

Trafford Council

Older Peoples' Housing Strategy 2020-2025

Annual Statement 2021



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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 2021

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

Covid-19

Trafford, along with the rest of the Country, has experienced unprecedented times since March 2020 due to the Coronavirus (Covid-19) pandemic. The Covid-19 outbreak has had a significant impact on individuals of all ages, but it is widely accepted that older people have been disproportionately impacted as they not only found themselves more vulnerable to the virus itself but also faced greater challenges as a result of the national lockdowns. Age UK published a briefing in October 2020 titled *"The impact of Covid-19 to date on older people's mental and physical health"* which discusses these challenges in depth.

In response to the disproportionate impact the Covid-19 pandemic has had on Greater Manchester's older population, the Greater Manchester Combined Authority (GMCA) has delivered resources including an information and advice section on their website, the 'Keeping Well this Winter' booklet and film, the 'Keeping Well at Home' booklet, and the 'Creative Care Kits'. GMCA have also co-ordinated the 'Valuable not Vulnerable' campaign to counteract the negative depictions and stereotypes of older people during the pandemic¹.

In Trafford, the delivery of the Older Peoples' Housing Strategy has been delayed by the impact of Covid-19 as efforts were refocused to tackle the emerging crisis. During this time, Trafford Council have continued to support older people albeit in ways the Older Peoples' Housing Strategy did not predict. Since the pandemic started, Trafford Council have provided additional funding to care homes and extra-care schemes and assisted them to source PPE, sent daily bulletins to keep older people updated on the government guidance, supported care market staff to access early vaccinations and PPE, and worked with the British Red Cross to organise transportation for older people to attend vaccination centres. In addition, Trafford Council has redesigned the home care pathway and developed rapid home-care discharge which has reduced the length of hospital stays and increased the number of older people returning home after hospitalisation.

¹ <https://www.greatermanchester-ca.gov.uk/what-we-do/ageing/>

Trafford's Age Well Board have also continued to meet virtually throughout the pandemic. The Age Well Board was set up to assist with delivery of the Health and Wellbeing Strategy 2019-29. The Board is made up of representatives from a number of council services, local voluntary services, and local community groups and is chaired by Counsellor Harding. It focuses on improving the health and wellbeing of Trafford residents aged 65+ and includes housing need along with the impact of falls, frailty, and dementia. The Board has been key to ensuring Trafford's older residents have remained a priority throughout the Covid-19 pandemic, and will be instrumental in respect of the delivery of the Older Peoples' Housing strategy.

As lockdown restrictions continue to ease, and the country remains cautiously optimistic about some return to normality, Trafford Council are 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.

Raising Accessibility Standards for New Homes

The Ministry of Housing, Communities & Local Government (MHCLG) ran consultation from September 2020 to December 2020 to seek views on options to raise accessibility standards for new homes, recognising the importance of suitable homes for older and disabled people. In particular, the consultation considers how the existing optional accessible and adaptable standard and the wheelchair user standard are used and whether government should mandate a higher standard or reconsider the way the existing optional standards are used. The results of the consultation are pending.

The Good Home Inquiry

The Centre for Aging Better commissioned the 'Good Home Inquiry' in July 2020² informed by a report³ which found around 10 million people in England currently live in a home that presents a serious threat to their health and safety, defined by the government as 'non-decent homes'. The Inquiry aims to establish why many of England's homes are in poor condition and to explore what is needed in a 'good home', by:

- Reviewing past and present government policies to determine cause of the deficit in affordable, accessible and 'decent' homes.
- Consulting with a wide range of experts and housing sector stakeholders.
- Researching the lived experiences of people living in poor quality homes.
- Reviewing the existing evidence on the relationship between health and housing, and what this means in the context of Covid-19.

² <https://www.ageing-better.org.uk/good-home-inquiry>

³ <https://www.ageing-better.org.uk/publications/past-present-and-future-housing-policy-and-poor-quality-homes>

- Creating evidence-based recommendations for new and amended housing policies to make it easier to update, maintain, and improve homes.

The inquiry will run until mid-2021 and the findings will be imperative to the future of this Strategy.

The ‘Right Place’ Programme

Manchester Metropolitan University, in collaboration with the Greater Manchester Ageing Hub (GMCA), are conducting ‘Right Place’ research into housing preferences for the over 55’s. The research is funded by the Centre for Aging Better. The aim of the project is to gain a better understanding of the availability and accessibility of housing for people as they grow older, and to gain insight into the reasons why some older people choose to move home in later life while others choose to remain in their current homes. The findings will be used to inform local and national government, and will need to be carefully considered in line with the future of this Strategy.

The research will take place in three phases. The first and second phases involve surveys, while the third stage will involve more in-depth interviews with respondents. The first phase has already been completed and the second phase survey can be accessed [here](#).

A Design for Life

The GMCA Ageing Hub are working to produce guidance titled ‘A Design for Life: Urban practices for an age-friendly city’ which aims to encourage architects, planners, policy makers, and developers to think about how ageing is being considered in their housing and neighbourhood strategies. Their ambition is to shift the focus of architects, planners, developers, and policy-makers away from seeing ageing as a separate specialism and instead towards a model in which older people are integrated into all facets of urban development. The overarching goal of the guidance is to assist in the creation of city-regions where older people have the right options available to them, regardless of income, tenure, or location.

Trafford Local Plan (draft)

Trafford have drafted a Local Plan which sets out a vision and framework of policies for the future development of Trafford. The Local Plan will address needs and opportunities and provide a framework to deliver inclusive places, new housing, economic growth, community facilities, and infrastructure. Once adopted, the Local Plan will form the basis for making decisions on the borough’s planning applications. In its current draft form, the Local Plan includes a policy that all new developments will be expected to be built to Part M4(2) accessible and adaptable homes standards, a policy specifically on the development of older peoples’ housing, and allocates a range of sites for residential development, some of which could be appropriate for specialist housing for older people. It is estimated that Trafford’s Local Plan will be published for consultation in Autumn 2022.

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 are expected in March 2022 which will allow 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 'Mid-year Population Estimates' provided in 2019 by the Office of National Statistics shows people aged over 65 make up 17.4% of Trafford's total population which is a 2% increase from the statistics from 2017 detailed in the Older Peoples' Housing Strategy.

Life Expectancy

- According to the Office of National Statistics, the average life expectancy at birth in Trafford during 2017-2019 was 83.9 for females and 80.3 for males, which is a slight increase from the 2014-2016 statistics reported in the Older Peoples' Housing Strategy.

Property Prices

- A search on Rightmove in June 2021 returned just one retirement property available to rent in Trafford. This is a 1-bedroom Registered Provider property and is advertised with a rent of £776 per month, which is a rental increase of 33% compared to the 1-bedroom Registered Provider property that was identified in 2019 and referenced within the Older Peoples' Housing Strategy. The Strategy states that during the search in 2019, 3 retirement properties were advertised for rent in Trafford. This demonstrates 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 £905 per calendar month⁴, while 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.
- House prices in Trafford have continued to increase since the launch of the Older Peoples' Housing Strategy, with the average house price now sitting at £332,768⁵. When the Older

⁴ [Home.co.uk: Trafford Market Rent Summary](#)

⁵ [Trafford Housing Bulletin](#)

Peoples' Housing Strategy was launched in March 2020, the average house price in Trafford was £299,475⁶. This demonstrates that house prices have increased by approximately 11% since the Strategy was launched.

Housing Register

- There are currently 4,156 applicants on Trafford's housing register (as at June 2021). Of these, 913 are aged 55 or over.
- Over half (546) of the over 55's registered with Trafford Home Choice are in Band 3. 23 are in Band 1, 148 are in Band 2, 125 are in Band 4, and 71 are in Band 5.
- Since the Older Peoples' Housing Strategy was launched in March 2020, 105 applicants aged 55+ have been allocated social rented properties via Trafford Home Choice.

Older Peoples' Housing Strategy Action Plan Update 2021

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?

- 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 brought on by the government restrictions.
- Working from home measures have created new challenges in collaborative working, which is a key part of delivering the Older Peoples' Housing Strategy.
- Local Registered Providers have been forced to refocus their efforts on managing the Covid-19 pandemic and ensuring older tenants are safe and well, so have not made as much progress with their actions as anticipated.
- The Housing Options Service Trafford (HOST) office has been closed for the duration of the pandemic, and is now only open for those with appointments. Although the team have made huge efforts to continue to provide an effective service while working virtually, it is

⁶ [Landregistry.data.gov.uk](https://landregistry.data.gov.uk)

recognised that older people are less likely to contact a service if face to face visitation is not an option. This may have caused limitations in the ability to provide housing options advice to some of Trafford's older residents.

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 2 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.
- ✓ *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.
- ✓ *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.
- ✓ *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.

What is underway?

Priority 1: Improve the quality and standard of existing housing for older people in Trafford.

- ✓ Maximise future appropriate funding opportunities to improve services and accommodation for older people.
- ✓ Undertake a suitability and condition survey to ensure the existing older person accommodation remains fit for purpose in the future.
- ✓ Review how existing stock can be future proofed to support advancements in healthcare technology, including good internet availability.
- ✓ Review how other Councils provide support (including financial) and practical assistance to older people to repair, improve and adapt their homes.
- ✓ Explore establishing a Care & Repair scheme to support improvements to older peoples' housing.

- ✓ Engage with Registered Providers to develop plans to ensure services and housing stock is responsive to the needs of an ageing customer base.
- ✓ Maximise resources for adaptations by ensuring funding opportunities from all sources are utilised.
- ✓ Review how other Councils provide support (including financial) and practical assistance to older people to repair, improve and adapt their homes
- ✓ Explore establishing a Care & Repair scheme to support improvements to older peoples' housing.
- ✓ 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.
- ✓ Work with private landlords in Trafford to improve the quality of private rented housing for older people
- ✓ Work with Registered Providers to ensure Decent Homes Standards are maintained.
- ✓ Ensure older people have enough money for fuel by encouraging them to access benefits and grants.
- ✓ Work with partners to enable the delivery of insulation and renewable energy products and hard-to-treat property interventions.
- ✓ Raise awareness of lifestyle carbon savings, fuel debt advice and best value energy tariffs.

Priority 2: Increase the availability and range of suitable housing options for older people within Trafford.

- ✓ 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.
- ✓ 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.
- ✓ Pro-actively engage with retirement homebuilders and promote Trafford as a good place to invest in construction.
- ✓ 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.
- ✓ Continue the work of further understanding the older persons housing market via Housing Market Needs and Demand Surveys.

Priority 3: Enable older people in Trafford to live independently.

- ✓ Review good practice within other local authorities to help increase the capacity of preventative services (i.e. mobile wardens).
- ✓ Improve advice and access to Technology Enhanced Care services that assist independent living.
- ✓ Ensure technology enabled care is considered in new sheltered and Extra care developments.
- ✓ Engage and support Registered Providers and developers to ensure new developments are equipped to support the use of advancing technology.

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.

- ✓ More consideration for the LGBTQ + community to be housed together and carers to understand their needs and respect them.
- ✓ 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.
- ✓ Link into health and well-being initiatives such as social gatherings and walking clubs to promote independence and enable people to leave their homes.

What do we still have to do?

Priority 1: Improve the quality and standard of existing housing for older people in Trafford.

- ✓ Explore the use of already skilled/qualified older people to help with the installation of adaptations rather than using potentially expensive contractors.
- ✓ Explore the potential of establishing a 'bills included' package within social rented sector.

Priority 2: Increase the availability and range of suitable housing options for older people within Trafford.

- ✓ Allocate sites for specialist housing for older people where there is an identified unmet need.
- ✓ 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.
- ✓ 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.
- ✓ 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.

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

Priority 3: Enable older people in Trafford to live independently.

- ✓ Promote the use of Housing Options for Older People (HOOP) and the services they provide.
- ✓ 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.
- ✓ Continue to promote and support the take up 'Homeshare' options for Older People.
- ✓ Review how to best support the expansion and uptake of the 'Good Neighbour' scheme across Trafford.

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.

- ✓ Work with community groups and charities to identify any gaps or barriers to specialist housing for older BME residents, and other marginalised groups.
- ✓ 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).
- ✓ Ensure Trafford residents are accessing funding and opportunities through 'Greater Manchester Health and Social Care' and other organisations to increase health and well-being.
- ✓ Adopt the outdoor gym project for older people and look to roll this out across the borough.

Trafford Council will be developing a number of Task & Finish groups to drive forward the ongoing and outstanding actions listed above.

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



Ref.	Recommendation	Action	By when	By who	2020/21 Update
PRIORITY 1: IMPROVE THE QUALITY AND STANDARD OF EXISTING HOUSING FOR OLDER PEOPLE IN TRAFFORD					
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 2022	<i>Lead</i> – Registered Providers <i>Support</i> - Housing Standards Team, Housing Strategy & Growth Team	As Trafford do not hold any housing stock, it is Registered Providers that are largely responsible for older person accommodation within the borough. Trafford Council are in the process of collating data from the Registered Providers regarding suitability and condition of their older people's provision. Great Places will be carrying out asset reviews following their recent merger with Equity Housing; all of Irwell Valley's older persons schemes have detailed asset management plans in place; Trafford Housing Trust have recently introduced a refurbishment plan for their schemes; Your Housing Group carry out regular appraisal of their stock for suitability and viability.
		<ul style="list-style-type: none"> ✓ Review how existing stock can be future proofed to support advancements in healthcare technology, including good internet availability. 	Ongoing	<i>Lead</i> – Registered Providers <i>Support</i> - Housing Standards Team, Housing Strategy & Growth Team	<p>Your Housing Group and Irwell Valley already provide communal Wi-Fi in all older peoples schemes, while Trafford Housing Trust are in the process of installing provision for free Wi-Fi in all of their sheltered schemes. 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 2022	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	<i>Lead</i> – Housing Options Service Trafford (HOST) <i>Support</i> - Housing Strategy & Growth Team, Adult Service and Trafford CCG	COMPLETED Accommodation in Trafford for those aged 55+ is very popular so is already achieving maximised value for money.
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</i> – Adult Services <i>Support</i> – Registered Providers and Housing Strategy & Growth Team	All funding sources are currently being utilised. This work is ongoing.
		<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	COMPLETED This 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	<p><i>Lead</i> – Adult Services and Housing Strategy & Growth</p> <p><i>Support</i> - Age UK, Community Groups, Partnerships and Communities Team, Skill & Employment Team</p>	Not started
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 	March 2022	Adult Services and Housing Strategy & Growth Team	This action was started and discussions were held with Manchester and Salford, but the work was put on hold due to the pandemic. Early indications suggest other authorities have lower spend than Trafford I this area so work will continue to explore the reasons for this.
		<ul style="list-style-type: none"> ✓ Explore establishing a Care & Repair scheme to support improvements to older peoples' housing. 	Ongoing	<p><i>Lead</i> – Adult Services</p> <p><i>Support</i> - Housing Strategy & Growth Team and Trafford CCG</p>	A funding bid was submitted but was unsuccessful and Trafford do not currently have the resources available to action this. However, work is ongoing to redesign the Disabled Facilities Grants and One Stop System to help older people improve and adapt their homes.
		<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>	Trafford Council currently offer a Home Owner Grant of up to £3000 to help eligible home-owners conduct repairs. Work is ongoing to explore whether any other funding could be made available, however this will be delayed by the financial impacts of Covid-19.

		<ul style="list-style-type: none"> ✓ Consider advertising the Age UK maintained list of recommended tradesmen to Trafford residents. 	March 2020	<p><i>Lead</i> – Coms & Marketing Team</p> <p><i>Support</i> – Age UK, Housing Standard, Trafford CCG, Adult Services , Housing Strategy & Growth Team</p>	<p>COMPLETED</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	<p>Ensure private landlords are alert and sensitive to the housing management services and home adaptations required by older people.</p>	<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</i> - Housing Standards Team</p> <p><i>Support</i> - Housing Strategy & Growth Team, HOST, Registered Providers</p>	<p>Housing Standards work closely with local private landlords to advice and, where necessary, intervene to ensure the quality of all private rented properties is acceptable.</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>Trafford Council will continue to work with Registered Providers to ensure this action is achieved.</p>
1.6	<p>Reduce fuel poverty and lessen its effects</p>	<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>Trafford’s Welfare Rights service help all local residents but do not currently monitor the age of their customers, so it is unclear how many older people access the service. The service will begin monitoring age following this review to inform future updates.</p>

				<p>Trafford Council launched the 1 year Poverty Strategy in 2021. The Poverty Action Group meet monthly to drive forward the strategic priorities, including tackling fuel poverty within the borough.</p> <p>Trafford Council are working with the Local Energy Advice Partnership.</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>This work has been delayed by the Covid-19 pandemic, but is an ongoing action that will remain a priority.</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>Trafford Council also has a page on its website providing information on making homes more energy efficient.</p>
	<ul style="list-style-type: none"> ✓ Explore the potential of establishing a 'bills included' package within social rented sector. 	Ongoing	<p>Lead – Registered Providers</p> <p>Support - Housing Strategy & Growth Team, HOST</p>	<p>Not started.</p> <p>This action will be driven forward by the Task & Finish Group once set up.</p>

Ref	Recommendation	Action	By when	By who	2020/21 Update
PRIORITY 2: INCREASE THE AVAILABILITY AND RANGE OF SUITABLE HOUSING OPTIONS FOR OLDER PEOPLE WITHIN TRAFFORD.					
2.1	Increase the supply of older peoples' housing, including specialist and affordable housing, across the borough	<ul style="list-style-type: none"> ✓ 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. 	Ongoing	Development Management/Planning Policy	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. 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.
		<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. 	Dec 2022	Planning Policy, Development Management, Housing Strategy & Growth Team	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.
		<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	This work has started and is ongoing.

Ref	Recommendation	Action	By when	By who	2020/21 Update
PRIORITY 2: INCREASE THE AVAILABILITY AND RANGE OF SUITABLE HOUSING OPTIONS FOR OLDER PEOPLE WITHIN TRAFFORD.					
		<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	<p><i>Lead</i> - Housing Strategy & Growth Team</p> <p><i>Support</i> - Registered Providers, Homes England</p>	This work has started and is ongoing.
		<ul style="list-style-type: none"> ✓ Allocate sites for specialist housing for older people where there is an identified unmet need. 	Dec 2022	<p><i>Lead</i> - Planning Policy</p> <p><i>Support</i> - Housing Strategy & Growth Team</p>	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 2022	<p><i>Lead</i> - Place Shaping Board</p> <p><i>Support</i> - Planning Policy, Housing Strategy & Growth Team, Trafford CCG, Adult Services, NHS</p>	Not started.

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PRIORITY 2: INCREASE THE AVAILABILITY AND RANGE OF SUITABLE HOUSING OPTIONS FOR OLDER PEOPLE WITHIN TRAFFORD.					
		<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	COMPLETED 2 residential homes have recently been purchased by Trafford Council. Work is ongoing to determine whether there is scope to acquire more.
		<ul style="list-style-type: none"> ✓ Explore the possibilities of co-housing. 	Dec 2020	Planning Policy, Housing Strategy & Growth Team, Trafford CCG, Adult Services	COMPLETED This option has been explored but is not viable given the learnings from the Covid-19 pandemic.
		<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	This work is ongoing.
		<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 	Dec 2023	Adult Services, Planning Policy, Housing Strategy & Growth Team, Trafford CCG	Not started.

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		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.			
2.2	Actively promote the different financial packages and mechanisms that can enable a move	<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 2022	Adult Services, Housing Strategy & Growth Team,	Not started.
		<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 have a rightsizing campaign in the pipeline, Irwell Valley's future developments of new homes for older people will prioritise rightsizing applicants, Trafford Housing Trust have an allocations policy which helps customers 'rightsize', and Your Housing Group continue provide and promote a variety of housing and support options to their customers.</p> <p>A new Task & Finish Group will be created following this review which will work to drive this action forward.</p>

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PRIORITY 2: INCREASE THE AVAILABILITY AND RANGE OF SUITABLE HOUSING OPTIONS FOR OLDER PEOPLE WITHIN TRAFFORD.					
		<ul style="list-style-type: none"> Explore opportunities to develop lease management products for older people. 	Dec 2023	Adult Services, Housing Strategy & Growth Team,	Not started.

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PRIORITY 3: ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY					
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 2022	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	Trafford Council are looking to set up a Task and Finish group to explore housing options for older people, and what can be done to make the existing housing options service more accessible for older people.

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PRIORITY 3: ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY					
		<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 2022	Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Communications & Marketing Team, Voluntary Sector.	Trafford Council are looking to set up a Task and Finish group to explore housing options for older people, which will provide opportunity for links to be established between housing providers and advice agencies.
		<ul style="list-style-type: none"> ✓ Improve advice and access to Technology Enhanced Care services that assist independent living. 	Ongoing	Adult Services, Trafford CCG, Housing Strategy & Growth Team, Registered Providers, Care Providers	<p>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>

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PRIORITY 3: ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY					
		<ul style="list-style-type: none"> ✓ Produce a Technology Enhanced Care Strategy. 	March 2020	Adult Services, Trafford CCG, Housing Strategy & Growth Team	<p>COMPLETED Trafford's 3-year Technology Enabled Care Strategy was published in August 2018. Work on a revised Strategy is due to begin in September 2021.</p>
		<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	TEC has been fully considered and, where possible, implemented in the 2 new care homes purchased by Trafford Council. This work is ongoing.
		<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>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.</p> <p>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 to ensure this action is progressed.</p>

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PRIORITY 3: ENABLE OLDER PEOPLE IN TRAFFORD TO LIVE INDEPENDENTLY					
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	This action has been delayed by Covid-19. Trafford Council will explore whether it is appropriate to continue to promote 'Homeshare' following the learnings from the Covid-19 pandemic.
		<ul style="list-style-type: none"> ✓ Review how to best support the expansion and uptake of the 'Good Neighbour' scheme across Trafford. 	March 2022	Adult Services, Trafford CCG, Housing Strategy & Growth Team, HOST, Registered Providers, Partnerships and Communities Team	Trafford Council will be creating a new Task & Finish group which will include local Registered Providers, where this action will be progressed.

Ref.	Recommendation	Action	By when	By who	2020/21 Update
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.					
4.1		<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 2022	Partnerships and Communities Team, Adult Services, Housing Strategy & Growth Team.	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.

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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.					
	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 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.	Not started.
		<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	Anchor Hanover are moving forward with the UK's first purpose built LGBTQ+ Extra Care housing facility in Manchester. Trafford Council are undertaking discussions with Anchor to see if it would be possible to replicate this model in Trafford.
		<ul style="list-style-type: none"> • Ensure Trafford residents are accessing funding and opportunities through 'Greater Manchester Health and Social Care' and other organisations to increase health and well-being. 	Ongoing	Partnerships and Communities Team, Adult Services, HOST, Registered Providers, GMCA	Not started.

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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.					
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 2022	Lead – HOST Support - NHS, Adult Services, Trafford CCG, Registered Providers, Housing Strategy & Growth Team	Work is ongoing to establish closer links between HOST and Social Care within Trafford. Social Care are currently exploring options to change how they work with people who have requested Disabled Facilities Grants, and how this can be linked in to HOST.
		<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	Not started.
		<ul style="list-style-type: none"> ✓ Link into health and well-being initiatives such as social gatherings and walking clubs to promote independence and enable people to leave their homes. 	Ongoing	NHS, Partnerships and Communities Team, Adult Services, Trafford CCG, Housing Strategy & Growth Team	Not started.

****CCG - Clinical Commissioning Group