

Health and Welfare

SHELTERED HOUSING

AIM

The aim of this project would be to provide sheltered accommodation for elderly residents who are unable to continue to live in unsupported accommodation on the peninsula.

OUTPUTS

By the end of the project the output that could be achieved is:

- The provision of one sheltered accommodation, catering for 12 local residents

OUTCOMES

The associated outcomes would be:

- Elderly residents are able to remain on the Peninsula even when they are unable to live unsupported for health reasons
- Increased employment opportunities for local residents

NEED FOR PROJECT

STATISTICAL EVIDENCE OF NEED

Across the Peninsula West area, residents of pensionable age account for over 25% of the total population, higher than the 24% and 19% in Argyll and Bute and Scotland respectively. In addition, in one of the data zones (towards the South East of Kilcraggan) pensioners account for almost 30% of all residents in the area. The proportion of pensioners in the entire Peninsula West area increased by almost 25% between 2001 and 2009 and in the Kilcraggan data zone increased by 45% in the same period. This has exacerbated the problems with housing elderly residents in the area and, if the increase continues at this rate, could lead to further problems in the future.

CURRENT PROVISION IN AREA

Dunbritton Housing Association currently have limited amenity housing stock in Rosneath and Garelochhead (15 units) suitable for elderly residents. The next nearest accommodation provided specifically for elderly residents is in Helensburgh where Bield Housing Association operates 12 amenity and 28 sheltered flats.

COMMUNITY DEMAND FOR PROJECT

COMMUNITY SURVEY

A third of total respondents selected sheltered housing as their top health and welfare priority and 68% selected sheltered housing as a top three priority. Overall, just under half of the survey respondents selected sheltered housing as one of their top three priorities. Fifteen respondents commented on the need for housing that is suitable for the elderly and those with health problems in the area, although comments were not specific as to what form this accommodation should take.

COMMUNITY PRIORITISATION EVENT

Sheltered housing was selected by 42% of participants who completed the relevant board as the most important type of housing development for the Peninsula West area. This reflects a desire by the local community to

ensure that the elderly are provided for in the area to prevent them having to leave the Peninsula to access appropriate housing. Three quarters of participants felt that specific elderly housing in the area should provide services for the elderly in general rather than for a specific condition.

RELEVANT POLICIES

The Scottish Government's Strategy All Our Futures: Planning for a Scotland with an Ageing Population emphasises that services should be in place to ensure that people can live life to the full as they grow older.

In addition, the Argyll and Bute's Older Persons Charter 2008-10, aims to 'ensure equity of access to care services throughout the area' and to 'make Argyll and Bute a place where older people can live positive, contributing lives as valued citizens'. The Trust can contribute to each of these by providing facilities in the Peninsula West area for older residents to ensure that they are able to continue to live in and contribute to the local community.

POTENTIAL PROJECT

There are several options to provide sheltered housing that could be developed by the Trust in partnership with specialist housing and/or care providers. The two local general housing associations could be partners or specialist associations such as Bield Housing Association or Hanover Housing Association could lead this project. There may be options for the private sector to provide input or alternatively the Trust could develop this independently as a community or co-operatively run organisation.

Latest policies, which include service user and agency evidence, suggest that the demand for the current model of sheltered housing is in longer term decline. There is a growing preference towards the "core and cluster" approach for schemes in which a warden, community alarm and communal facilities will be shared between residents and the other older people living in the vicinity in their own homes irrespective of tenure. This could be a further option to be explored for Cove and Kilcreggan and across the wider Peninsula.



POTENTIAL LOCATION

COMMUNITY PREFERENCE

The Kilcreggan House was selected by the largest proportion of participants (37%), suggesting there is some preference for renovating existing property in the area as opposed to a new development.

CURRENT OWNERSHIP OF SITE

Kilcreggan House is currently owned by the Way Christian Ministries although it is up for sale at offers around £750,000.

COST OF PROJECT

£1,130,000 (12 single person units)

POTENTIAL FUNDERS

Various local and national funders could contribute towards capital development costs such as **NHS, Community Health Partnerships, Argyll and Bute Council and Housing Association Grants** and related loan schemes. Consideration has to be made towards ongoing running costs and affordability of services long term.

If a community owned social care and housing project is pursued then there could be potential to secure **Big Lottery Fund Growing Community Asset** stream. In addition, several Trusts have strong health and care themes such as **The Robertson Trust, Henry Smith Charity and Garfield Weston**.

POTENTIAL PARTNERS

Bield Housing/Hanover Housing - The Trust could work with specialist providers of sheltered housing to develop sheltered housing. This would allow access to specific housing association land grants provided by the Scottish Government and ensure less financial risk to the Trust.

Dunbritton Housing Association/Argyll Community Housing Association – The Trust could work with one of the local housing associations to develop sheltered housing in the area. This would allow access to specific housing association land grants provided by the Scottish Government and ensure less financial risk to the Trust.

PROJECT EXAMPLES

ARGYLL COMMUNITY HOUSING ASSOCIATION (ACHA)

ACHA is a community led housing association that manages 5,100 properties transferred from Argyll and Bute Council as well as delivering associated housing services. The association provides approximately 200 sheltered units in 11 complexes at Oban, Benderloch, Dunoon, Sandbank, Lochgilphead, Ardrishaig, Inveraray, Tarbert, Bunessan, Rothesay and Bowmore. The majority of these employ wardens to support the tenants by checking on them in the morning, offering advice and organising social and recreational activities.

DUNBRITTON HOUSING ASSOCIATION

Dunbritton Housing Association owns and manages 700 properties across Argyll and Bute, of which around 120 are amenity homes. The association has three general needs units for rent in Craigrownie Gardens in Kilcreggan.

KILLIN CARE TRUST, FALLS OF DOCHART RETIREMENT HOME

A rural care home was faced with closure and with the isolation of Killin, the nearest alternative care home would be in Callander or Aberfeldy almost 20 miles way. For many of the older residents that are not able to continue to live independently the alternative would be to have to move from their own community, resulting in isolation from family and friends. When closure was announced in 2002, a group of concerned local people set up the Killin Care Trust to secure funding to retain the retirement home under community ownership.

CONTACTS

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Killin Care Trust

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