

# Trafford Council

## Older Peoples' Housing Strategy

### Action Plan 2020-2025

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**PRIORITY 1: IMPROVE THE QUALITY AND STANDARD OF EXISTING HOUSING FOR OLDER PEOPLE IN TRAFFORD.**

Ref	Recommendation	By when	By who	
1.1	<b>Make the best use of the existing housing stock and development opportunities.</b>	<ul style="list-style-type: none"> <li>Maximise future appropriate funding opportunities to improve services and accommodation for older people.</li> </ul>	Ongoing	Registered Providers, Housing Strategy & Growth Team, Adult Services, Trafford CCG
		<ul style="list-style-type: none"> <li>Undertake a suitability and condition survey to ensure the existing older person accommodation remains fit for purpose in the future.</li> </ul>	Dec 2021	<i>Lead</i> – Registered Providers <i>Support</i> - Housing Standards Team, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Review how existing stock can be future proofed to support advancements in healthcare technology, including good internet availability.</li> </ul>	Dec 2020	<i>Lead</i> – Registered Providers <i>Support</i> - Housing Standards Team, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <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> </ul>	March 2022	Housing Strategy & Growth Team, Registered Providers.
		<ul style="list-style-type: none"> <li>Review the allocation criteria, including age thresholds, for specialist accommodation to maximise value for money.</li> </ul>	December 2020	<i>Lead</i> – Housing Options Service Trafford (HOST) <i>Support</i> - Housing Strategy & Growth Team, Adult Service and Trafford CCG
		<ul style="list-style-type: none"> <li>Maximise resources for adaptations by ensuring funding opportunities from all sources are utilised</li> </ul>	Ongoing	<i>Lead</i> – Adult Services <i>Support</i> – Registered Providers and Housing Strategy & Growth Team

1.2	Review adapted properties and look at how Registered Providers are letting.	<ul style="list-style-type: none"> <li>Explore how to extend services aimed at helping older people maintain their home to those not currently eligible to the support.</li> </ul>	March 2022	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers
		<ul style="list-style-type: none"> <li>Explore the use of already skilled/qualified older people to help with the installation of adaptations rather than using potentially expensive contractors.</li> </ul>	Dec 2021	<i>Lead</i> – Adult Services and Housing Strategy & Growth  <i>Support</i> - Age UK, Community Groups, Partnerships and Communities Team, Skill & Employment Team
1.3	Develop services that support older people to adapt, repair and maintain their homes	<ul style="list-style-type: none"> <li>Review how other Councils provide support (including financial) and practical assistance to older people to repair, improve and adapt their homes</li> </ul>	December 2020	Adult Services and Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Explore establishing a Care &amp; Repair scheme to support improvements to older peoples' housing.</li> </ul>	Ongoing	<i>Lead</i> – Adult Services  <i>Support</i> - Housing Strategy & Growth Team and Trafford CCG
		<ul style="list-style-type: none"> <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> </ul>	Ongoing	<i>Lead</i> – Housing Standards  <i>Support</i> - Trafford CCG, Adult Services , Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Consider advertising the Age UK maintained list of recommended tradesmen to Trafford residents.</li> </ul>	March 2020	<i>Lead</i> – Coms & Marketing Team  <i>Support</i> – Age UK, Housing Standard, Trafford CCG, Adult Services , Housing Strategy & Growth Team

1.5	Ensure private landlords are alert and sensitive to the housing management services and home adaptations required by older people.	<ul style="list-style-type: none"> <li>Work with private landlords in Trafford to improve the quality of private rented housing for older people</li> </ul>	Ongoing	<i>Lead</i> - Housing Standards Team  <i>Support</i> - Housing Strategy & Growth Team, HOST, Registered Providers
		<ul style="list-style-type: none"> <li>Work with Registered Providers to ensure Decent Homes Standards are maintained.</li> </ul>	Ongoing	Housing Strategy & Growth Team, HOST, Registered Providers
1.6	Reduce fuel poverty and lessen its effects	<ul style="list-style-type: none"> <li>Ensure older people have enough money for fuel by encouraging them to access benefits and grants.</li> </ul>	Ongoing	HOST, Housing Standards, Adult Services, Trafford CCG, DWP.
		<ul style="list-style-type: none"> <li>Work with partners to enable the delivery of insulation and renewable energy products and hard-to-treat property interventions.</li> </ul>	Ongoing	<i>Lead</i> – Housing Standards  <i>Support</i> - Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers.
		<ul style="list-style-type: none"> <li>Raise awareness of lifestyle carbon savings, fuel debt advice and best value energy tariffs.</li> </ul>	Ongoing	<i>Lead</i> – Coms & Marketing Team  <i>Support</i> - Housing Strategy & Growth Team, Adult Services, HOST, Registered Providers
		<ul style="list-style-type: none"> <li>Explore the potential of establishing a ‘bills included’ package within social rented sector.</li> </ul>	Ongoing	<i>Lead</i> – Registered Providers  <i>Support</i> - Housing Strategy & Growth Team, HOST

**PRIORITY 2: INCREASE THE AVAILABILITY AND RANGE OF SUITABLE HOUSING OPTIONS FOR OLDER PEOPLE WITHIN TRAFFORD.**

Ref	Recommendation	By when	By who	
2.1	<p><b>Increase the supply of older peoples' housing, including specialist and affordable housing, across the borough</b></p>	<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> </ul>	Ongoing	Development Management/Planning Policy
		<ul style="list-style-type: none"> <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> </ul>	Dec 2021	Planning Policy, Development Management, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Pro-actively engage with retirement homebuilders and promote Trafford as a good place to invest in construction.</li> </ul>	Ongoing	Planning Policy, Development Management, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <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> </ul>	Ongoing	<p><i>Lead</i> - Housing Strategy &amp; Growth Team</p> <p><i>Support</i> - Registered Providers, Homes England</p>
		<ul style="list-style-type: none"> <li>Allocate sites for specialist housing for older people where there is an identified unmet need.</li> </ul>	Dec 2021	<p><i>Lead</i> - Planning Policy</p> <p><i>Support</i> - Housing Strategy &amp; Growth Team</p>

Ref	Recommendation	By when	By who
	<ul style="list-style-type: none"> <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> </ul>	Dec 2020	Lead - Place Shaping Board  Support - Planning Policy, Housing Strategy & Growth Team, Trafford CCG, Adult Services, NHS
	<ul style="list-style-type: none"> <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> </ul>	Ongoing	Development Team, Planning Policy, Trafford CCG, Adult Services, Legal
	<ul style="list-style-type: none"> <li>Explore the possibilities of co-housing.</li> </ul>	Dec 2020	Planning Policy, Housing Strategy & Growth Team, Trafford CCG, Adult Services
	<ul style="list-style-type: none"> <li>Continue the work of further understanding the older persons housing market via Housing Market Needs and Demand Surveys.</li> </ul>	Ongoing	Planning Policy, Housing Strategy & Growth Team
	<ul style="list-style-type: none"> <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> </ul>	Dec 2022	Adult Services, Planning Policy, Housing Strategy & Growth Team, Trafford CCG

Ref	Recommendation	By when	By who	
2.2	<b>Actively promote the different financial packages and mechanisms that can enable a move</b>	<ul style="list-style-type: none"> <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> </ul>	Dec 2021	Adult Services, Housing Strategy & Growth Team,
		<ul style="list-style-type: none"> <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> </ul>	Ongoing	Adult Services, Registered Providers, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Explore opportunities to develop lease management products for older people.</li> </ul>	Dec 2022	Adult Services, Housing Strategy & Growth Team,

### PRIORITY 3: ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY

Ref	Recommendation	By when	By who	
3.1	Ensure comprehensive information about housing options and varying support services is easily accessible and well promoted to residents as they age.	<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> </ul>	March 2021	Adult Services, Housing Strategy & Growth Team, Trafford CCG
		<ul style="list-style-type: none"> <li>Promote the use of Housing Options for Older People (HOOP) and the services they provide.</li> </ul>	Ongoing	Housing Strategy & Growth Team, Trafford CCG, Adult Services Communications & Marketing Team, HOST, Registered Providers, Partnerships and Communities Team

Ref	Recommendation	By when	By who
		<ul style="list-style-type: none"> <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> </ul>	March 2021 Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Communications & Marketing Team, Voluntary Sector.
		<ul style="list-style-type: none"> <li>Improve advice and access to Technology Enhanced Care services that assist independent living.</li> </ul>	Ongoing Adult Services, Trafford CCG, Housing Strategy & Growth Team, Registered Providers, Care Providers
		<ul style="list-style-type: none"> <li>Produce a Technology Enhanced Care Strategy.</li> </ul>	March 2020 Adult Services, Trafford CCG, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Ensure technology enabled care is considered in new sheltered and Extra care developments.</li> </ul>	Ongoing Adult Services, Trafford CCG, Registered Providers
		<ul style="list-style-type: none"> <li>Engage and support Registered Providers and developers to ensure new developments are equipped to support the use of advancing technology.</li> </ul>	Ongoing Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Planning Policy
3.2	<b>Explore and promote living arrangements that provide safety and security to older residents.</b>	<ul style="list-style-type: none"> <li>Continue to promote and support the take up 'Homeshare' options for Older People.</li> </ul>	Ongoing Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Partnerships and Communities Team



Ref	Recommendation	By when	By who
	<ul style="list-style-type: none"> <li>Review how to best support the expansion and uptake of the 'Good Neighbour' scheme across Trafford.</li> </ul>	March 2020	Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Partnerships and Communities Team

**PRIORITY 4: CREATE AND FOSTER PARTNERSHIPS THAT WORK TO DELIVER EFFECTIVE HEALTH AND SOCIAL CARE PROVISION AND SUPPORT SERVICES AT HOME TO OLDER PEOPLE ACROSS TRAFFORD.**

Ref	Recommendation	By when	By who	
4.1	<p><b>Develop new partnerships, and build on existing relationships, to review how housing information and provision will best meet the cultural and health needs of older people.</b></p>	<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> </ul>	Dec 2021	Partnerships and Communities Team, Adult Services, Housing Strategy & Growth Team.
		<ul style="list-style-type: none"> <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> </ul>	Ongoing	Adult Services, Trafford CCG, Community/Voluntary Groups and Charities.
		<ul style="list-style-type: none"> <li>More consideration for the LGBTQ + community to be housed together and carers to understand their needs and respect them.</li> </ul>	Ongoing	Partnerships and Communities Team, Adult Services, HOST, Registered Providers

Ref	Recommendation	By when	By who
		<ul style="list-style-type: none"> <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> </ul>	Ongoing Partnerships and Communities Team, Adult Services, HOST, Registered Providers, GMCA
4.2	<b>Improve the integration of local services.</b>	<ul style="list-style-type: none"> <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> </ul>	Dec 2021 Lead – HOST Support - NHS, Adult Services, Trafford CCG, Registered Providers, Housing Strategy & Growth Team
		<ul style="list-style-type: none"> <li>Adopt the outdoor gym project for older people and look to roll this out across the borough.</li> </ul>	Dec 2021 Planning Policy, Housing Strategy & Growth Team, Partnerships and Communities Team, NHS
		<ul style="list-style-type: none"> <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>	Ongoing NHS, Partnerships and Communities Team, Adult Services, Trafford CCG, Housing Strategy & Growth Team

\*\*\*\*CCG - Clinical Commissioning Group