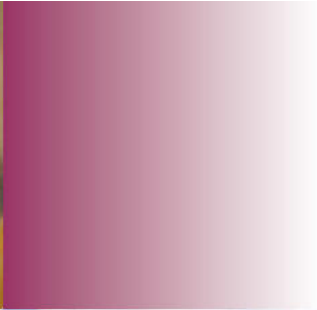


Great Places to Grow Old



Bradford District's Housing Strategy for the over 50s
2011 – 2021

Appendix 5

Action Plan

Years 3 & 4 – July 2013 - June 2015

City of Bradford MDC

www.bradford.gov.uk

Introduction

The Bradford Housing Strategy for the Over 50s was developed in 2011 to respond to the changing needs and aspirations of our elderly population and recent increase in the number of people aged over 50 in the district. It was developed in partnership and in consultation with the current and future older people of our district.

This document forms an appendix to the main strategy which sets out our vision, principles and objectives. In our second Action Plan we will recap on the progress made on our actions in the original action plan (relating to years 1 & 2), and set the council's high level priorities for the next two years. Within the strategy we make it clear that we will be relying on working with our housing partners and those in the public, private and voluntary sectors to help deliver positive outcomes for all our older people. The action plan is not expected to deliver all the outcomes in the strategy as we will be greatly relying on the private sector and communities to develop their own solutions.

Contents

This Action Plan is divided into three broad sections:

- Context update – This section updates the strategy, recapping national policy changes since 2011 and updating our demographic evidence and projections based on the results of the 2011 census.
- Progress update – This section details what we have done since 2011 and what progress our partners have made towards achieving our objectives.
- Our priorities for the next two years – This section looks at the Council's priorities for the next two years.

As we review our progress and priorities we will look at how they meet our six objectives using the following logos:



Objective One: **Increase Choice**



Objective Two: **Support Everyone**



Objective Three: **Work Together**



Objective Four: **Make People Aware**



Objective Five: **Make it Sustainable**



Objective Six: **Manage the Impact of Change**

Context Update

In 2012 the All Party Parliamentary Group on Housing and Care for Older People published an update to its Housing our Ageing Population Plan for Implementation, known as HAPPI2. This reinforces and builds on messages contained in the HAPPI report, originally commissioned by the previous Government back in 2008. This is an important step as it provides a level of consistency of approach from all political parties to addressing the housing issues of our older people and helps reinforce our long term aspirations set out in our own strategy.

Notwithstanding this, the Government has continued to reform the policy agenda to address the issue of a national ageing population. They have remained committed to winter fuel payments and free bus travel and have published a white paper on the future of social care. Pension reforms have been brought forward and reforms to the welfare system are starting to kick-in for those not yet of pension age. In particular, the Social Sector Size Criteria changes to Housing Benefit (also known as the 'Bedroom Tax' or 'Spare Room Subsidy') are estimated to affect over 1,500 people aged 50 to pension age in the District. On the back of rising fuel costs, the Government has launched the Green Deal and Energy Company Obligation to help tackle increasing levels of fuel poverty.

In their 2013 edition of 'Agenda for Later Life', Age UK report that, nationally, we are continuing to live longer and our older people are in better financial health. Generally speaking relative poverty with other age groups is falling but within our older people, inequality is increasing. Those at greatest risk are over 85, single people living alone, in private rented accommodation and of Asian or Black origin.

The 2011 census recorded 155,233 people aged 50 or over living in the district representing 30% of the total population. 69,392 of these people were aged 65 or over. 40% of households were headed by someone aged 55 or over, with 45,523 households headed by someone aged 65 or over; 50% of these households were single person households. The latest¹ population projections (which take account of the census results) predict that by 2021 there will be an extra 18,525 people aged 50 or over living in the district and an extra 10,964 people aged 65 or over. If current living trends continue then we can estimate that there will be 53,500 households headed by someone aged 65 or over by 2018; a similar number of households to what was estimated when the strategy was written.

¹ ONS Interim 2011 Population Projections

Progress Update

This section details what we have done since 2011 and what progress our partners have made towards achieving our objectives.

Great Places to Grow Old Programme

The Great Places to Grow Old Programme is a fully integrated plan that addresses the accommodation and support needs of older people and people with dementia, including housing and extra care housing, short term rehabilitation and respite care, residential and nursing care. The programme will be the key contributor for delivering the Council led projects that work toward achieving the objectives in this strategy. The programme focuses on:

- Developing the independent sector market as the primary provider for long term services and support
- Redesigning in-house residential and day care services with NHS and housing partners to create more flexible crisis support to enable people to stay in their homes for longer
- Increasing the provision of extra care and specialist housing options
- Improving support for carers by providing more flexible short breaks
- Increasing opportunities for social involvement by ensuring day opportunities are flexible and community focussed.
- Ensuring there are clear joint commissioning arrangements between NHS commissioners, Adult Care and Housing partners.



Included in the programme is capital investment for 4 potential new extra care housing schemes:

- **Saltaire Extra Care/Intermediate Care.** This proposal is to jointly develop the existing Ferncliffe Court site owned by Incommunities and the Neville Grange site owned by the Council as an extra care scheme of 65 units.
- **Thackley Ellar Carr Road.** This scheme will create 51 units of Extra Care housing in partnership with Housing 21. Planning for the site has been approved with completion expected by the end of 2014.
- **Airedale Extra Care/Intermediate Care.** This is a similar proposal to the Saltaire scheme with further detail dependent on securing an appropriate site in the Keighley area.
- **Goitside Extra Care.** This would form part of the wider regeneration of the city centre site at Goitside.

In addition to the capital investment, the programme aims to:

- Transform day opportunities. This will remodel the in-house day service towards short term re-ablement support to enable people to retain or regain their independence.

- Develop long term care in the Independent sector, including Dementia Care, to meet future demands.
- Develop a Short Breaks Strategy with the aim of supporting the development of more flexible short breaks in both residential and community settings for older people and their carers.
- Develop Joint Commissioning with the NHS and Housing to align costs and activity into a single model.

Completed Developments

Since the strategy was written, two major independent specialist housing schemes have been completed in the district:

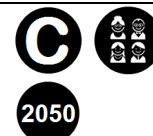
- Emmandjay Court, Ilkley: Operated by MHA the scheme was completed in 2012 and contains 56 self contained extra care flats for leasehold, shared ownership and rent.
- Jowett Court, Idle: By McCarthy & Stone. The scheme was completed in 2012 and contains 57 retirement flats for leasehold.

Both schemes were developed independently without direct Council involvement.



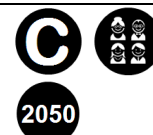
Strategic Decommissioning of Residential Care Homes

The Council's Care Homes Laurence House, Meadowcroft and Thackley Grange were closed in 2011 due to issues relating to physical building condition. Re-provision was identified successfully for all older people living and using services at these homes.



Strategic Decommissioning of Sheltered Housing

Incommunities have reviewed all of their older persons housing stock as part of a wider strategy for older persons' services. As a result four obsolete sheltered schemes were decommissioned in 2012 and a further four placed on a three year review. An investment plan for the remaining fifteen schemes has been developed. Incommunities are working in partnership with the Council to re-provision at one of the decommissioned schemes, Ferncliffe Court in Saltaire.



Better Information

The national Government funded Housingcare.org database has been adopted as the central record of existing specialist older people's housing for the district. The database is publically accessible via their website and through their call centre. In 2011 all providers operating specialist housing in the district were advised to ensure records on their own properties were up to date. Many local providers have added comprehensive information about their individual schemes onto the database.



Affordable Warmth

Over the past two years Bradford Council has worked in partnership with the private sector to deliver a number of initiatives to provide affordable warmth for residents and to reduce fuel poverty. These have included the Warm Homes Healthy People schemes, Community Warmth, the Bradford DEEP Phase 1 Project, Healthy Heat and the Community Energy Direct energy switching campaign. Whilst these projects have not been specifically for older people, they do tend to be targeted as a priority group.



Over the last three years over 1,400 households in the district have taken advantage of the Government's Feed-in-Tariff to install solar panels on their homes. Anecdotally the scheme has been popular with older home owners who have been able to take advantage of not having mortgage constraints and being at home during the day to use the electricity as it is being generated.

Disable Facilities Grants

Over last two years the council has completed 381 Disabled Facilities Grants to assist those with needs to have housing adaptation work done, so that they can stay independent in their homes.



Community Alarms

In the financial year 2012-2013 Safe and Sound once again expanded the number of service users across the district by over 1,000 to approx 5,400 dispersed alarms in addition to monitoring the Housing Association properties across the district.



The social alarms provide reassurance for the family as well as for the service user. The control centre received over 188,000 alarm calls last year. These included arranging help with 2606 falls without injuries; requests for 273 GP visits in hours and out of hours; calling the Police 137 times for domestic violence support and burglaries, monitoring 11,574 calls from smoke detectors and fire panels and clearly identifying 541 appropriate calls to the Fire Service in sheltered and private housing; 815 emergency calls requesting the Ambulance Service to attend; 40,061 reassurance calls; answering 26,082 door entry requests from Housing Association Properties etc.

In addition the 24/7 service also took the 9,736 initial landline calls for EDT and dealt with 2,391 Out of Hours Home Care calls to offer support or help with finding missing service users etc.

We continue to achieve the national Telecare Services Association Code of Practice for Control Centres. We met and

improved upon the 97.5% alarm calls target within 60 seconds. We actually achieved 98.9% over the year.

The service is currently free of charge where there is an assessed need. This has enabled far more vulnerable people over the past 4 years to make use of our service and this trend is set to continue – provided the service remains free of charge. This service is far more cost effective in keeping people safely at home, than if they had to move into residential or nursing care.

Our priorities for the next two years

This section details what the Council's priorities are for the next two years in relation to the Great Places to Grow Old strategy.

Great Places to Grow Old Programme

The Great Places to Grow Old Programme will continue to be the key contributing programme for delivering the Council's projects relating to the objectives in this strategy. This incorporates projects to build four new potential extra care schemes:

- Saltaire Extra Care
- Thackley Ellar Carr Road Extra Care
- Airedale Extra Care
- Goitside Extra Care



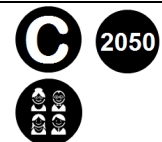
Housing Design Guide

The Council's Planning Service is looking to develop a Housing Design Guide to influence the design standards of new build housing in the district.



Responding to the impacts of Welfare Reform

Whilst changes to the national Welfare system generally do not affect individuals of pension age, those approaching pension age may be affected if they rely on state benefits. Specifically, the Social Sector Size Criteria changes to Housing Benefit will affect an estimated 1,500 individuals aged 50 to pension age in the Bradford District. Households deemed as under occupying their homes will see their Housing Benefit reduce by up to 25% (depending on the number of rooms they are under occupying by). One of the largest group of people affected are those whose children have grown up and left the family home. The impacts of Welfare Reform will be monitored locally to track its impacts. We will continue to work with our partners to develop innovative solutions to help mitigate some of the impacts.



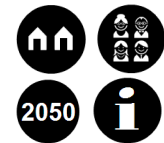
Housing & Homelessness Strategy Update

Bradford's current Housing and Homelessness Strategies were written in 2008. Since then there have been significant changes to the economy and political environment. The strategies are currently being reviewed to take account of these changes and both will be incorporated into one document.



Housing Allocations Review

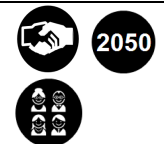
Recent changes to national policy will allow the council additional flexibilities on how it allocates social housing (including social rented bungalows and sheltered housing). To take advantage of these new flexibilities, and to respond to an increasing demand for social housing, the Council's housing allocation policy is being reviewed to make it more suitable for local people and their needs.



A new process for letting sheltered accommodation is shortly to be piloted in Keighley by Incommunities. All empty homes will be let by on-site scheme co-ordinators who will be using a range of marketing methods to raise awareness of vacancies within local communities.

Affordable Warmth

Our approach will continue in the future as the Council works with partners to deliver heating and energy efficiency projects funded by the Energy Companies Obligation (ECO) and with partner local authorities to establish a Green Deal scheme for the Leeds City Region. In addition, Bradford Council will be working with National Energy Action to review its Fuel Poverty Action Plan for the district.



Disabled Facilities Grants

The Council will continue to administer Disabled Facilities Grants to assist those requiring a major adaptation to continue to live independently in their own homes. The Council will also be undertaking a review process with Housing Associations to determine the approach to be taken regarding the installation and funding of major adaptations in social housing in future years.



Community Alarms

Standards within the Safe and Sound service will continue to change for the better as systems are updated and procedures are developed to take into account the views of our service users and our partner agencies. We will continue to follow the TSA codes of practice for control centres and will look at opportunities to expand our service into areas which are not currently supported by Safe and Sound. We will continue to work very closely with the Council Departments, external agencies, including amongst others, the NHS, District Nurses, GP's and Ambulance Service, the Police, Fire Service and Trustcare Response Service to provide and develop further the affordable support which is identified as necessary to keep people safely at home for longer.



We will continue to expand and provide the reassurance and appropriate support for more vulnerable people across the district. As the older population grows, so do the number of service users. The service is not restricted to a limited age group – it is based on an assessed need, regardless of age.