living rent fee: private landlord/ letting agent	Private rented or living rent free: other private rented or living rent free
65-69	6,210	4,732	1,478	3,134	2,603	531	328	208	120
70-79	5,684	4,483	1,201	3,027	2,511	516	298	135	163
80-84	4,780	3,787	993	2,447	2,059	388	245	84	161
85+	2,994	2,437	557	2,021	1,709	312	208	53	155
All 65+ age group	**19,668**	15,439	4,229	**10,629**	8,882	1,747	**1,079**	480	599
Tenure % of total 65+ pop	**62.7%**	49.2%	13.5%	**33.9%**	28.3%	5.6%	**3.4%**	1.5%	1.9%

Source: Scotland's Census 2011 - National Records of Scotland Table DC4111SC - Tenure by age of Household Reference Person (HRP) All household reference persons

Tenure and Disability of Households Aged 65+

When health and disability is considered by tenure of households aged 65+, owner occupiers report the best overall level of health, with 46.23% of household owners aged 65+ reporting that their daily activities were not limited in comparison to 40.50% of all households aged 65+ and 32.43% and 28.99% of private renters and social renters aged 65+ respectively.

This pattern is mirrored in general health also with 50.07% of owners aged 65+ reporting that their general health was good in comparison to 43.8% of all households aged 65+ and 36.52% and 31.37% of private renters and social rents respectively. Households aged 65+ who socially rent report the poorest health.

Chart 6: Health by Tenure of Households Aged 65+

	Day to day activities limited	Day to day activities not limited	General health very good	General health fair	General health bad or very bad
All aged 65+	59.60%	40.50%	43.80%	36.88%	19.27%
Owners Aged 65+	53.77%	46.23%	50.07%	34.40%	15.53%
Social Renters Aged 65+	71.01%	28.99%	31.37%	41.76%	26.87%
Private Renters Aged 65+	67.57%	32.43%	36.52%	40.73%	22.75%

Source: Scotland's Census 2011 - National Records of Scotland Table DC4302SC - Tenure by general health by long-term health problem or disability by age all people in households

Key Issues and Action Points

- Owner occupation remains the predominant tenure amongst older population groups in North Lanarkshire, and a significant proportion of older owners own their home outright.
- It is unclear however, the level of equity held by owners which would indicate the range of housing options available. Focus groups carried out with older owner occupiers suggested that some older owner occupiers may have limited equity available to realise a suitable alternative housing solution.
- Further information on affordability is required to identify more accurately the housing need of older owner occupiers in North Lanarkshire.
- The Scottish Government improved the range of support available to older owners by setting out older people as a priority grouping for New Supply Shared Equity (NSSE) and Open Market Shared Equity (OMSE). However, access to NSSE is limited given the numbers of properties available and OMSE is limiting in the threshold levels for North Lanarkshire, £65,000 for a 2 bedroom property, limiting the pool of available desirable housing options. This may be a barrier to older owner occupiers in finding an alternative, sustainable housing option.
- Evidence tells us that there is disparity in health across tenures with older owner occupiers more likely to have better health than older people who social rent or private rent.
- There is therefore scope to deploy more targeted health interventions to older people who social rent or privately rent. Further research between on health and housing amongst older people would be beneficial.

9. Support Needs

Community Alarm Provision

There has been a slight decline in the number of community alarm service users per 1,000 of population aged 75+ in North Lanarkshire, from 269.3 per 1,000 of population aged 75+ in 2018 to 248.7 per 1,000 population aged 75+ in 2019. This may be attributed to a change in policy wherein the Council introduced a needs-based assessment for everyone for the community alarm service which differed from the previous policy of provision of community alarm to people aged 75+ without the need for assessment. It is likely that this has directly resulted in less people aged 75+ requiring the community alarm service and accounts for this decline.

Furthermore, a review exercise has been undertaken by the community alarms service, 'confident conversations' which has been focussed on updating service user information, signposting and linking people to services and support where required and where necessary in some instances ending the community alarm service where the person no longer requires the service (in instances where this is the person's choice).

Telecare and Telehealth

In relation to the number of people aged 65+ per 1,000 of the population with assistive technology this has increased over the past year, from 13.3 to 14.2. This can be attributed to the national and local drive towards utilising technology to help support older people and younger people with additional support needs to live independently at home and a move away from traditional forms of support to new more innovative technological support that can promote greater choice, independence and improved quality of life for people.

Table 12: Community Alarm (aged 75+) and Assistive Technology (aged 65+) per 1,000 population in North Lanarkshire (2018 and 2019)

Locality	Community alarm users per 1,000 population aged 75+ 2018	Community alarm users per 1,000 population aged 75+ 2019	% change over 2018 – 2019 period	No. people with assistive tech per 1,000 population aged 65+ 2018	No. people with assistive tech per 1,000 population aged 65+ 2019	% change over 2018 – 2019 period
Airdrie	272.2	248.4	-23.8	13.1	13.7	0.6
Bellshill	261.6	243.3	-18.3	14.5	15.9	1.4
Coatbridge	274.8	260.9	-13.9	15.0	17.5	2.5
Cumbernauld	242.6	231.0	-11.6	10.3	11.0	0.7
Motherwell	342.2	275.6	-66.6	16.3	17.7	1.4
Wishaw	261.0	245.6	-15.4	13.3	13.0	-0.3
North Lanarkshire	269.3	248.7	-20.6	13.3	14.2	1.1

Source: North Lanarkshire Council Social Work Performance Scorecard as at 31st March 2018 and 2019

When the provision of telecare and community alarms is explored at North Lanarkshire and other local authority area there is significant variation between the provision of telecare and community alarms. North Lanarkshire has the highest level of provision of community alarms of all local authority areas. This is highly likely to be partly attributed to the previous eligibility criteria. There may be a reduction in this level of provision observed in future years due to the implementation of the new assessment criteria and the review of service users which is underway.
When the provision of telecare is observed by at North Lanarkshire and other local authority areas North Lanarkshire ranks fifth in terms of the highest level of provision of telecare across Scotland.

Chart 7: Number of People with a Community Alarm by Local Authority Area 2017/18

Source: ISD, Community Alarms and Telecare Data: https://scotland.shinyapps.io/nhs-social-care/
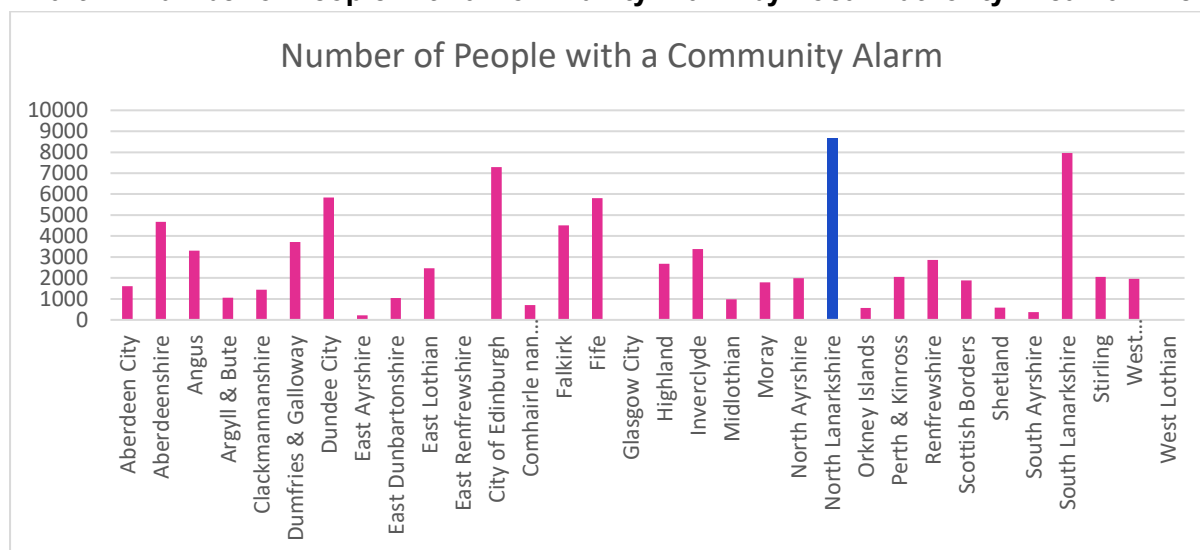
Chart 8: Number of People with Telecare by Local Authority Area 2017/18

Source: ISD, Community Alarms and Telecare Data: https://scotland.shinyapps.io/nhs-social-care/
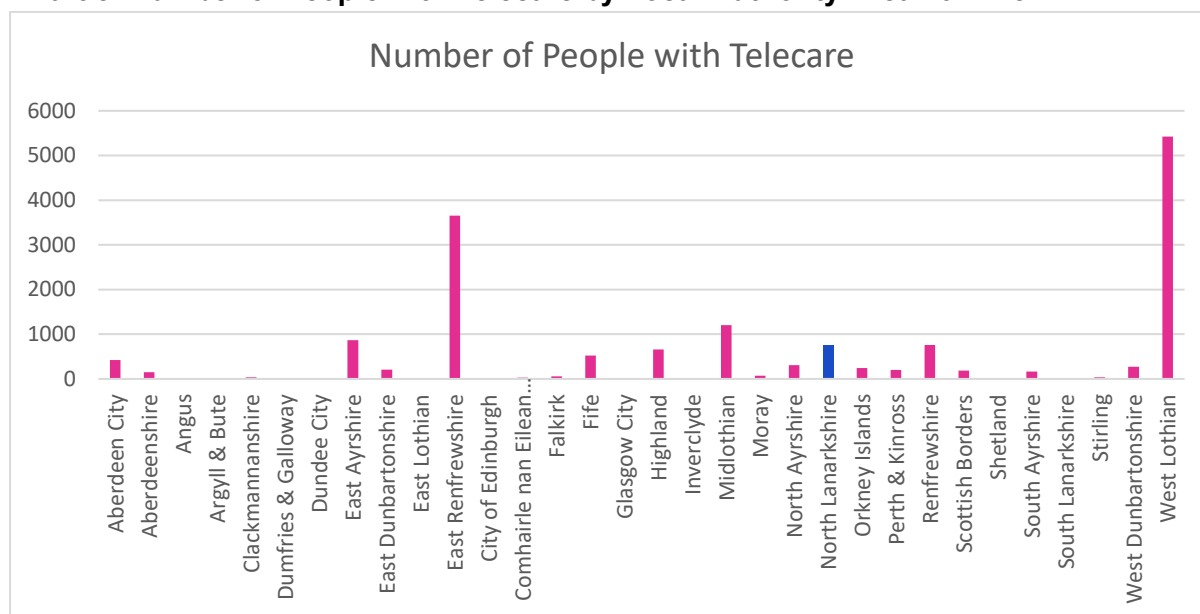
It is anticipated that use of assistive technology will increase over forthcoming years as advances in technology progress and increased technological supports become more accessible to support people at home. Scotland's 'Digital Health and Care Strategy: enabling, connecting and empowering' (2018) indeed sets out that over the next decade digital services will become not only the first point of contact with health and care services for many people, but also how they will choose to engage with health and care services on an on-going basis. This strategy focusses on how care for people in Scotland can be enhanced and transformed through the use of digital technology.

The wider digital ambitions and vision for Scotland was set out prior to this in March 2017 when the Scottish Government published 'A Digital Strategy for Scotland'. This aims to:

 "ensure that Scotland is recognised throughout the world as a vibrant, inclusive, open and outward-looking digital nation".

Other national strategy drivers include the Scottish Government's Health and Social Care Delivery Plan, published December 2016, this noted:

"Digital technology is key to transforming health and social care services so that care can become more person-centred. Empowering people to more actively manage their own health means changing and investing in new technologies and services …. The time is right to develop a fresh, broad vision of how health and social care service processes in Scotland should be further transformed making better use of digital technology and data. There is an opportunity to bring together all IT, digital services, telehealth and telecare, business and clinical intelligence, predictive analytics, digital innovation and data use interests in health and social care".

Housing is a particular focus for Scottish Government with the TEC in Housing Charter developed as part of the Technology Enabled Care (TEC) Ready Programme funded by the Scottish Government's TEC Programme. Since 2016, the TEC Ready team has been working with housing organisations and individuals to support the housing sector's use of

innovative TEC. Building on this work, the charter has been developed to support the use of TEC in creating and delivering housing solutions.

Reablement

Reablement is a key method of managing the costs of an ageing population and is becoming increasingly important as local authorities face continued constraints in funding. Providing personal care, help with daily living activities and other practical tasks, usually for up to six weeks, reablement encourages service users to develop the confidence and skills to carry out these activities themselves and continue to live at home.

It tends to be provided to people who have just been discharged from hospital or are otherwise entering the care system following a crisis. However, in North Lanarkshire there has been a broader approach to reablement with all cases being reviewed for potential for reablement.

Evidence gathered through a 2007 study for the Department of Health's care services efficiency delivery network found that up to 68% of people no longer needed a home care package after a period of reablement, and up to 48% continued not to need home care two years later. It is also aligned with the national and local values of promoting greater independence. It is likely to continue to feature prominently in health and social care going forward.

In North Lanarkshire the number of people completing the reablement process has increased over the 2018/19 period by 7.2%. This has resulted in the realisation of 10, 571 hours available for reallocation in home support services, an increase of 479 hours over the period, 4.7%. Given the increased demands on home support services resulting from an increasing older population reablement is proving an effective strategy to help manage these increasing pressures whilst providing an effective way to improve the quality of life of people through enabling supports that provide greater choice and control for the individual. Indeed, when the percentage of people completing reablement over the period 2017/18 and 2018/19 in North Lanarkshire are considered 44.2% and 44.1% respectively no longer required home support following completion of reablement.

Table 13: Number of people completing the reablement process and number of hours realised for reallocation in North Lanarkshire (2018 and 2019)

Locality	No. people completing reablement process 2018	No of people completing reablement process 2019	% change	No. hours realised for reallocation 2018	No. hours realised for reallocation 2019	% change
Airdrie	202	230	13.9%	1290.5	1154.3	10.6%
Bellshill	169	174	3.0%	1061.25	1171.5	10.4%
Coatbridge	121	215	77.7%	613.7	899.3	31.8%
Cumbernauld	527	538	2.1%	2484.35	2874.85	15.7%
Motherwell	234	301	28.6%	1847.73	2159	16.8%
Wishaw	551	476	-13.6%	2794.95	2312.25	17.3%
North Lanarkshire	1804	1934	7.2%	10092.48	10571.2	4.7%

Source: North Lanarkshire Council Social Work Performance Scorecard as at 31st March 2018 and 2019

Home Support

The number of people aged 65+ receiving out of hours home support per 1,000 population has marginally reduced over the past year from 48.6 to 48.3 per 1,000 aged 65+ population (0.6%). The number of people per 1,000 of population aged 65+ receiving 10+ hours per week of home support also reduced over the same period from 23.0 to 22.3 (3.0%). This may be attributed to the provision of reablement given that the numbers of older people per 1,000 population are increasing annually.

Table 14: Number of people aged 65+ per 1,000 population receiving out of hours home care and 10+ hours of home support in North Lanarkshire

Locality	No. people aged 65+ per 1,000 population receiving out of hours home support 2018	No. people aged 65+ per 1,000 population receiving out of hours home support 2019	% change	No. people aged 65+ per 1,000 population receiving 10+ hours weekly home support 2018	No. people aged 65+ per 1,000 population receiving 10+ hours weekly home support 2019	% change
Airdrie	50.0	52.0	4%	24.3	25.7	5.8%
Bellshill	49.1	45.7	-6.9%	25.8	22.4	-13.2%
Coatbridge	52.6	53.5	1.7%	26.2	24.2	-7.6%
Cumbernauld	37.9	36.6	-3.4%	14.6	13.5	-7.5%
Motherwell	55.3	56.3	1.8%	28.7	28	-2.4%
Wishaw	54.2	53.8	-0.7%	25.3	26	2.8%
North Lanarkshire	48.6	48.3	-0.6%	23.0	22.3	-3.0%

Source: North Lanarkshire Council Social Work Performance Scorecard as at 31 March 2018 and 2019

Care Home Placements

There were 1335 people aged 65+ in care home placement in North Lanarkshire as at 31st March 2019. This was a slight increase from the 1280 people aged 65+ that were in a care home placement the previous year (4.3%). When the number of people aged 65+ per 1,000 population are considered in North Lanarkshire this figure reduces marginally to a 2.6% increase over the period.

Table 15: Number of people aged 65+ in Care Home Placements in North Lanarkshire

Locality	No. people aged 65+ in care home placement 2018	No. people aged 65+ in care home placement 2019	% change	No. people aged 65+ in care home placement per 1,000 population 2018	No. people aged 65+ in care home placement per 1,000 population 2019	% change
Airdrie	194	205	5.7%	21	21.9	4.3%
Bellshill	128	121	-5.5%	18.4	17.1	-3.8%
Coatbridge	169	171	1.2%	20.9	20.9	-
Cumbernauld	294	331	12.6%	20.1	22.2	10.4%
Motherwell	223	219	-1.8%	30	29.3	-2.3%

Locality						
Wishaw	272	288	5.9%	26.8	28.1	4.9%
North Lanarkshire	1280	1335	4.3%	22.7	23.3	2.6%

Source: North Lanarkshire Council Social Work Performance Scorecard as at 31 March 2018 and 2019

When people aged 75+ are considered a slight increase is also evident, 1154 as at 31st March 2019 in comparison to 1120 at 31 March 2018, an increase of 3.0%. When this is considered as the number of people aged 75+ per 1,000 population, this increase is reduced to 1.7%.

Table 16: Number of people aged 75+ in care home placements and rate per 1,000 population in North Lanarkshire

| Locality	No. people aged 75+ in care home placement 2018	No. of people aged 75+ in care home placement 2019	% change	No. people aged 75+ per 1,000 population in care home placement 2018	No. people aged 75+ per 1,000 population in care home placement 2019	% change
Airdrie	166	178	7.2%	43.6	46.2	6.0%
Bellshill	117	105	-10.2%	41.9	36.9	-11.9%
Coatbridge	150	149	-0.7%	40.6	39.9	-1.7%
Cumbernauld	252	280	11.1%	43.5	47.5	9.2%
Motherwell	191	183	-4.2%	57.9	55.4	-4.3%
Wishaw	244	259	6.1%	53.6	56.4	5.2%
North Lanarkshire	1120	1154	3.0%	46.8	47.6	1.7%

Source: North Lanarkshire Council Social Work Performance Scorecard as at 31st March 2018 and 2019

The average length of stay in a care home in North Lanarkshire as at 31st March 2019 is 834 days, equivalent to 2.3 years. This compares to 909 days as at 31st March 2018, a reduction in the number of days by 8.3%[9]. This may be linked to development of home support services, equipment and adaptation and wider community supports which help older people live at home for longer.

In comparison to other local authority areas, North Lanarkshire has the ninth lowest rate of number of people in a care home per 1,000 of population of all Scottish local authorities. This may be attributed to the shift from acute to community-based care and support and is evidence of the increased number of older people supported and enabled to live longer at home as opposed to care. This has significant implications for housing with more older people supported with complex needs in the community in mainstream as well as specialist housing.

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[9] North Lanarkshire Council Social Work Performance Scorecard, 31 March 2018 and 2019.

Chart 9: Number of People in Care Homes per 1,000 population by local authority area
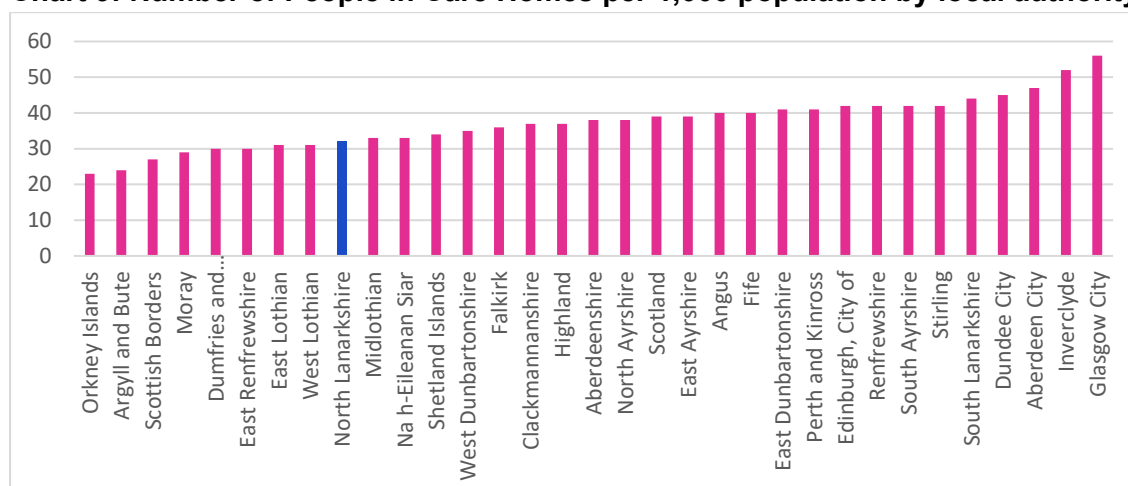
Source: ISD Scotland (published October 2020)

Key Issues and Action Points

- The role of technology as part of housing infrastructure and as additional add on peripherals will become increasingly important over future years. With technological advances there will be increased scope to make homes more responsive to enhance safety and security, monitor health and wellbeing and provide access to a range of services.
- As such consideration needs to be given to digitally future proofing council new build housing to help ensure the necessary infrastructure is in place to provide capacity for future technological advances.
- The switch over from analogue to digital will have significant financial and service delivery implications with this particularly affecting sheltered housing complexes and older people who require a community alarm service.
- Care placements and admissions remain consistently low in North Lanarkshire, evidence of the high proportion of people supported at home as opposed to long term care. This will increase demand on accessible housing and housing related support.

10. Life Expectancy

Life expectancy by gender (2014- 2016)

For the period 2014-2016, female life expectancy at birth in North Lanarkshire was 79.6 years and male life expectancy was 75.4 years. Both were lower than the Scottish average of 81.1 for women and 77.1 for men. Life expectancy has remained the same for females and males across Scotland and for females in North Lanarkshire since 2012. Males in North Lanarkshire have gained one month in life expectancy in the last year.

Male life expectancy in North Lanarkshire ranks 29th of the 32 councils in Scotland, while female life expectancy ranks slightly poorer at 30th of the 32 council areas in Scotland. Male life expectancy at birth in North Lanarkshire is improving more rapidly than female life expectancy. Male life expectancy in North Lanarkshire has increased by 3.5 years since 2001 compared to a growth of 2.3 years for female life expectancy in the same period.

Table 17: Life Expectancy of Females in North Lanarkshire and Scotland

Females	2014-16	2013-15	2012-14	2007-09	2002-04
Scotland	81.1	81.1	81.1	80.1	79.0

North Lanarkshire	79.6	79.6	79.7	78.5	77.4

Source: National Records of Scotland 2017

Table 18: Life Expectancy of Males in North Lanarkshire and Scotland

Males	2014-16	2013-15	2012-14	2007-09	2002-04
Scotland	77.1	77.1	77.1	75.4	73.8
North Lanarkshire	75.4	75.3	75.4	73.9	72.4

Source: National Records of Scotland 2017

Life expectancy at 65

Life expectancy at age 65 is 16.2 years for males, compared with 17.4 years for Scotland, this ranks North Lanarkshire males 30th in Scotland. Life expectancy at 65 is 18.6 years for females, compared with 19.7 years for Scotland, this ranks North Lanarkshire females 30th in Scotland.

Table 19: Life Expectancy at 65 in North Lanarkshire and Scotland

	Males		Females	
	Years	Rank	Years	Rank
Scotland	17.4	-	19.7	-
North Lanarkshire	16.2	31	18.6	29

Source: National Records of Scotland 2017

Life expectancy and deprivation

Life expectancy varies across North Lanarkshire. The table below shows estimated life expectancy for the population living in the 20% most deprived neighbourhoods through to those living in the 20% least deprived neighbourhoods.

The table shows that men living in the most deprived areas of North Lanarkshire are estimated to live 10 years less than those living in the least deprived areas. Women living in the least deprived areas will expect to live around 7 years less than those living in more deprived areas.

Table 20: Life Expectancy by Deprivation in North Lanarkshire

	Male			Female		
	Expectation of Life at Birth	Lower 95% CI	Upper 95% CI	Expectation of Life at birth	Lower 95% CI	Upper 95% CI
Overall Life Expectancy	75.4	75.0	75.8	79.6	79.3	79.9
SIMD						
1 (Most Deprived)	70.8	70.0	71.5	76.2	75.5	76.9
2	73.3	72.6	74.0	77.6	76.9	78.2
3	75.6	75.0	76.3	79.9	79.3	80.5
4	76.7	76.1	77.3	80.4	79.9	81.0
5 (Least Deprived)	80.9	80.1	81.6	83.4	82.7	84.0

Source: National Records of Scotland 2017 and North Lanarkshire Council Statistics (Population: Life Expectancy)

There are particular geographies in North Lanarkshire that have significant variance, illustrating the significant disparity of health outcomes for people living in North Lanarkshire. Male life expectancy is highest in Ladywell at 78.4 years and lowest in Craigneuk, Wishaw at 64.2 years. Female life expectancy is highest in Stepps at 84.1 years and lowest in Craigneuk, Wishaw at 71.6 years. The Craigneuk area falls within the SIMD most deprived area category and is of particular importance considering the disparity in both female and male life expectancy in comparison to other North Lanarkshire areas.

Key Issues and Action Points

- Life expectancy remains low for North Lanarkshire in comparison to the rest of Scotland, ranking 29th for males and 30th for females out of all 32 local authorities.
- There are clear links between life expectancy and deprivation, with a difference of almost twenty years between those in the most and least deprived areas in North Lanarkshire.

11. Hospital Discharge

Preventing avoidable admissions, reducing readmissions and preventing delayed discharge is a paramount priority for the Scottish government. In North Lanarkshire the most common reason for delayed discharge is assessment accounting for 47% of all delayed discharges in North Lanarkshire. This is followed by awaiting completion of care arrangements which accounted for 28.2% of delayed discharges in North Lanarkshire.

Table 21: Delayed Discharge by Principal Reason in North Lanarkshire

Principal Reason for Delay	North Lanarkshire (based on place of residence)	Scotland
Assessment	55	279
Funding	-	22
Awaiting Place Availability	17	352
Awaiting Completion of Care Arrangements	33	526
Transport	-	1
Patient/Family Related Reasons	2	37
Total (Excluding code 9)	107	1217
Code 9 Reasons	10	268
Total (including code 9)	117	1485

Source: ISD as at Nov 2019 taken on census day

When delayed discharge is considered by patients aged 75+ in North Lanarkshire, the most common reason for delayed discharge is also assessment accounting for 54% of delayed discharges as at November 2019. Place availability accounts for the next most common delayed discharge accounting for 18.9% of delays followed by care arrangements, 17.6%.

Table 22: Delayed Discharge in North Lanarkshire by Patients Aged 75+

Type of delay	Reason for delay	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
All delays [2]	Total delays at census point	75	77	79	87	81	71	72	74
Health and social care /		60	66	68	77	75	66	65	68

	patient and family related reasons								
Health and social care reasons	Total health and social care reasons	59	65	67	77	75	66	65	67
	Assessment	25	25	32	21	37	28	31	40
	Funding	-	-	3	13	12	4	-	-
	Place availability	14	17	11	21	9	11	10	14
	Care arrangements	20	23	21	22	17	23	24	13
	Transport	-	-	-	-	-	-	-	-
Patient and family related reasons	Total patient and family related reasons	1	1	1	-	-	-	-	1
	Disagreements	-	1	-	-	-	-	-	-
	Legal/financial	-	-	1	-	-	-	-	1
	Other	1	-	-	-	-	-	-	-
Code 9	Total code 9 delays	15	11	11	10	6	5	7	6
	Adults with incapacity (AWI)	15	10	10	9	6	5	7	6
	Other code 9 reasons (not AWI)	-	1	1	1	-	-	-	-

Source: ISD as at Nov 2019 taken on census day

When patients aged 75+ are considered, they accounted for 64.6% of all delayed discharges in North Lanarkshire as at November 2019. This is a consistent pattern across all months.

Table 23: Bed Days Occupied and Type of Delay by Patients Aged 75+ in North Lanarkshire

		Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19
Bed days occupied	All delays	2,174	2,346	2,235	2,761	2,633	2,313	2,192	2,154
	Average daily number of beds occupied[6]	72	76	75	89	85	77	71	72
Type of delay	All delays excluding code 9	1,688	1,977	1,875	2,435	2,407	2,148	1,974	1,958
	Health and social care reasons	1,648	1,930	1,845	2,412	2,407	2,148	1,974	1,928
	Patient and family related reasons	40	47	30	23	0	0	0	30
	Code 9 reasons	486	369	360	326	226	165	218	196

Source: ISD as at Nov 2019

Table 24: Bed Days Occupied and Type of Delay by all Patients Aged 18+ in North Lanarkshire

		Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19
Bed days occupied	All delays	3,170	3,652	3,267	4,002	3,608	3,628	3,549	3,335
	Average daily number of beds occupied[6]	106	118	109	129	116	121	114	111
Type of delay	All delays excluding code 9	2,476	2,897	2,609	3,477	3,247	3,238	3,090	2,955
	Health and social care reasons	2,414	2,850	2,579	3,454	3,216	3,182	3,059	2,895
	Patient and family related reasons	62	47	30	23	31	56	31	60
	Code 9 reasons	694	755	658	525	361	390	459	380

Source: ISD as at Nov 2019

Age Scotland reports that 4 in 10 older people are waiting longer than the recommended guidelines for care they require[10]. It is also evident that delayed discharge is increasing, with delayed hospital discharges across Scotland rising by 6% between 2017/18 and 2018/19. This is a significant concern, increased time in a hospital setting when clinically ready to be discharged puts older people at risk of mobility loss, infection, increased dependence and isolation. Furthermore, in addition to the human impact there is a substantial financial cost. It is estimated that it costs £248 per day to keep someone in hospital and the estimated costs of delayed discharges in NHS Scotland in 2017/18 was £122 million. This compares to £253 per week for personal and nursing care provided by local authorities. It is acknowledged that tackling delayed discharge is a priority for not just the NHS but all partners that make a contribution, and that includes housing organisations.

Key Issues and Action Points

- Addressing delayed hospital discharge remains an important priority for government and will continue to do so going forward given the increasing pressures on the health and social care system.
- The most common reason for delayed discharge in North Lanarkshire is awaiting assessment, with levels of delayed discharge increasing over recent years.
- Housing can play a significant role in the reducing delayed discharge and preventing avoidable admission to hospital.
- Access to timely, high quality housing information, equipment and adaptations can help alleviate pressure on hospitals achieving positive benefits for patients as well as health and social care budgets.
- The roll out of new models of assessment such as 'discharge to assess' (DTA) have been implemented in North Lanarkshire over the past year. This is proving successful and although this new approach is in the early stages it is showing significant reductions in delays. Housing is important in this new provision, with increased

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[10] https://www.ageuk.org.uk/scotland/latest-news/2019/september/hospital-delayed-discharge-figures--out-of-control/

pressure to adapt or find alternative housing where there are housing issues identified within a shorter time period.

- Exploration of the current resource flat model to provide 'step up/step down' provision and extend flexibility in the model to accommodate people from wider age group to reduce delayed discharge is required.
- Consideration should be given to how we can support older people and people generally in hospital better to ensure they get swift access to housing information and to identify housing issues at an earlier stage to prevent any delays from arising.

12. Equipment and Adaptations

When data from North Lanarkshire's Integrated Equipment and Adaptation Service (IEAS) is considered the number of adaptations has decreased over the past 4 year period by 12.8%. It should be noted that the data from the IEAS may not provide a fully accurate reflection of all adaptations carried out due to tenure issues.

Chart 9: Number of Adaptations in North Lanarkshire
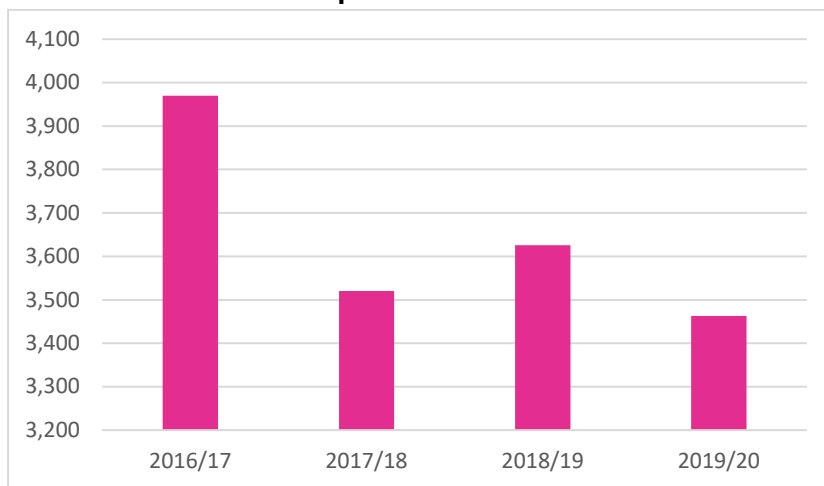
Source: LHS Annual Review 2016/17; 2017/18; 2018/19; 2020

It should also be noted however that the only data to indicate the number of adaptations carried out in North Lanarkshire is from the assessments carried out that are progressed through the Integrated Equipment and Adaptation Service. This may not provide a fully accurate reflection of the number of adaptations carried out due to differences across tenure.

Key Issues and Action Points

- It is projected that there will be increased demand for adaptations and equipment going forward given the projected demographic change.
- Making Life Easier provides an alternative and additional means to access a broad range of equipment, information and advice and can signpost for further assessment where required.
- Considering the digital and technological advances it is logical to consider further scope for housing in MLE to extend information, support, advice and signposting.
- There remain issues in relation to disparity of provision of adaptations due to the way in which RSLs receive funding nationally via a Scottish Government allocation and local authorities funding via rents. It has been indicated that this process will be

reviewed within the near future which will provide equity of outcomes across tenures.

- Given that the resources for equipment and adaptations are delegated to the Health and Social Care partnership and as such the assessment of future need, it is important that there is further collaborative assessment across housing, health and social care to help identify future need to inform resource requirement.

13. Income and Benefits

North Lanarkshire has a proportionately higher level of pension credit claimants than Scotland as a whole with 9.2% of the North Lanarkshire population claiming pension credits by locality in comparison to 6.2% across Scotland. This varies significantly across and within geographies in North Lanarkshire.

There is also a higher rate of adults claiming incapacity benefit/severe disablement allowance than the Scottish level, 7.85% in comparison to 6.16%.

The Scottish Household Condition Survey (2017) estimates that the mean average income of older households is £17,800 per annum. This is 12.7% less than the Scottish mean average income of older households, £20,400.

The premise that older households (65+) in North Lanarkshire experience a greater degree of financial difficulty than older households across Scotland is reinforced in the Scottish Household Survey (2018) with 55% reporting to be managing well financially in North Lanarkshire in comparison to 67% across Scotland and 41% 'getting by' in North Lanarkshire in comparison to 31% across Scotland.

Table 25: How the household is managing financially this year by gender and age of highest income householder

	16-39	40-64	65+	All Ages
North Lanarkshire				
Manages well	42	47	55	48
Gets by	47	42	41	43
Does not manage well	10	11	3	9
Scotland				
Manages well	49	53	67	55
Gets by	40	36	31	35
Does not manage well	11	12	3	9

Source: Scottish Household Survey 2018, table 6.2

Key Issues and Action Points

- Evidence suggests that income levels amongst older people are lower than levels nationally. This has implications in terms of older people's housing options and potentially limits the number of housing options available to older people.
- Limited income may also have a potential impact on other housing related areas such as repair and maintenance and ability to afford adequate heating.

14. Suitability of Current Home

The Scottish House Condition Survey estimates that in North Lanarkshire 15% of older households have at least one household member who is long term sick or disabled individual and are restricted because of household attributes. This compares to 8% of family households and 10% of other households. It is also higher than the Scottish level of 10% of older households.

Table 26: Households with LTSD individual who is restricted due to household attributes

Area	% of households with LTSD individual who is restricted due to household attributes		
	Older	Family	Other
North Lanarkshire	15%	8%	10%
Scotland	10%	4%	6%

Source: Scottish House Condition Survey (SHCS) 2017-19, Local Authority Analysis, Restrictions

The SHCS also estimates that 48% of older households have adaptations. This compares to 18% of families and 34% of 'other' household groups. Other estimates relevant to older households in the SHCS include an estimated 69% of older households that contain one or more long term sick or disabled person. This compares to 34% of families and 47% of 'other' household groups. In relation to household members with one or more members receiving care service by household attributes, older households account for 12%, families 6% and 'other' household groups 7%.

12% of older households are estimated to require an adaptation in North Lanarkshire. This compares to 5% of older households nationally.

Table 27: Households with one or more member receiving care services by household attributes

Area	% Households with one or more member receiving care services by household attributes		
	Older	Family	Other
North Lanarkshire	12%	6%	7%
Scotland	12%	3%	5%

Source: Scottish House Condition Survey (SHCS) 2017-19, Local Authority Analysis

When house size is considered it is estimated that 37% of older households in North Lanarkshire are under-occupied. This compares to 44% of older households nationally and is the most common household group both locally and nationally to fall within this category.

Table 28: Under-occupation by household group

Area	% Households under-occupied		
	Older	Family	Other
North Lanarkshire	37%	15%	29%
Scotland	44%	18%	31%

Source: Scottish House Condition Survey (SHCS) 2017-19, Local Authority Analysis

Key Issues and Action Points

- House suitability is a key issue for older people in North Lanarkshire with evidence suggesting that a significant proportion of older people under-occupy properties and as age and long-term limiting conditions are inextricably linked there is a higher incidence of restriction within the home due to house suitability.
- Evidence from focus groups with older owner occupiers carried out over recent years also suggests that house suitability either currently or within the next 5 to 10 years is an issue.
- Increased provision of accessible housing via new supply, adaptation of existing stock and effective allocation is required. In addition to this, targeted information, advice on housing options for older people is required, particularly for older people with limited choices and low levels of housing need to help enable them to future plan and prevent future housing crisis from occurring.

15. Disrepair and Maintenance

Research suggests that disrepair and maintenance is a significant issue for older owner occupiers. The SHCS (2019) estimates that 69% of older households in North Lanarkshire live in dwellings with an element of disrepair. This compares to 65% of older households nationally.

Table 29: Disrepair by household attributes

Area	% Disrepair by household attributes		
	Older	Families	Other
North Lanarkshire	69%	79%	68%
Scotland	65%	71%	74%

Source: Scottish House Condition Survey (SHCS) 2017-19, Local Authority Analysis

When urgent disrepair is considered, 25% of older households are estimated to live in a dwelling with an urgent disrepair element. This compares to 34% of family households and 30% of other households. This reduces to 6% of older households when extensive disrepair is considered.

Table 30: Urgent disrepair by household attributes

Area	% Urgent disrepair by household attributes		
	Older	Families	Other
North Lanarkshire	25%	34%	30%
Scotland	26%	29%	31%

Source: Scottish House Condition Survey (SHCS) 2017-19, Local Authority Analysis

Key Issues and Action Points

- Disrepair and maintenance remain an issue for older households. This coupled with lower levels of income means that older people may experience greater difficulty in maintaining their home.
- Other evidence tells us that repairs and maintenance is a push factor for owner occupiers driving owners to seek other alternative housing options and that the positive benefits of no repairs and maintenance issues with social rented housing and new build housing is a pull factor.

16. Fuel Poverty

Less older households are estimated to be in fuel poverty than older households across Scotland, 18% in comparison to 27% nationally. However, when household group is considered older people are more likely to experience fuel poverty than any other group, this trend is the same at local and national level.

When extreme fuel poverty is considered it is estimated that 7% of older households in North Lanarkshire are in this cohort. This compares to 14% nationally.

Table 31: Fuel Poverty and Extreme Fuel Poverty by Household Attributes

Area	% in Fuel Poverty by Household Attributes		
	Older	Families	Other
North Lanarkshire	18%	18%	23%
Scotland	27%	17%	27%
Area	% in Extreme Fuel Poverty by Household Attributes		
	Older	Families	Other
North Lanarkshire	7%	7%	8%
Scotland	14%	5%	14%

Source: Scottish House Condition Survey (SHCS) 2017-19, Local Authority Analysis, Fuel Poverty and Extreme Fuel Poverty

Research carried out by the Marmot Review Team[11] found a significant correlation between cold temperature and cardiovascular and respiratory disease. There are also links with colds, flu and pneumonia, as well as arthritis. Other research [12]suggests that cold can also affect mental health, possibly attributed to stress incurred through worries about high energy bills.

Key Issues and Action Points

- Older people remain an important priority group in respect of fuel poverty. Older people spend more time at home and have increased prevalence of long-term conditions and as such these factors place them at increased risk of fuel poverty.

17. Alternative Housing Options

Consultation with older people on housing aspirations, future needs and alternative housing options has been carried out within the period of the current LHS. This has taken the format of a series of postal surveys and focus groups with owner occupiers (both on the CHR and not on the CHR) to help identify housing issues affecting older home owners, housing aspiration and interest in alternative housing options such as shared equity or shared ownership.

The most recent round of focus groups has been carried out with Scottish Futures Trust to measure interest specifically on an 'accessible home ownership' model for over 50s.

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[11] The Marmott Review Team (2011) The Health Impacts of Cold Homes and Fuel Poverty.
[12] National Osteoporosis Society (2012) Report to the Minister of State for Care Services: Breaking Through: Building Better Falls and Fracture Services in England.

The key issues from the postal surveys and all focus groups carried out across subsequent years were broadly similar and included:

- Being close to family and friends is a paramount housing priority for older households.
- House suitability was a significant issue with most participants identifying this as a current or future concern.
- Accessibility is a common issue and one of the main issues associated in relation to suitability.
- Within the accessibility theme, stairs were the most common concern.
- Maintenance and 'day to day upkeep' i.e. housework and gardening was a common issue or future concern for older people.
- There exists scope for increasing awareness of services for older people such as Care and Repair Services.
- There exist varying preferences for housing for older people, with some older people preferring specifically designated older people's developments and other older people preferring more mixed communities/housing.
- Single storey living was by far the preference for all older people across the consultation groups.

There was a high level of interest observed through the consultation amongst owners on alternative housing options. Views differed however on the varying housing options, with preferences for some for increased equity stake and no occupancy fee (shared equity) and others for a low equity stake and a monthly occupancy fee (as long as the monthly fee was affordable) (shared ownership model). A number of positive factors associated with alternative housing options were highlighted by older people. These included:

- Fully accessible, sustainable housing that will meet longer term needs.
- Less maintenance and repairs issues, reduced stress and financial outlay associated with this.
- Easier to manager in terms of 'day to day upkeep'.
- Increased safety and security – achieved through enhanced physical specification of properties and it being designated for older people.

There were several negative factors highlighted by participants also. These included:

- The process/upheaval of moving housing was considered as extremely stressful in later life.
- Some participants felt they would experience difficulty in selling their own home in order to move.
- The loss of inheritance due to equity being utilised was an issue for some.
- Some participants preferred to own their house outright.
- The potential cost of services i.e. factoring, repairs etc. was a concern for some people.
- There was some concern with the re-sale of a shared equity property.

Information gleaned from the questionnaire survey highlighted that:

- The majority of participants owned their home outright, with no mortgage or loan outstanding.
- Over 50% were owners of former council or housing association homes.
- The majority of participants estimated their equity (after selling their home) to be between £25,000 and £50,000 and 33% estimating between £75,000 and £100,000.

- The majority of participants had savings of between £5,001 and £25,000.
- Most participants felt their current home was adequate for their needs (although this was contradicted in the focus group discussions in which a number of participants initially indicated their home was suitable but changed their views through discussion).
- Just under half of the participants did not expect to move within the next few years followed by just over a third who didn't know.

Key Issues and Action Points

- There is a base of evidence now that suggests older people in North Lanarkshire are interested in alternative housing options.
- This evidence also tells us that the housing preferences of older owner occupiers are diverse and that there is a need for a range of different housing options.
- Owner occupiers with limited equity to enable a move is an issue and support with practical assistance to move or to source an alternative housing issue for older people is generally viewed as beneficial.

18. Neighbourhood Factors

In 2018 The Scottish Household Survey included some new questions about neighbourhood factors. This information is available by age group and shows that people aged 60+ in North Lanarkshire agree less with the neighbourhood statements below than people aged 60+ across Scotland.

However, when people aged 60+ in North Lanarkshire were asked about their strength of feeling of belonging to community, people aged 60+ in North Lanarkshire rated higher in comparison to people aged 60+ across Scotland.

Table 32: Percentage of people agreeing with statements about their neighbourhood strengths Age 60+

Neighbourhood Statement	North Lanarkshire	Scotland
This is a neighbourhood where people are kind to each other	79	83
This is a neighbourhood where most people can be trusted	68	78
There are welcoming places and opportunities to meet new people	39	53
There are places where people can meet up and socialise	40	59
This is a neighbourhood where people from different backgrounds get on well together	63	70
This is a neighbourhood where local people take action to help improve the neighbourhood	44	58

Source: Scottish Household Survey 2018 Table 4.4

Table 33: Strength of feeling of belonging to community by people Aged 60+ in North Lanarkshire and Scotland

Area	Very Strongly	Fairly Strongly	Not Very Strongly	Not At All Strongly	Don't Know
North Lanarkshire	54	33	10	3	-
Scotland	48	38	11	2	1

Source: Scottish Household Survey 2018 Table 4.7

Key Issues and Action Points

- Evidence suggests that older people in North Lanarkshire have better than average sense of belonging to their communities, which may be indicative of cohesive and connected communities.
- There remains, however, wider scope to build on this when considering the individual components of community connections such as inclusivity and participation which is of crucial importance given social isolation amongst older people progressively becoming more of an issue and the wider strategic objectives of creating more inclusive and diverse communities in North Lanarkshire.

19. Dementia and Older People

Currently there are an estimated 90,000 people living in Scotland with dementia[13]. By 2020 it is estimated that there will be around 20,000 new cases diagnosed each year. We know that more people are developing dementia much later in their lives than previously assumed and that the majority of people with dementia live at home in ordinary housing. We also know that a high proportion of older people with dementia also live alone. This demands that our services are responsive to the range of challenges that people and their families face. Housing plays a significant role at various stages of the dementia pathway and there has been considerable progress made over the course of the current LHS to better support people with dementia to live safely and well in their own home for longer.
Examples of progress made in North Lanarkshire include:

- Enhanced design specifications which incorporate dementia design in all council new build housing
- Development of a bespoke dementia design guide for all council specialist older people's housing ensuring good inclusive design choices whilst providing choice to tenants
- Roll out of dementia design training for a range of housing and health and social care staff to increase awareness of the impact of the physical environment on a person with dementia and to help them identify appropriate solutions
- Development of a technology flat showcasing technological solutions for support and care

The government has produced its third national dementia strategy and this highlights the contribution of housing in helping achieve better outcomes for people with dementia. In addition to this, the Chartered Institute of Housing have progressed a range of useful tools to assist housing organisations identify where they can improve processes and services to support people with dementia in their own homes, recognising the pivotal role that housing has in communities. This has included the Dementia Pathway Toolkit and more recently the launch of the Dementia Framework.

Housing Services and North Lanarkshire Council are committed to improving services to support people with dementia to have a better quality of life and to stay at home for as long as possible as opposed to care, as such the council has signed up to the Dementia Framework and will continue to progress a range of actions identified.

Key Issues and Action Points

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[13] https://www.alzscot.org/sites/default/files/2019-07/Third_Dementia_Strategy.pdf

- Given the increased prevalence of dementia in North Lanarkshire and the projected increase in the number of older people with dementia it is crucial that housing's role is further articulated in the new LHS recognising the pivotal role that housing plays within communities to help support people with dementia live at home for longer and to have a high quality of life and to reduce pressure on health and social care services.

20. Linkages to Other Local Plans

The ambitious plans set out in The Plan for North Lanarkshire prioritise a number of actions which relate to regeneration of the built and physical environment in North Lanarkshire. The vision for town centres in North Lanarkshire includes older people as a crucial component in the longer-term transformation of towns. Aspirations are to create more vibrant and attractive town centres with a big focus on increasing housing within town centres with older people as a key target group. The rationale being that town centre living provides many benefits for older people, such as being close to amenities and facilities.

It is envisaged that these longer-term plans will have a beneficial impact on older people in North Lanarkshire. This coupled with the objectives set out in the Economic Regeneration Delivery Plan and the council's and partner new build programme will help reinvigorate the built environment in North Lanarkshire providing greater opportunities to help reduce the significant health inequalities experienced across North Lanarkshire.

Another significant change that will have a considerable impact on the physical environment is the Tower Re-provisioning Programme. This ambitious re-provisioning programme seeks to demolish the multi storey tower blocks in North Lanarkshire and provide alternative new build housing, regenerating the area, providing sustainable higher quality housing, which will improve health and wellbeing outcomes and boost the local economy through increased investment and creation of jobs. A number of the multi storey towers have a high proportion of older households, due to the relative accessibility of tower accommodation, providing one level living and the common facilities. One tower is a designated retirement complex.

Key Issues and Action Points

- Other plans within the period of the new LHS will have a significant impact on older people in North Lanarkshire.
- As such it is critical that there is convergence between the new LHS and existing plans which relate to older people to ensure the most positive outcomes for older people.

21. Recommendations and Actions

Demographic change, the notable shift towards older people being supported for longer in their own homes and changing housing aspirations of older households will present significant challenges for housing, health, social care, communities and Scottish Government. Alongside these challenges exist opportunities, in which we can change and improve the way we work together to provide services and support older people, helping achieve better outcomes for everyone. The key issues highlighted in this paper are broad and require a collaborative response across housing, health and social care and Scottish Government to address them effectively. They can be summarised into five key categories:

- Improve and Increase New Supply

- Effective use of Existing Housing Stock
- Improved Housing Options
- Improved Support to Enable Independence and Wellbeing

The following recommendations are made on the basis of the key issues:

Improve and Increase New Supply

1) Increase the number of amenity homes across all areas in North Lanarkshire with a particular focus on the Cumbernauld area where there is most need.
2) Implement the revised Housing for Varying Needs guidance when published across council and RSL new build specifications.
3) Work with private developers to encourage them to build and market new homes built to higher accessibility standards to meet wider needs and provide more sustainable homes in the private sector.
4) Consider mechanisms to implement the 'all wheelchair tenure' target to increase accessible housing provision in the private sector.
5) Consider the feasibility and implement where feasible alternative tenure options for older people in partnership with other housing providers in North Lanarkshire.
6) Review with health and social care the range of technology available to enhance safety and wellbeing in the home and incorporate new technology in council new build homes where appropriate.
7) Explore further options to improve energy efficiency in new build council homes to reduce fuel poverty.
8) Carry out research to identify aspirations of older people in relation to town centre living.

Effective Use of Existing Housing Stock

9) Explore ways in which dementia design and improved accessibility standards can be incorporated at void, capital programme and major repair stage to improve scope to meet more complex needs.
10) Establish a joint working group involving occupational therapists and other allied health professionals to review existing adaptation provision in council new build housing to ensure the most appropriate longer-term solutions to enable independence and wellbeing.
11) Monitor the outcomes of the revised specialist housing allocation policy and re-classification of older people's housing.
12) Implement new methods to help older people downsize.
13) Carry out review of existing housing stock to identify potential amenity houses and implement accurate recording processes to ensure all amenity stock is classified as amenity and allocated accordingly.

Improved Housing Options

14) Develop specific housing options information aimed at older people and implement a strategy to target effective provision of this information at a younger age to help people future plan.
15) Develop and implement bespoke North Lanarkshire e-learning module and group training for wider health, social care and housing staff to raise awareness of early intervention and identification of housing issues to prevent future crisis.

Improved Support to Enable Independence and Wellbeing

16) Carry out analysis to identify future demand for equipment and adaptations in partnership with health and social care.

17) Make best use of sheltered housing common facilities as 'community hubs' through increasing the range of services and involvement of the wider community.
18) Implement actions identified in North Lanarkshire's 'Dementia Framework' to improve housing's contribution to supporting people to live well with dementia in the community.
19) Help reduce delayed discharge through developing improved housing information provision and upskilling staff in acute hospitals and implementing an early housing identification referral mechanism.
20) Explore expansion of the current resource flats to provide step up/step down facilities.
21) Explore expansion of care and repair service to provide wider signposting and support such as dementia design advice and enabling swifter discharge from hospital.

22. Appendix – CHR applicants aged 60+ by property and waiting list type

CHR Applicants for Sheltered Housing aged 60+ by Property Type and Waiting List							
	Aspirational Shared Access	Aspirational Transfer	General	Homeless	Reprovisioning	Transfer	Total
Ground floor in block of flats	0	0	351	0	17	95	463
Upper Maisonette	0	0	24	0	1	2	27
Studio	0	0	35	0	1	10	46
Upper Flat in a block of flats	0	0	39	0	3	9	51
Multi-Storey Tower	0	0	44	0	5	12	61
Ground Floor Maisonette	0	0	107	0	8	29	144
Tenement Building	0	0	42	0	0	5	47
Lower 4 in a block flat	0	0	524	0	29	167	720
Upper 4 in a block flat	0	0	75	0	3	18	96
Detached	0	0	455	0	18	140	613
Bungalow	0	0	655	0	28	216	899
Semi Detached	0	0	591	0	30	198	819
Mid Terrace	0	0	577	0	29	188	794
End Terrace	0	0	603	0	30	196	829
Other	0	0	176	0	8	56	240
Amenity Housing	0	0	186	0	11	42	239
Sheltered House	10	29	636	8	85	189	957
Very Sheltered House	0	0	253	0	17	85	355
Assisted Living	0	0	82	0	5	31	118