

Trafford Council

Older Peoples' Housing Strategy 2020-2025

Annual Statement 2022



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Introduction

Trafford’s Older Peoples’ Housing Strategy 2020-2025 was launched in March 2020. It identified how, over the next 5 years, the Council and its partners will work together to provide a range of quality, affordable and attractive housing options to enable older people to live independently in Trafford. The Strategy forms part of a suite of specialist and supported housing strategies that sit under Trafford’s main Housing Strategy 2018-2023 and plays a role in delivering the priorities set out in the Greater Manchester Housing Strategy 2019-2024.

The four Strategic Priorities identified within Trafford’s Older Peoples’ Housing Strategy are:

1. Improve the quality and standard of existing housing for older people in Trafford.
2. Increase the availability and range of suitable housing options for older people within Trafford.
3. Enable older people in Trafford to live independently.
4. Create and foster partnerships that work to deliver effective health and social care provision, support services and high quality housing to older people across Trafford.

Annual Review 2022

Trafford's Older Peoples' Housing Strategy 2020-2025 must be reviewed on a regular basis to ensure effective delivery. This annual review provides an update on the following:

- Changes to the national and sub-regional initiatives, policies, and strategies in respect of housing for older people.
- Statistical data in relation to Trafford's population, life expectancy, property prices, and housing register.
- Delivery of the Older Peoples' Housing Strategy.
- The Older Peoples' Housing Strategy Action Plan Update:
 - What have we achieved?
 - What area we working towards?
 - What do we still have to do?

Strategic Context

The impact following the Covid-19 Pandemic

As Trafford returns to a new normal way of life following the COVID-19 Pandemic, the impact of the measures taken are now being published through a number of reports. The information and statistical data gathered provide a valuable insight into the ongoing impact on older persons and areas of challenge. The context and data highlights key issues that are prominent in the current climate and enables us to continue to focus our work on within the strategy to help our Older Persons in the Borough. The following data and information has been gathered in the months following the lifting of lockdown restrictions.

New data from Ipsos MORI commissioned by the Centre for Ageing Better suggests that people approaching retirement in Greater Manchester are facing poorer health and financial insecurity as a result of the coronavirus lockdown.¹

Using public spaces and utilising face to face services such as using banks and the post office. Around 900,000 people use their local post office to collect the pension every week, with 870,000 continuing to do so during the Covid-19 lockdown. Post offices are of particular importance to more rural communities, who still use post offices significantly more often than urban consumers.

¹ [Older People and Financial Security - Policy Review.pdf \(gmcvo.org.uk\)](#)

Trafford Council is keen to push forward the actions outlined within the Older Peoples' Housing Strategy and remain driven to deliver the Strategy's vision to work together to provide a range of quality, affordable and attractive housing options to enable older people to live independently.

Cost of Living and Financial Security

Around 2 million people aged 65 and older live in poverty in the UK, and many are struggling with the growing cost of living crisis.² GMCA Research suggests that there are around 36,000 eligible households not claiming Pension Credit in Greater Manchester - that's a third of those who are eligible. Greater Manchester Ageing Hub and the Greater Manchester Housing Providers (GMHP) are launching the second phase of the Pension Top Up campaign to ensure that older people are checking what they are entitled to.³

The Greater Manchester Older People's Equality Panel (OPEP) was set up in March 2022 and its first meeting was held in April 2022. One of the priorities of the panel refers to the cost of living and the impact of older people. Focus will be on the absolute poverty and existing levels of poverty. A priority action point will be to increase the take-up of existing older age benefit, such as pension credit and attendance allowance.⁴

In a detailed report 'The State of Ageing 2022' conducted by Ageing Better⁵ they have highlighted that almost 9,000 people died in England and Wales last year because their homes were too cold. Almost 1 in 5 people of pension age were living in relative poverty in 2019/20, following a sharp increase (of 200,000 people) over the previous year. The statistics show that there is widening wealth and income inequalities, and that older people are facing larger financial challenges.

Statistical Update

The majority of statistics contained within Trafford's Older Peoples' Housing Strategy derive from the 2011 Census. The initial findings from the 2021 Census will continue to form a for a more comprehensive update on statistical data in the next Annual Statement.

Population Estimate

- Trafford is continuing to see a steady increase in the number of residents aged 65+. The data available 'Mid-year Population Estimates' provided in 2021, which remains most up to date by the Office of National Statistics shows people aged over 65 make up 17.6%⁶ of Trafford's total population which is a 0.2% increase from the statistics from 2019 detailed in the Older Peoples' Housing Strategy.

² [Older people missing out on financial support \(manchester.ac.uk\)](https://manchester.ac.uk)

³ [Pension Top Up campaign - Greater Manchester Combined Authority \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk)

⁴ [9 Appendix 6 - GM Older Peoples Panel Annual Report 2021-22.pdf \(greatermanchester-ca.gov.uk\)](https://greatermanchester-ca.gov.uk)

⁵ [The-State-of-Ageing-2022-online.pdf \(ageing-better.org.uk\)](https://ageing-better.org.uk)

⁶ [Population and household estimates, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Property Prices

- A search on Rightmove in June 2022 returned no retirement properties available to rent in Trafford. As of December 2022, the same search returned an Anchor Housing (a Registered Provider of retirement properties to rent and buy) had one property available for rent, that is 1-bedroom at £555.68 per month. The research shows that there is a decrease in the availability of retirement properties along with an increase in cost.
- The Older Peoples' Housing Strategy identified that 2-bedroom properties are the most preferred option for Trafford residents aged 55+. The average rental price for a 2-bedroom property in Trafford is currently £1,195 calendar month⁷, this an average increase of £290 per calendar month in one year. The current 2-bedroom Local Housing Allowance rate is £648.22 per month. This highlights the continued disparity between market rents in Trafford and the Local Housing Allowance rate of the area. The rental market prices are increasing, whilst the Local Housing Allowance Rate remains the same.
- House prices in Trafford have continued to increase since the launch of the Older Peoples' Housing Strategy, with the average house price in December 2022 now sitting at £353,407⁸. When the Older Peoples' Housing Strategy was launched in March 2020, the average house price in Trafford was £299,475⁹. This demonstrates that house prices have increased by approximately 18% since the Strategy was launched. This has increased 7% in one year since the last Annual Statement was released.

Housing Register

- There are currently 7809 applicants on Trafford's housing register (as of December 2022). Of these, 1419 are aged 55 or over.
- Over 55's registered with Trafford Home Choice by banding: Band 1, 28, Band 2, 242, Band 3, 854, Band 4, 184, Band 5, 115
- Since the Older Peoples' Housing Strategy was launched in March 2020, 259 applicants aged 55+ have been allocated social rented properties via Trafford Home Choice.

Housing Options

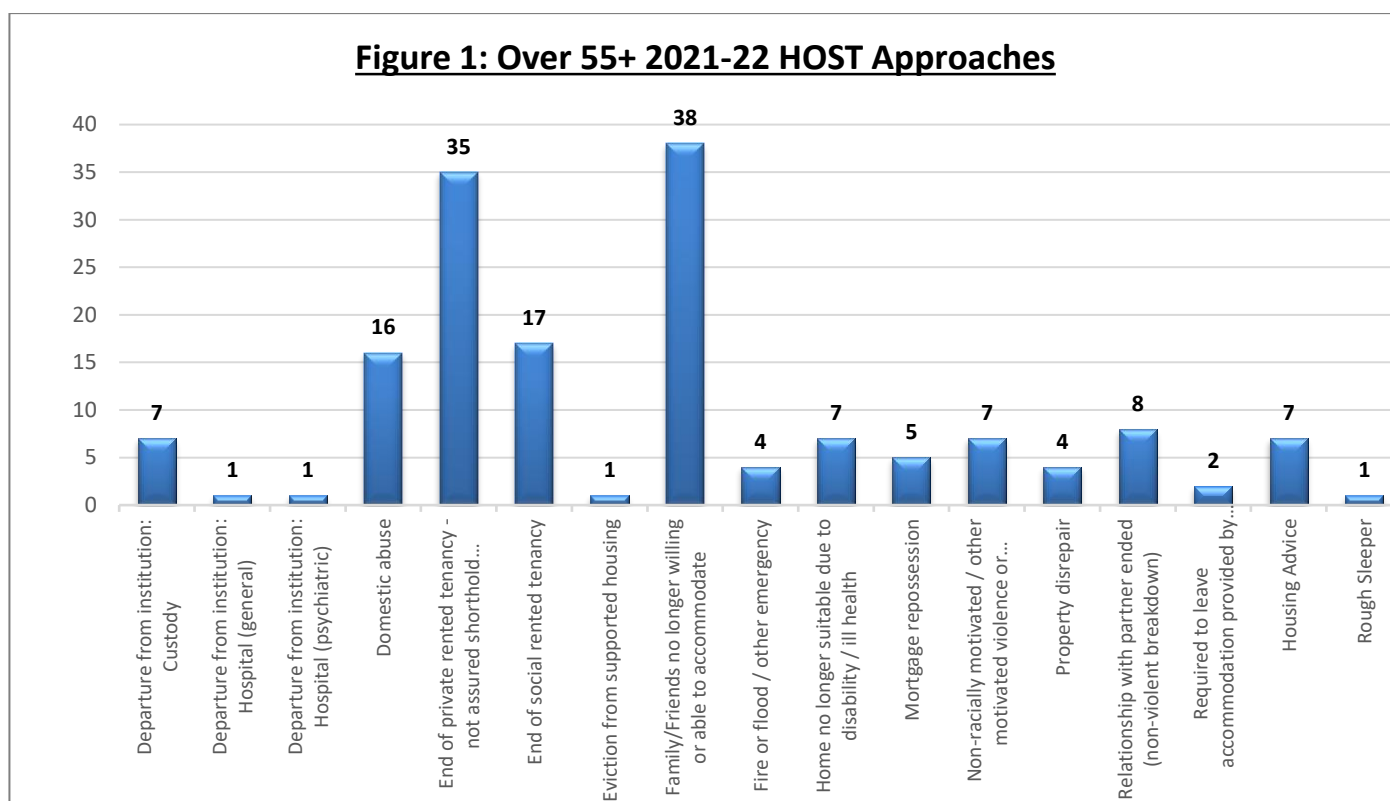
- In the year 2021/22 for over 55's, there were 296 presentations to HOST, 190 of these were advice only cases

⁷ [Home.co.uk: Trafford Market Rent Summary](#)

⁸ [Trafford Housing Bulletin](#)

⁹ [Landregistry.data.gov.uk](#)

- In the year 2021/22 for over 55's, there were 720 applicants registered on Trafford Homechoice and 138 of these have been housed in the last financial year.
- Figure one shows the number of approaches that were made to the Housing Options Service by those aged 55+ and over and the reasons for approach.
- The highest percentage of approaches accounted for 24% of service users requiring assistance as family or friends were no longer willing to accommodate.
- 22% of approaches accounted for service users requiring assistance due to a private assured shorthold tenancy coming to an end. This demonstrates that there is instability in private rented accommodation, requiring the assistance of HOST.



Achievements

458 older people received Welfare Rights support in 2021/22 and a Pension Credit Campaign launched to target those eligible to apply and maximise income

138 older people were rehoused through Trafford Home Choice in 2021/22

190 older people approach HOST for housing advice in 2021/22

Trafford Council made £500,000 available to expand and enhance the range of Technology Enhanced Care

Trafford Council have funded six Community Hubs which signposts older people for advice and information.

All Registered Providers who provide accommodation for over 55's meets the 'Decent Homes' standard

Dementia Support launched their carer training courses and 'Games for the Brain' groups within Trafford

Age UK in Urmston have started to provide classes on strength balance and posture. They also have established a health bus which travels across the borough promising health and wellbeing.

On developments of 50 or more residential units the Council will now expect at least 2% of new dwellings to be built to wheelchair accessible standards - Part M4(3)

Older Peoples' Housing Strategy Action Plan Update 2022

A review of the Older Peoples' Housing Strategy Action Plan 2020-2025 has been undertaken to determine what has been achieved and what we have still left to do. A copy of the Action Plan update is contained within Appendix A.

What challenges have we faced?

- Phasing into the new normal following the Covid-19 pandemic has delayed much of the work needed to drive forward the actions within the Action Plan. All services across Trafford Council have faced challenges in terms of capacity, budget restraints, and new working practices following the COVID-19 pandemic
- Following the launch of the 'Homes for Ukraine' scheme to house those fleeing war, the Housing Standards Team and The Housing Options Service Trafford (HOST) have had additional pressures in focussing their work on this scheme. Housing Standards are required to visit homes of sponsors which has increased workload, and approaches to the Housing Options service have meant work is prioritised on other key areas.
- Local Registered Providers had to refocus their efforts on managing the Covid-19 pandemic and ensuring older tenants are safe and well as the restrictions were lifted, and so have not been able to progress with some of their actions as anticipated.

What have we achieved?

- ✓ *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.*
Trafford Council have recently purchased two care homes in Sale and are exploring options for other purchases.
- ✓ *Review the allocation criteria, including age thresholds, for specialist accommodation to maximise value for money.*
A review has taken place which determined that as specialist accommodation within Trafford remains in high demand there is no current reason to vary the allocation criteria.
- ✓ *Explore how to extend services aimed at helping older people maintain their home to those not currently eligible to the support.*
It has been determined that eligibility for support is means tested. It is not viable to extend the eligibility criteria at present due to budget restraints.

- ✓ *Explore the use of already skilled/qualified older people to help with the installation of adaptations rather than using potentially expensive contractors.*

This action has been explored; however, the action is not likely to see an uptake.

- ✓ *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.*

Trafford Council currently offer a Homeowner Grant of up to £3000 to help eligible homeowners conduct repairs. Housing Standards offer Homeowner Grants for improvements to residential properties where there are significant hazards present and where the applicant is eligible. The team also regularly provides advice to residents about other available grants or assistance to help improve the conditions of their homes including referrals to LEAP and the GM Warm Homes Fund.

- ✓ *Consider advertising the Age UK maintained list of recommended tradesmen to Trafford residents.*

It has been determined that Trafford Council will not recommend specific contractors. However, a link to the Age UK webpage which provides assistance on finding a trusted tradesperson has been added to Trafford Council's website.

- ✓ *Work with private landlords in Trafford to improve the quality of private rented housing for older people.*

Housing Standards work closely with local private landlords to advise and, where necessary, intervene to ensure the quality of all private rented properties is acceptable. HOST has a private sector lead that will liaise with landlords and Housing Standards where required to intervene and ensure properties are at an acceptable standard.

- ✓ *Explore the possibilities of co-housing.*

Learnings from the Covid-19 Pandemic have highlighted the risks associated with co-housing, particularly for older people. Trafford Council have therefore decided not to pursue co-housing as an option for older people at this stage.

- ✓ *Ensure older people have enough money for fuel by encouraging them to access benefits and grants.*

Trafford's Welfare Rights service help all local residents and began monitoring the age of those accessing the service aged over 55. Approximately 438 customers approached Trafford Welfare rights since the monitoring began. This is 51% of the overall customers. Assessments for social care include benefit maximisation exercises by Adult Services. Trafford Council have funded four Community Hubs which signpost Older Persons for advice and information.

- ✓ *Explore opportunities to develop lease management products for older people.*

This action has been explored, however due to the current financial situation and budget constraints it is not practical to explore this action.

- ✓ *Improve advice and access to Technology Enhanced Care (TEC) services that assist independent living.*

Trafford Council made £500,000 available to expand and enhance the range of TEC available to Trafford residents. Trafford Council have developed several projects since the TEC Strategy was launched in 2018 including: Rapid telecare to support people out of hospital, Home Safe Hospital Discharge Bags, Carers and TEC, Dementia and TEC, Falls and TEC, Meds management and TEC, Infection control and TEC, and social isolation and TEC.

- ✓ *Produce a Technology Enhanced Care Strategy.*

Trafford Council's 3-year Technology Enabled Care Strategy was published in August 2018. A Position Statement is expected by 2022/23 following the end of the current Strategy in late 2021.

- ✓ *Engage and support Registered Providers and developers to ensure new developments are equipped to support the use of advancing technology.*

Trafford Housing Trust work in partnership with Trafford Council to manage the borough's TEC provision, identify new technologies, and to install, maintain, and monitor TEC for residents. Great Places are committed to including capacity for TEC in future developments; Irwell Valley's new developments will be telecare enabled and futureproofed; Your Housing Group consider TEC and advancing technology as part of all their new developments.

Further Updates

For further information on each action and each individual update, please refer to Appendix A. The colour key is as follows:

Action Underway
To be actioned
Action Complete

Next Steps

Trafford Council's Housing Strategy & Growth Team have formed the Older Peoples Housing Champions group to drive forward the ongoing and outstanding actions listed above. The first meeting will be held in January 2023. In attendance will be representatives from Registered Providers, Housing Standards, Adult Social Care, HOST, Age UK, Public Health, Trafford Primary Care Mental Health & Wellbeing Service and NHS Greater Manchester Integrated care.

The Older Peoples Housing Strategy Action Plan (2020-2025) will continue to be reviewed and updated quarterly, and an update report will be produced and published annually.

Appendix A

Trafford Council

Older Peoples' Housing Strategy Action Plan

2020-2025



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

Ref	Recommendation	By when	By who	2021/22 Update	
1.1	Make the best use of the existing housing stock and development opportunities.	<ul style="list-style-type: none"> ✓ Maximise future appropriate funding opportunities to improve services and accommodation for older people. 	Ongoing	Registered Providers, Housing Strategy & Growth Team, Adult Services, Trafford CCG	All funding streams are currently being utilised. This work is ongoing.
		<ul style="list-style-type: none"> ✓ Undertake a suitability and condition survey to ensure the existing older person accommodation remains fit for purpose in the future. 	Dec 2023	<i>Lead</i> – Registered Providers <i>Support</i> - Housing Standards Team, Housing Strategy & Growth Team	All registered providers were contacted in relation to this action. All Registered Providers confirm that their homes meet the ‘decent homes’ standard. Jigsaw Homes confirms that both schemes have had full refurbishments of communal areas. The maintenance of the areas, heating systems and components within flat are on a rolling programme. Great Places carries out regular survey of its stock. The Acacias has undergone a survey recently and a programme of improvement works is in place.
		<ul style="list-style-type: none"> ✓ Review how existing stock can be future proofed to support advancements in healthcare technology, including good internet availability. 	Dec 2023	<i>Lead</i> – Registered Providers	Your Housing Group and Irwell Valley already provide communal Wi-Fi in all older people’s schemes, while Trafford Housing Trust are in the process of installing provision for free Wi-Fi in all of their sheltered schemes.

				<i>Support</i> - Housing Standards Team, Housing Strategy & Growth Team	<p>Great Places have employed a Lead Innovator to look at technology advancement to support their customers and have a working group looking at technology enabled care in Independent Living schemes.</p> <p>Trafford Council will continue to work with Registered Providers to ensure their existing stock are future proofed and this will be a focus point of a new Task & Finish group.</p>
		<ul style="list-style-type: none"> ✓ Engage with Registered Providers to develop plans to ensure services and housing stock is responsive to the needs of an ageing customer base. 	March 2023	Housing Strategy & Growth Team, Registered Providers.	Trafford Council have a good relationship with local Registered Providers and will continue to engage with them on this action via the new Task & Finish group that will be set up following this review.
		<ul style="list-style-type: none"> ✓ Review the allocation criteria, including age thresholds, for specialist accommodation to maximise value for money. 	December 2020	<p><i>Lead</i> – Housing Options Service Trafford (HOST)</p> <p><i>Support</i> - Housing Strategy & Growth Team, Adult Service and Trafford CCG</p>	<p>Complete</p> <p>Accommodation in Trafford for those aged 55+ is very popular so is already achieving maximised value for money.</p>

1.2	Review adapted properties and look at how Registered Providers are letting.	<ul style="list-style-type: none"> ✓ Maximise resources for adaptations by ensuring funding opportunities from all sources are utilised. 	Ongoing	<i>Lead – Adult Services</i> <i>Support – Registered Providers and Housing Strategy & Growth Team</i>	All funding sources are currently being utilised. Adult services advise of a significant underspend over the last few years due to the COVID-19 pandemic and the impact on workforce, building materials, limited access to properties and more recently limited access to Occupational Therapists.
		<ul style="list-style-type: none"> ✓ Explore how to extend services aimed at helping older people maintain their home to those not currently eligible to the support. 	March 2022	Housing Standards Team, Housing Strategy & Growth Team, HOST, Registered Providers	Complete This action is not possible at the moment as eligibility for support is means tested. It is not viable to extend the eligibility criteria at present due to budget restraints.
		<ul style="list-style-type: none"> ✓ Explore the use of already skilled/qualified older people to help with the installation of adaptations rather than using potentially expensive contractors. 	Dec 2022	<i>Lead – Adult Services and Housing Strategy & Growth</i> <i>Support - Age UK, Community Groups, Partnerships and Communities Team, Skill & Employment Team</i>	Complete This action has been explored; however, the action is not likely to see an uptake.
1.3	Develop services that support older people to adapt, repair and maintain their homes	<ul style="list-style-type: none"> ✓ Review how other Councils provide support (including financial) and practical assistance to older people to repair, improve and adapt their homes 	December 2023	Adult Services and Housing Strategy & Growth Team	To be actioned

		<ul style="list-style-type: none"> ✓ Explore establishing a Care & Repair scheme to support improvements to older peoples' housing. 	Ongoing	<p><i>Lead – Adult Services</i></p> <p><i>Support - Housing Strategy & Growth Team and Trafford CCG</i></p>	<p>To be actioned</p> <p>Funding has been applied for a specialist worker within Adult Services to provide Older Persons information and advice.</p>
		<ul style="list-style-type: none"> ✓ 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. 	Ongoing	<p>Lead – Housing Standards</p> <p>Support - Trafford CCG, Adult Services , Housing Strategy & Growth Team</p>	<p>Complete</p> <p>Trafford Council currently offer a Home Owner Grant of up to £3000 to help eligible home-owners conduct repairs. Housing Standards offer Homeowner Grants for improvements to residential properties where there are significant hazards present and where the applicant is eligible. The team also regularly provides advice to residents about other available grants or assistance to help improve the conditions of their homes including referrals to LEAP and the GM Warm Homes Fund.</p> <p>Age UK Trafford continues to provide an information and advice service on a wide range of topics including energy advice.</p>

					Following the cost of living crisis, Age UK Trafford provides tailored advice in relation to assistance for Older People. Citizen's Advice offer tailored advice accessible face to face and online in relation to energy efficiency.
		<ul style="list-style-type: none"> ✓ Consider advertising the Age UK maintained list of recommended tradesmen to Trafford residents. 	March 2020	<p><i>Lead – Coms & Marketing Team</i></p> <p><i>Support – Age UK, Housing Standard, Trafford CCG, Adult Services , Housing Strategy & Growth Team</i></p>	<p>Complete. Following discussions, it was decided Trafford LA should not recommend specific contractors.</p> <p>Age UK use Trustmark (gov.uk tradespeople checker). A link to Age UK's webpage on finding a trusted tradesperson has been added to Trafford's website.</p>
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"> ✓ Work with private landlords in Trafford to improve the quality of private rented housing for older people 	Ongoing	<p><i>Lead - Housing Standards Team</i></p> <p><i>Support - Housing Strategy & Growth Team, HOST, Registered Providers</i></p>	<p>Complete</p> <p>Housing Standards work closely with local private landlords to advise and, where necessary, intervene to ensure the quality of all private rented properties is acceptable. HOST has a private sector lead that will liaise with landlords and Housing Standards where required to intervene and ensure properties are at an acceptable standard.</p> <p>Trafford Council will explore referral pathways into Housing Standards to ensure older people are able to access the service effectively.</p>

		<ul style="list-style-type: none"> ✓ Work with Registered Providers to ensure Decent Homes Standards are maintained. 	Ongoing	Housing Strategy & Growth Team, HOST, Registered Providers	<p>Irwell Valley, Trafford Housing Trust, and Your Housing Group have confirmed that their older peoples housing stock meets the Decent Homes Standards. Great Places will be conducting a review of their stock/assets following their merger with Equity Housing to ensure it meets Decent Homes Standards.</p> <p><i>Trafford Council will continue to work with Registered Providers to ensure this action is achieved.</i></p>
1.6	Reduce fuel poverty and lessen its effects	<ul style="list-style-type: none"> ✓ Ensure older people have enough money for fuel by encouraging them to access benefits and grants. 	Ongoing	HOST, Housing Standards, Adult Services, Trafford CCG, DWP.	<p>Complete</p> <p>Trafford's Welfare Rights service help all local residents and began monitoring the age of those accessing the service aged over 55. Approximately 438 customers approached Trafford Welfare rights since the monitoring began. This is 51% of the overall customers. HOST will also signpost to their inhouse Tenancy Support Team if they encounter issues with older people who approach for advice on affordability issues.</p> <p>Assessments for social care include benefit maximisation exercises by Adult Services.</p> <p>Trafford Council have funded 4 Community Hubs which signpost Older Persons for advice and information.</p>

		<ul style="list-style-type: none"> ✓ Work with partners to enable the delivery of insulation and renewable energy products and hard-to-treat property interventions. 	Ongoing	<p><i>Lead</i> – Housing Standards</p> <p><i>Support</i> - Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers.</p>	<p>The Housing Standards Team is currently working with GMCA and other GM Authorities to provide a retro-fit service across GM to increase energy efficiency of residential properties, reduce fuel poverty and reduce carbon footprints.</p>
		<ul style="list-style-type: none"> ✓ Raise awareness of lifestyle carbon savings, fuel debt advice and best value energy tariffs. 	Ongoing	<p><i>Lead</i> – Coms & Marketing Team</p> <p><i>Support</i> - Housing Strategy & Growth Team, Adult Services, HOST, Registered Providers</p>	<p>Through the Green Home Grant project, Trafford Council have promoted energy efficiency works on fuel poor homes, which has seen a reduction in household fuel bills. In addition, the Council supports and publicises the Local Energy Advice Partnership and other grants that can help with repairs, switching to cheaper energy tariffs, and other initiatives to help customers make their homes more energy efficient.</p> <p>There has been a cost-of-living campaign where 250,000 pharmacy bags were distributed from September to December 2022, highlighting support groups within the area.</p> <p>Now working with Independent Age, as part of a Winter campaign to distribute a 64-page booklet, this is in part being distributed by North West Ambulance (NWAS) and has information on a variety of topics including</p>

					<p>physical activity, awareness of benefits which older people can claim, including Pension Credit, and other services that are available. Around 8000 info packs have been ordered to avoid older residents being digitally excluded. Also 3,000 information leaflets that are going to be distributed with TMBC winter packs.</p> <p>Trafford Council also has a page on its website providing information on making homes more energy efficient.</p>
		<p>✓ Explore the potential of establishing a 'bills included' package within social rented sector.</p>	Ongoing	<p>Lead – Registered Providers</p> <p>Support - Housing Strategy & Growth Team, HOST</p>	To be actioned

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

Ref	Recommendation	By when	By who	2021/22 Update	
2.1	<p>Increase the supply of older peoples' housing, including specialist and affordable housing, across the borough</p>	<p>✓ 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.</p>	<p>Ongoing</p>	<p>Development Management/Planning Policy</p>	<p>Trafford's Core Strategy includes a policy around older person's accommodation. This requires developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of older people.</p> <p>The Draft Trafford Local Plan also has a policy on older people's housing, which includes a set of development criteria of when accommodation for older person's accommodation will be permitted. The Draft seeks to deliver around 1,943 homes for Older Persons, including Extra Care Housing. There has been a pause on work on the Trafford Local Plan as work on the Places for Everyone Joint Development Plan progresses.</p> <p>The Places for Everyone Plan (Pfe) has been submitted to the Planning Inspectorate and an Examination in Public is due to take place on the Plan commencing in Autumn 2022. It is anticipated the Examination will continue until Summer 2023. Following suitable progress on the Pfe Examination, work on the Trafford Local Plan can recommence, it is anticipated this will be in Spring 2023.</p>

Ref	Recommendation	By when	By who	2021/22 Update
	<ul style="list-style-type: none"> ✓ 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. 	Spring 2023	Planning Policy, Development Management, Housing Strategy & Growth Team	<p>Planning applications are considered on a case-by-case basis within the current policy framework. The Draft Trafford Local Plan includes a policy around adaptable and accessible housing which means all new developments will be expected to be built to accessible and adaptable homes standard.</p> <p>On proposals of 50 or more residential units the Council will expect at least 2% of new dwellings to be built to Part M4(3) wheelchair accessible standards. It is also assumed that there will be ongoing adaptation of existing dwellings to support those with additional needs.</p>
	<ul style="list-style-type: none"> ✓ Pro-actively engage with retirement homebuilders and promote Trafford as a good place to invest in construction. 	Ongoing	Planning Policy, Development Management, Housing Strategy & Growth Team	To be actioned

Ref	Recommendation	By when	By who	2021/22 Update
	<ul style="list-style-type: none"> ✓ 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. 	Ongoing	<i>Lead</i> - Housing Strategy & Growth Team <i>Support</i> - Registered Providers, Homes England	To be actioned
	<ul style="list-style-type: none"> ✓ Allocate sites for specialist housing for older people where there is an identified unmet need. 	Dec 2023	<i>Lead</i> - Planning Policy <i>Support</i> - Housing Strategy & Growth Team	There are currently no sites specifically allocated for specialist housing for older people within the current planning policy framework. However, the Draft Trafford Local Plan allocates a range of sites for residential development, although not specifically allocated for specialist housing for older people, some could be appropriate. This will be explored going forward.
	<ul style="list-style-type: none"> ✓ 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. 	Dec 2023	Lead - Place Shaping Board Support - Planning Policy, Housing Strategy & Growth Team, Trafford CCG, Adult Services, NHS	To be actioned

Ref	Recommendation	By when	By who	2021/22 Update
	<ul style="list-style-type: none"> ✓ 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. 	Ongoing	Development Team, Planning Policy, Trafford CCG, Adult Services, Legal	<p>Complete.</p> <p>2 residential homes have recently been purchased by Trafford Council. Work is ongoing to determine whether there is scope to acquire more.</p>
	<ul style="list-style-type: none"> ✓ Explore the possibilities of co-housing. 	Dec 2020	Planning Policy, Housing Strategy & Growth Team, Trafford CCG, Adult Services	<p>Complete.</p> <p>This option has been explored but is not viable given the learnings from the Covid-19 pandemic.</p>
	<ul style="list-style-type: none"> ✓ Continue the work of further understanding the older persons housing market via Housing Market Needs and Demand Surveys. 	Ongoing	Planning Policy, Housing Strategy & Growth Team	<p>This work has started and is ongoing. Housing Strategy and Growth Team have commissioned Arc4 to carry out Trafford's Housing Need and Demand assessment. This will be conducted throughout the end of 2022 into 2023 with the report expected in Spring 2023. Following this assessment, we will have an understanding of the current older persons housing market.</p>

Ref	Recommendation	By when	By who	2021/22 Update
	<ul style="list-style-type: none"> ✓ 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. 	Dec 2023	Adult Services, Planning Policy, Housing Strategy & Growth Team, Trafford CCG	Adult services are liaising with Ageing Well but there has been no opportunity to progress this action as of yet. It is anticipated that this action can be progressed once the new Trafford Local Plan is published alongside the Place for Everyone documentation.
2.2	<p>Actively promote the different financial packages and mechanisms that can enable a move</p> <ul style="list-style-type: none"> • 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. 	Dec 2023	Adult Services, Housing Strategy & Growth Team,	To be actioned.

Ref	Recommendation	By when	By who	2021/22 Update
	<ul style="list-style-type: none"> Work with housing providers to develop options that will assist older people to 'rightsize', for example rent to buy options, to improve the turnover of family homes. 	Ongoing	Adult Services, Registered Providers, Housing Strategy & Growth Team	<p>Great places confirmed. Colleagues in neighbourhoods work with customers to ensure right use of properties, for example at adaptations request, issues with under occupancy or arrears. Great Places will also be embarking in the new year on a programme of support around right sizing across the organisation.</p> <p>Jigsaw Homes confirms We don't have a specific service to help with Rightsizing but we would provide support with residents wishing to downsize, this would sometimes involve financial help on an ad hoc basis. Unfortunately we don't have many family homes in Trafford, our stock is predominantly flats.</p>
	<ul style="list-style-type: none"> Explore opportunities to develop lease management products for older people. 	Dec 2023	Adult Services, Housing Strategy & Growth Team,	This action has been explored, however due to the current financial situation and budget constraints it is not practical to explore this action.

PRIORITY 3: ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY

Ref	Recommendation	By when	By who	2021/22 Update	
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"> ✓ Review good practice within other local authorities to help increase the capacity of preventative services (i.e. mobile wardens). 	March 2023	Adult Services, Housing Strategy & Growth Team, Trafford CCG	Housing Strategy are in the process of collecting information from all other Greater Manchester authorities on their preventative services/initiatives. Once the information has been gathered, it will be reviewed to establish good practice and means of replicating effective services will be explored.
		<ul style="list-style-type: none"> ✓ Promote the use of Housing Options for Older People (HOOP) and the services they provide. 	Ongoing	Housing Strategy & Growth Team, Trafford CCG, Adult Services Communications & Marketing Team, HOST, Registered Providers, Partnerships and Communities Team	<p>Housing Options services are accessible via the internet, have a generic email and telephone which all services should be aware of.</p> <p>HOST provided the following statistics for those approaching the service aged 55 and over:</p> <ul style="list-style-type: none"> ✓ 296 presentations to HOST, 190 of these were advice only cases. ✓ 720 applicants registered on Trafford Home Choice (THC), 138 of these were housed in the financial year. <p>Age UK Trafford have a number of resources online for Older Persons to consider their options. Trafford Directory also contains up to date information on housing options and where to seek advice.</p>


Ref	Recommendation		By when	By who	2021/22 Update
		<ul style="list-style-type: none"> ✓ 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. 	March 2023	Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Communications & Marketing Team, Voluntary Sector.	<p>Communications remain in place for HOST to work with registered providers to identify customers who wish to access older persons housing.</p> <p>Alongside the Age Well Board, the Housing Strategy and Growth team are in the process of setting up an Older People’s Housing Champions Group which will enable all agencies and Trafford Council teams to attend and drive the actions forward.</p>

Ref	Recommendation	By when	By who	2021/22 Update
	<p>✓ Improve advice and access to Technology Enhanced Care services that assist independent living.</p>	Ongoing	Adult Services, Trafford CCG, Housing Strategy & Growth Team, Registered Providers, Care Providers	<p>Complete Trafford Housing Trust work in partnership with Trafford Council to manage our TEC provision, identify new technologies, and to install, maintain, and monitor TEC for residents.</p> <p>Trafford Council made £500,000 available to expand and enhance the range of TEC available to Trafford residents.</p> <p>Trafford Council have developed several projects since the TEC Strategy was launched in 2018 including: Rapid telecare to support people out of hospital, Home Safe Hospital Discharge Bags, Carers and TEC, Dementia and TEC, Falls and TEC, Meds management and TEC, Infection control and TEC, and Social isolation and TEC.</p> <p>Trafford Council will be reviewing the referral/access process for TEC in the next few months to make it easier for professionals to refer residents for telecare and TEC.</p>
	<p>✓ Produce a Technology Enhanced Care Strategy.</p>	March 2020	Adult Services, Trafford CCG, Housing Strategy & Growth Team	<p>Complete. Trafford's 3-year Technology Enabled Care Strategy was published in August 2018. A position statement is expected by 2022/23 following the end of the 3-year Strategy in late 2021.</p>

Ref	Recommendation	By when	By who	2021/22 Update	
		<ul style="list-style-type: none"> ✓ Ensure technology enabled care is considered in new sheltered and Extra care developments. 	Ongoing	Adult Services, Trafford CCG, Registered Providers	Trafford Council are currently reviewing their TEC Strategy and will be looking to include this action in their Task & Finish Groups going forward.
		<ul style="list-style-type: none"> ✓ Engage and support Registered Providers and developers to ensure new developments are equipped to support the use of advancing technology. 	Ongoing	Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Planning Policy	<p>Complete</p> <p>Trafford Housing Trust work in partnership with Trafford Council to manage the borough's TEC provision, identify new technologies, and to install, maintain, and monitor TEC for residents. Great Places are committed to including capacity for TEC in future developments; Irwell Valley's new developments will be telecare enabled and futureproofed; Your Housing Group consider TEC and advancing technology as part of all their new developments.</p> <p>Trafford Council will continue to work with Registered Providers.</p>
3.2	Explore and promote living arrangements that provide safety and security to older residents.	<ul style="list-style-type: none"> ✓ Continue to promote and support the take up 'Homeshare' options for Older People. 	Ongoing	Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Partnerships and Communities Team	<p>No Longer Achievable</p> <p>Following the learnings from the Covid-19 pandemic this action is no longer appropriate to consider.</p>

Ref	Recommendation	By when	By who	2021/22 Update
	<p>✓ Review how to best support the expansion and uptake of the 'Good Neighbour' scheme across Trafford.</p>	<p>Dec 2023</p>	<p>Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Partnerships and Communities Team</p>	<p>Housing Strategy are in the process of setting up a Older Peoples Housing Champions group which will include local Registered Providers, where this action will be progressed. A member from The Royal Voluntary Service (RVS) Good Neighbour service will be invited to the group to drive this action forward.</p> <p>Volunteers from the RVS Good neighbour service provide social and emotional support, by being there in person or phone service users once or twice a week. Volunteers offer practical support by taking care of the things service users are less able to do for themselves, like shopping or getting to and from social activities.</p> <p>This enables people to get the support they need to stay, safe, well and connected to their communities.</p>

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	2021/22 Update	
4.1	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.	<ul style="list-style-type: none"> ✓ Work with community groups and charities to identify any gaps or barriers to specialist housing for older BME residents, and other marginalised groups. 	Dec 2023	Partnerships and Communities Team, Adult Services, Housing Strategy & Growth Team.	<p>Housing Strategy attend Trafford’s Age Well Board, which is attended by local age-related community groups and charities. This action will be raised at the next meeting.</p> <p>Housing Strategy are in the process of setting up an Older Peoples Housing Champions group which will include a representative of the African Caribbean Care Group as well as a member from Trafford Voice of BME to drive this action forward.</p>
		<ul style="list-style-type: none"> ✓ 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). 	Ongoing	Adult Services, Trafford CCG, Community/Voluntary Groups and Charities.	<p>Adult Services are in the process of drafting a Dementia Action Plan. This was discussed in the Dementia Pathways meeting and is in the final stages of drafting. There are ongoing discussions with regards to a Dementia ‘Delerium Pathway’ for Greater Manchester.</p>  <p>TrainTheTrainer-GM-Dementia-Care-Pathw</p> <p>Together Dementia Support are running Zoom carer training courses for dementia support, running for five weeks. They are also running Old Trafford ‘Games for The Brain’ Groups for members to take part in gentle exercise, social games, musical activities and cognitive exercises to stay positive and healthy.</p>

Ref	Recommendation		By when	By who	2021/22 Update
		<ul style="list-style-type: none"> ✓ More consideration for the LGBTQ + community to be housed together and carers to understand their needs and respect them. 	Ongoing	Partnerships and Communities Team, Adult Services, HOST, Registered Providers	<p>Anchor Hanover are moving forward with the UK's first purpose built LGBTQ+ Extra Care housing facility in Manchester.</p> <p>Trafford Council are undertaking discussions with Anchor to see if it would be possible to replicate this model in Trafford.</p>

		<p>✓ Ensure Trafford residents are accessing funding and opportunities through 'Greater Manchester Health and Social Care' and other organisations to increase health and well-being.</p>	<p>Ongoing</p>	<p>Partnerships and Communities Team, Adult Services, HOST, Registered Providers, GMCA</p>	<p>There is the Greater Manchester Age Well Board. Currently there are Pension Credit uptake campaigns to ensure that those eligible apply for benefits.</p> <p>Independent Age provide a helpline for the digital excluded. One idea is how we can work across Greater Manchester to promote best practice in accessing Pension Credit.</p> <p>GM Ageing Hub has reached an agreement with the charity, Independent Age, to invest £650,000 in Greater Manchester over the next three years, with an option of an extra two years which could take it up to £1,000,000. This will help to fund a post in the GM team to oversee how this investment is spent, and the rest will be used to look to invest in community organisations, starting in 2023.</p> <p>The overall Greater Manchester doing ageing differently project will be updated as it was last updated in 2019. It has 4 key components – how we work together, economic growth and financial security, ageing in place and ageing well.</p> <p>Community falls prevention programme has been set up with Age UK Trafford and Trafford Leisure. There is a referral for those at risk of falls to enrol on a programme to focus on fitness and fall prevention.</p>
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Ref	Recommendation	By when	By who	2021/22 Update	
4.2	Improve the integration of local services.	<ul style="list-style-type: none"> ✓ 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. 	Dec 2023	Lead – HOST Support - NHS, Adult Services, Trafford CCG, Registered Providers, Housing Strategy & Growth Team	To be actioned.
		<ul style="list-style-type: none"> ✓ Adopt the outdoor gym project for older people and look to roll this out across the borough. 	Dec 2023	Planning Policy, Housing Strategy & Growth Team, Partnerships and Communities Team, NHS	To be actioned.

Ref	Recommendation	By when	By who	2021/22 Update
	<p>✓ Link into health and well-being initiatives such as social gatherings and walking clubs to promote independence and enable people to leave their homes.</p>	Ongoing	NHS, Partnerships and Communities Team, Adult Services, Trafford CCG, Housing Strategy & Growth Team	<p>Age UK in Urmston provide dedicated activities for older people. There is a health bus which tours the borough to provide advice to older people on a range of health topics.</p> <p>Healthy Needs Assessment is currently being undertaken. Currently seeing an increased level of current and anticipated future needs, because of the COVID-19 pandemic, and the increased cost of living. Looking at residents over the age of 65 living in TMBC, highlighted by age, sex, ethnicity, and deprivation. Areas of concern that we will address are malnutrition and dehydration, falls, dementia and supporting carers needs. Coming out of the Covid pandemic, the findings are that some older people are less likely to go out and be active, this lack of activity could be leading to an increase in falls. In addition, the increased cost of living is affecting the lives of older people, and this is impacting their health and wellbeing needs.</p> <p>Age UK Provider runs group strength, balance and postural classes at different locations in Trafford throughout the week to reduce risks of falls. There are also walking football meet ups and free health walk groups.</p>