

STRATEGIC PRIORITIES			
			
<p><b>IMPROVE THE QUALITY AND STANDARD OF EXISTING HOUSING FOR OLDER PEOPLE IN TRAFFORD</b></p>	<p><b>INCREASE THE AVAILABILITY AND RANGE OF SUITABLE HOUSING OPTIONS FOR OLDER PEOPLE WITHIN TRAFFORD</b></p>	<p><b>ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY</b></p>	<p><b>CREATE AND FOSTER PARTNERSHIPS THAT WORK TO DELIVER EFFECTIVE HEALTH AND SOCIAL CARE PROVISION AND SUPPORT SERVICES AT HOME TO OLDER PEOPLE ACROSS TRAFFORD</b></p>
WHAT ARE WE GOING TO DO?			
<ul style="list-style-type: none"> <li>✓ Maximise future appropriate funding opportunities to improve services and accommodation for older people.</li> <li>✓ Undertake a suitability and condition survey to ensure the existing older person accommodation remains fit for purpose in the future.</li> <li>✓ Review how existing stock can be future proofed to support advancements in healthcare technology, including good internet availability.</li> <li>✓ Engage with Registered Providers to develop plans to ensure services and housing stock is responsive to the needs of an ageing customer base</li> <li>✓ Review the allocation criteria, including age thresholds, for specialist accommodation to maximise value for money.</li> <li>✓ Maximise resources for adaptations by ensuring funding opportunities from all sources are utilised</li> <li>✓ Explore how to extend services aimed at helping older people maintain their home to those not currently eligible to the support.</li> <li>✓ Explore the use of already skilled/qualified older people to help with the installation of adaptations rather than using potentially expensive contractors.</li> <li>✓ Review how other Councils provide support (including financial) and practical assistance to older people to repair, improve and adapt their homes</li> <li>✓ Explore establishing a Care &amp; Repair scheme to support improvements to older peoples' housing.</li> <li>✓ Explore providing grant assistance to older and vulnerable customers to ensure their homes are safe, warm and dry, and develop and promote targeted information such as maintenance booklets, and energy efficiency advice for these households.</li> <li>✓ Consider advertising the Age UK maintained list of recommended tradesmen to Trafford residents.</li> <li>✓ Work with private landlords in Trafford to improve the quality of private rented housing for older people</li> <li>✓ Work with Registered Providers to ensure Decent Homes Standards are maintained.</li> <li>✓ Ensure older people have enough money for fuel by encouraging them to access benefits and grants.</li> <li>✓ Work with partners to enable the delivery of insulation and renewable energy products and hard-to-treat property interventions.</li> <li>✓ Raise awareness of lifestyle carbon savings, fuel debt advice and best value energy tariffs.</li> <li>✓ Explore the potential of establishing a 'bills included' package (social).</li> </ul>	<ul style="list-style-type: none"> <li>✓ Encourage private development of older peoples' housing via the planning system. This might include a percentage contribution of new builds to be allocated for affordable older peoples' housing.</li> <li>✓ Make use of the NPPF optional technical housing standards within planning policy, such as M4(2) Category 2: Accessible and adaptable dwellings, to set the proportion of new housing that can assist independent living for older people to be included in developments.</li> <li>✓ Pro-actively engage with retirement homebuilders and promote Trafford as a good place to invest in construction.</li> <li>✓ Work with Registered Providers (and private scheme providers where possible) to develop schemes with capital grant funding and provide support with applications for other funding streams.</li> <li>✓ Allocate sites for specialist housing for older people where there is an identified unmet need.</li> <li>✓ Assess the viability of using vacant government and NHS building plots, and the feasibility of converting office space for residential use and splitting larger properties, to develop older peoples' housing.</li> <li>✓ Explore buying or building residential care homes to have better control of care and rent costs, and to ensure future provision of this stock and to influence where it is located.</li> <li>✓ Explore the possibilities of co-housing.</li> <li>✓ Continue the work of further understanding the older persons housing market via Housing Market Needs and Demand Surveys.</li> <li>✓ Consider creating a Retirement/Older Peoples' community, near to facilities, bus routes that allow independence and a sense of community. The village should be located in an area that has a lower crime rate to ensure safety of residents. The development should be purpose built to include on-site amenities for community purposes and should be a mixture of private and council housing.</li> <li>✓ Explore financial products and incentives that can enable older people to either continue living in their current home or move to a more suitable home, and look to widen access to shared ownership and equity release initiatives.</li> <li>✓ Work with housing providers to develop options that will assist older people to 'rightsized', for example rent to buy options, to improve the turnover of family homes.</li> <li>✓ Explore opportunities to develop lease management products for older people.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Review good practice within other local authorities to help increase the capacity of preventative services (i.e. mobile wardens).</li> <li>✓ Promote the use of Housing Options for Older People (HOOP) and the services they provide.</li> <li>✓ Develop links between the housing providers and agencies that provide advice to older residents to ensure older people can access the full range of information and advice on housing choices and support services, and to ensure information is consistent.</li> <li>✓ Improve advice and access to Technology Enhanced Care services that assist independent living.</li> <li>✓ Produce a Technology Enhanced Care Strategy.</li> <li>✓ Ensure technology enabled care is considered in new sheltered and Extra care developments.</li> <li>✓ Engage and support Registered Providers and developers to ensure new developments are equipped to support the use of advancing technology.</li> <li>✓ Continue to promote and support the take up 'Homeshare' options for Older People.</li> <li>✓ Review how to best support the expansion and uptake of the 'Good Neighbour' scheme across Trafford.</li> </ul>	<ul style="list-style-type: none"> <li>✓ Work with community groups and charities to identify any gaps or barriers to specialist housing for older BME residents, and other marginalised groups.</li> <li>✓ Work with dementia services and charities to inform and promote housing information, and to scope the housing provision and support required; including to those who need a higher level of support (i.e. washing, dressing etc).</li> <li>✓ More consideration for the LGBTQ + community to be housed together and carers to understand their needs and respect them.</li> <li>✓ Ensure Trafford residents are accessing funding and opportunities through 'Greater Manchester Health and Social Care' and other organisations to increase health and well-being.</li> <li>✓ Work with health and social care colleagues to ensure the provision of housing advice and preventative services is available to older residents at the point of social care assessment or diagnosis of health condition.</li> <li>✓ Adopt the outdoor gym project for older people and look to roll this out across the borough.</li> <li>✓ Link into health and well-being initiatives such as social gatherings and walking clubs to promote independence and enable people to leave their homes.</li> </ul>