

South Ayrshire Housing Need and Demand Assessment 2015

Appendix 5 Profile of Sheltered Housing in South Ayrshire March 2015

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Profile of Sheltered Housing in South Ayrshire March 2015

1. Sheltered Housing in South Ayrshire is specifically built and designed properties that are intended to support older and disabled individuals.
2. In South Ayrshire one of the key features of Sheltered Housing is the presence of Sheltered Housing Wardens.
3. These wardens operate an “active ageing “programme to assist residents maintain general all round health and well-being.
4. Most sheltered housing properties in South Ayrshire have been equipped with:
 - A 2 way speech intercom system linked to the warden
 - Pull cords in each room to summon the warden in the event of an emergency
 - Electrical sockets fitted within easy reach
 - Non-slip flooring and grab rails next to the bath and WC
 - Community Alarm System, which residents can use to alert staff at the Council’s 24 hour monitoring station if they need help.
5. South Ayrshire Council has 38 Sheltered Housing Complexes with 541 individual units; this includes the Amenity Housing units at Riverside Place.
6. There are also 4 Sheltered and Amenity Housing complexes owned by Housing Associations.
7. Out of these complexes, one has been specifically designed for people with dementia.

Table 1 Sheltered Housing in South Ayrshire¹

	Number of Sheltered Housing Complexes	Number of Sheltered Housing Units
Ayr	16	747
Prestwick	5	166
Troon	14	377
Maybole	1	24
Girvan	3	84
Rural North	5	73
Rural South	-	0
South Ayrshire Total	46	1,471

8. Table 2 below compares the proportion of South Ayrshire Council's total sheltered housing and housing with support provision in each area with the proportion of elderly population (65+) within the same area.
9. The comparison indicates that there are no sheltered units or housing with support in Rural South, meaning that people with support needs in this area currently must be supported in their own home or move to their nearest town – probably Girvan.
10. The need and/or demand for sheltered housing in the Rural South area would merit further investigation as part of the Local Housing Strategy.

¹ South Ayrshire Council Internal Systems and RSL stock returns: January 2011 (please note these figures contain Riverside Flats in Ayr).

Table 2 Ratio of settlement elderly population (65+) to Sheltered and Housing with Support Unit²

Sub-Area	Settlement population	No Sheltered units in settlement	Ratio of population to each sheltered unit
Ayr	10,089	551	18.1
Prestwick	3,657	167	21.9
Troon	3,607	396	9.1
Maybole	926	16	57.6
Rural North	2,069	44	47.0
Girvan	1,536	82	18.7
Rural South	1,439	-	-
Totals	23,323	1,256	17.5

Applicant to Let Ratios by Complex

- At November 2014, South Ayrshire Council currently has 309 live applicants on their waiting and transfer lists³ for sheltered housing complexes.
- Table 3 below summarises the number of applicants for each sheltered housing complex and calculates an applicant to let ratio for each complex.
- The complexes which have the highest applicant to let ratio are the most in demand as there are a higher number of applicants for each let in these complexes than in others.

Table 3 Applicant to Let Ratios for Sheltered Complexes in South Ayrshire⁴⁵

Sheltered Complex	Local Plan Area	Weighted Applicant Totals	Lets 2013/14	App to Let ratio
Newtonpark Court	Ayr	33.9	1.0	33.9
Hanover - Alexandra Court	Prestwick	33.1	1.0	33.1
Benmore	Prestwick	27.5	1.0	27.5
Millrock/Panrock Court	Troon	42.2	2.0	21.1
West of Scotland - Forehill	Ayr	16.5	1.0	16.5
Sandhill Gardens	Ayr	14.6	1.0	14.6
Hanover - Princes Square	Troon	13.7	1.0	13.7
Trust - Mill Street	Ayr	12.0	1.0	12.0
Trust - Old Street	Girvan	11.5	1.0	11.5
Morrison Gardens	Ayr	22.7	2.0	11.3
Lichtenfels Gardens	Prestwick	20.6	2.0	10.3
Crosne Street	Maybole	17.8	3.0	5.9
Logan Drive	Troon	11.4	2.0	5.7
Ardfin Court	Prestwick	37.0	7.0	5.3
Walker Avenue	Troon	4.9	1.0	4.9
Boyle Court	Girvan	20.3	5.0	4.1
Whitletts Court	Ayr	9.7	3.0	3.2
Arcon Court	Rural North	3.0	1.0	3.0
St Meddans Court	Troon	17.6	6.0	2.9
Bradán Road	Troon	11.4	4.0	2.9
Dundonald	Rural North	8.4	4.0	2.1
Elba Court	Ayr	5.4	4.0	1.3
Limonds Court/Syms	Ayr	7.0	6.0	1.2

² South Ayrshire Council Housing Information System and information provided by Housing Associations

in South Ayrshire Sheltered Housing stock data is maintained accurately within the Northgate Housing system. The system incorporates modules which are used to effectively manage tenancy terminations and void property relets. An annual return from RSL's within South Ayrshire is provided to the housing section which details each property address and category of housing, e.g. sheltered.

³ Waiting list and transfer list data as at November 2014

⁴ Source: South Ayrshire Council Northgate Housing System

⁵ Where there were no lets for a complex a value of 1 has been used to allow applicant to let ratio to be calculated

Sheltered Complex	Local Plan Area	Weighted Applicant Totals	Lets 2013/14	App to Let ratio
Lane				
John Hodge Court	Rural North	3.4	3.0	1.1
Elba Gardens	Ayr	1.0	1.0	1.0
McConnell Square	Girvan	0.5	1.0	0.5

14. The top 5 demand sheltered complexes are in Ayr, Troon and Prestwick, with Newtonpark Court in Ayr and Alexandra Court in Prestwick being in highest demand.

15. Some properties are less popular, due in part to location, but also in properties where the units are on the first floor.

Age profile of sheltered applicants

16. Table 4 below summarises sheltered housing applicant by age group

Table 4 Sheltered Applicants by Age Group⁶⁷

Age group	Waiting List	Transfer List	Grand Total
Over 80	123	20	143
71 – 80	115	32	147
61 – 70	69	40	109
50 – 60	10	3	13
Total	317	95	412

17. The largest age group on the sheltered housing list are those over 80.

Sheltered applicants by assessed priority

18. Sheltered applications are assessed by housing staff and a priority for sheltered housing is given to each applicant based on the following criteria:

- **High priority (12 points)** - Sheltered accommodation is essential for the applicant or the joint applicant.
- **Medium priority (8 points)** - Sheltered accommodation would benefit them.
- **Low priority (4 points)** - Sheltered accommodation satisfies an aspiration, but is not essential nor of any specific or known benefit to the applicant.

19. These eligibility criteria have been in place for some time and should be reviewed as part of the next Local Housing Strategy; it would be advantageous to reflect the '[Fair Access to Care Services](#)' (FACS) criteria.

20. Table 5 below summarises current sheltered housing applicant by the priority awarded to their application.

Table 5 Priority Awarded to Current Sheltered Applicants⁸⁹

Applicant age band	Assessed Priority			Total
	Low	Medium	High	
Over 80	33	64	46	143
71 – 80	59	54	34	147
61 – 70	47	32	30	109
50 - 60	8	2	3	13

⁶ Source: South Ayrshire Council Northgate Housing System. South Ayrshire Council's waiting list is kept up to date and as accurate as possible through a rolling review process. Each application is reviewed on the anniversary of the application received date. Where an applicant fails to return the review form, their application will be cancelled.

⁷ Waiting list and transfer list data as at 2.12.14.

⁸ Source: South Ayrshire Council Northgate Housing System

⁹ Waiting list and transfer list data as at 2.12.14.

Total	147	152	113	412
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21. Around three quarters of applicants have a medium or low need for sheltered housing, with the remaining quarter are assessed as having a high need for sheltered housing.
22. Although the majority of sheltered applicants are aged 71 and over, less than a third of these applicants are assessed as having a high need for sheltered housing.

Turnover of Sheltered Housing

23. There were 57 sheltered property lets in 2013/14.
24. Table 6 summarises the lets by local plan area and the priority given to the sheltered applicants.

Table 6 Lets to Sheltered Applicants 2013/14 by Sub-Area and Priority¹⁰¹¹

	Low	Medium	High	High Priority Transfer	Individual Case	Priority Medical	Total
Ayr	3	5	6		1		15
Prestwick			12				12
Troon	8	1	4	2			15
Maybole	1		1			1	3
Rural North	2	1	4				7
Girvan		1	4				5
Total	14	8	31	2	1	1	57

25. Turnover is quite low compared to the number of applications.
26. Most lets were to those with a 'high' need for Sheltered Housing.
27. Table 7 shows that Troon local plan area had lets 31 (36.5 percent) which represents the highest proportion followed by Ayr with 23 lets (27 percent).
28. The largest number of lets 52 (61.2 percent) were made to applicants with a high priority, and the remainder 33 (38.8 percent) were made to applicants who had either a low or medium priority; these applicants were not assessed as having an essential need for sheltered housing.

¹⁰ Source: South Ayrshire Council Northgate Housing System

¹¹ South Ayrshire Council relets data for 2013/14 financial year

29. Table 7 also details the age profile of applicants housed in sheltered housing.

Table 7 Lets to Sheltered Applicants 2013/14 by Age Band and Sub-area¹²¹³

	Age Band				Total
	50 to 60	61 to 70	71 to 80	Over 80	
Ayr		5	8	2	15
Prestwick	1	4	5	2	12
Troon	3	3	6	3	15
Maybole		1	1	1	3
Rural North	1		1	3	5
Girvan		2	2	3	7
Total	5	15	23	14	57

30. The highest number of combined lets was made to applicants aged 71 to 80 age group.
31. Moving forward, the Allocation Policy for Sheltered Housing should be carefully reviewed to ensure that this property type is allocated to those who would benefit the most from it.
32. As RSL applications are not assessed using the same policy framework they have not been included in this analysis.

¹² Source: South Ayrshire Council Northgate Housing System

¹³ South Ayrshire Council relets data for 2013/14 financial year