

APPENDIX 1

Housing Domain Section from Age Friendly Communities Strategy

3. Housing

Good quality, affordable, well-designed housing is an important element in an Age-friendly Community: helping redress health inequalities in later life, supporting wellbeing and reinforcing a sense of identity and stability in older age. The design and layout of existing and new homes can help people continue to carry out activities of daily living like washing and cooking. Inside the home, research evidence suggests that falls can be prevented through adaptation and modification (preferably before a crisis has occurred) through tailored physical activity, improving levels of strength and balance, and adoption of assistive technology.

In addition, given the growing proportion of time spent in the home in older age, housing and the meanings attached to 'home' take on considerable importance. However, in a changing and increasingly complicated climate of housing provision, tenure and support, there are real concerns around the possibility of genuine housing choice and constructive transition in later life. Creating an age friendly society relies on a closer relationship between health, social care and housing providers with effective long term planning and communication to ensure an inclusive design approach that delivers life-time homes.

Key facts

- Time spent at home indoors increases in older age: 80% of a day for those 65 and over and 90% for those aged 85 and over.
- Older people are more likely than any other age group to live in homes that are in a poor state of repair, that lack reasonable bathroom and/or kitchen facilities, are not sufficiently warm in winter and pose a significant risk to health.
- Risk of falls and winter deaths are closely related to poor housing.
- The majority of older people live in mainstream housing and would prefer to remain living independently in their own homes.
- In spite of declining spaces standards, there is a growing not lessening need for space 'at home' in older age.

Where are we now

The needs of people change as they grow older and community links are important to prevent loneliness. There may be a desire to move for reasons such as being near family, local services, or to a different type of house. Conversely, there may be a desire to remain because family, local services, GP, etc are in the vicinity of their current home. In addition, financial pressures may also reduce the ability to move. Of households with a Household Reference Person (HRP) aged 65 and over who were unable to move, 57.6% stated they could not afford to move, 26.4% stated a lack of suitable properties in the area wanted and 24.8% stated a lack of suitable properties of the type wanted.

There will be a projected 157% increase in demand for specialist provision from 2014-2035 locally, particularly sheltered housing and Extra Care 24/7 support. This means that demand for support and care will outstrip resources, and there will not be enough specialist care to meet needs, let alone aspiration and choice. A long-term approach to planning is therefore essential.

Locally, planning is informed by national and city region policy and evidence based documents, such as the Tameside Housing Needs Assessment. This should identify the needs of different groups of people, specifically older people, and be reflected in local planning policies (Paragraph 61 - National Planning Policy Framework (NPPF)). Indeed, section 8 of the NPPF advocates achieving healthy, inclusive and safe places that: promote social interaction, are safe and accessible, and enable and support healthy lifestyles; all of which are relevant to older people.

In turn, the Greater Manchester Spatial Framework (GMSF) and the Tameside Local Plan will be built on evidence from the emerging Greater Manchester Strategic Housing Market Assessment and Tameside Housing Needs Assessment. Both of these assessments offer an opportunity to address these issues locally and across the city region by including age-friendly principles in planning policy and finding new and innovative approaches to supporting the ageing demographic in both the GMSF and the Tameside Local Plan. An example of such would be commitment to deliver 'lifetime' homes that are more easily adaptable to future needs of residents.

You said

- Adapt homes so that people can live for longer in their own homes
- Allow people with dementia to live in their own homes for longer
- Housing Officers should be based at the hospital so they can engage with people who are leaving hospital to go home and identify those who are most in need of support
- We need to build places that will create a sense of community for older people
- There are increased risks for people to be excluded as we go digital, we need to be identifying these people
- More detailed reports are needed regarding housing for the over 75s
- Mapping of housing stock is needed
- Build more accessible housing

Action Plan

Where do we want to be

- secure Tameside-wide commitment to provide good quality and affordable housing for older people across Tameside

- develop strategies that enable older people to remain living independently in their own homes and neighbourhoods
- ensure all new housing developments in Tameside are built to lifetime homes standards or better, that includes age and dementia friendly design
- ensure flexible and sustainable tenancies are available for older people living in the private rented sector within Tameside

How we going to get there

- develop co-ordinated programmes to promote high quality and accessible housing for older people across public and private sectors.
- support programmes that empower older people to make informed and positive decisions about housing options in later life
- promote and deliver a range of initiatives (from home share schemes to assistive technologies) that allow older people to remain living independently in their own homes irrespective of tenure
- support a variety of schemes that give people real choice and make homes affordable
- develop programmes that monitor the quality of public and private housing developments for older people across Tameside

What are we going to do

- champion good quality and innovative housing initiatives for older people in Tameside
- work with architects, designers, planners and older people to develop new schemes that challenge stereotyped housing design for older age. Influence the design of current and new housing developments to ensure future adaptations are more practicable.
- improve and expand on the support for home repairs and adaptations and to access benefits advice
- provide access to clear and effective information about housing options and support through a variety of formal and informal channels, including non-digital methods
- focus on housing improvements in key target areas (e.g., thermal efficiency, essential repairs to combat health and safety issues, daylighting and liveable space standards)
- ensure that programmes and initiatives are co-ordinated across different forms of housing type and tenure
- Support delivery of Greater Manchester (GM) Age Friendly Strategy actions:
 - Work with the Centre for Ageing Better to ensure new housing development is grounded in evidence of what older people want and need, and how the housing market operates
 - Develop age friendly principles for the GM Spatial Framework, helping to define what we mean by quality places that are successful and inclusive for older people as well as other parts of our local communities
 - Promote better information such as the Housing Options for Older People (HOOP) scheme
 - Work with the GM Housing providers group to share age-friendly best practice that supports 'ageing in place'
 - Explore opportunities with Centre for Ageing Better to action research on the most effective equipment and adaptations, including innovative funding practice