



Older Persons Housing Action Plan

Mid Year Update 2010

1.0 Performance since March 2010

1.1 Enabling people to stay in their own home

- 1.1.1 A new “Enhanced Floating support service for older people has been developed. The service will offer a higher level floating support service which aims to enable older people to maintain their independence by continuing to occupy their current home. The service will be available to people in designated older persons accommodation (e.g. sheltered housing schemes), general needs housing stock, private rented accommodation and owner occupiers.

The service will provide housing related support with specialist support being offered in relation to:

- Bereavement causing issues around, finances, isolation or wellbeing
- Mental Health issues
- Alcohol related problems
- Substance misuse issues
- Behavioural issues
- Early stages of dementia

The contract has been awarded to Creative Support and the service will commence in January 2011.

- 1.1.2 The launch of six projects jointly funded by Supporting People and Communities for Health. Bids had to be joint bids with other voluntary/third sector organisations and the aims of the initiative were to engage communities in their own health and develop their capacity to support individual behavioural change for healthier lifestyles and develop innovative practices for community based health improvement.

Wigan & Leigh Housing and Wigan Leisure & Culture Trust Older Persons Wii Balance Programme.

This programme has been running since July 2010 and is based in WALH's sheltered housing schemes (with outreach work undertaken by WALH's Health & Wellbeing Coordinators). The programme aims to increase independent living skills and skills required for daily living through a balance and exercise and will involve the Moving More Often Programme and a Wii Balance Programme.

Since July WLCT have been running taster sessions in selected schemes which have been attended by 117 clients to date, from these taster sessions 109 clients are now involved in regular sessions (1 session per week over 10 weeks). Additionally 26 scheme managers have been trained to run the Wii balance programme. The next phase is to role out the taster sessions to the remaining schemes and increase the regular sessions. Outreach work will be undertaken to try and involve the wider community in the programme.

Adactus Housing Association and Wigan Leisure & Culture Trust Dementia Balance Programme.

This programme is being run at Adactus's Eliot Gardens & Wickham Hall Extra Care Schemes

and aims to enable people with dementia to become more confident in their ability to perform activities for daily living and improve coordination, reactions and balance through physical exercise. The programme consists of four components; Moving More Often (MMO) - an activity programme using different equipment of different textures, colours and sounds, chair based exercise (with some integration of equipment), a balance programme and Wii interactive gaming.

The programme has been running since July 2010 and currently approximately 15 residents per week are attending sessions whilst two members of staff have been trained to deliver sessions. The next phase of the programme is to increase the number of residents attending sessions and encourage members of the local community to attend sessions.

Keep Warm Project

This project is being run by Anchor Staying Put and ACE and will deliver 250 'Keep Warm's' packs to vulnerable people in the borough. To date the packs have been put together by members of ACE's High Community Interest Company (Wigan) and ACE's Start Bags (Leigh). The packs include; thermal blankets, hot water bottles, flasks, socks, thermometers, soups and low energy light bulbs. Anchor Staying Put will now coordinate the delivery of the packs with referrals coming from other organisations including AWARM and the Preventions Network.

The Bright Days Project

The Bright Days project is a joint initiative between Age Concern and Adactus utilising an under used space at Eliot Gardens. The main aim of the project was developing a bistro for use by residents of Eliot Gardens and members of the local community. Since launching on 30th July the project has run twice weekly evening sessions and one afternoon and morning session per week.. The evening sessions have proved popular with both residents and the local community and are regularly at full capacity (20), care staff at Eliot Gardens have acknowledged an increased amount of socialising between residents. The afternoon and morning sessions have been less successful and are currently being re-evaluated.

As part of the project Health Trainers now run a weekly session at the scheme and Groundwork are planning to run gardening sessions for residents.

- 1.1.3 Increased referrals to the Assistive Technology Service. 786 referrals in total with 317 referrals through the prevention route (Starting Point). 205 new clients received the service, of these 133 were funded through Supporting People. The team have increased the promotion of the service through attending a range of events and within teams working with older people.
- 1.1.4 Evaluation of the night support project underway to establish cost savings.
- 1.1.5 Falls register protocol introduced whereby any Assistive Technology clients who experience a falls are referred to the PCT to ensure that they are getting an holistic service and dealing with underlying issues around falls.

1.2 Providing a choice of home for those that wish to move

- 1.2.1 Ongoing implementation of the new "Foundation level" support service in sheltered schemes across the borough. All providers are expected to have full implementation by March 2011. A full equality impact assessment of the new model has been undertaken with actions identified
- 1.2.2 Consultation held from August on proposed options for the new model of service for sheltered accommodation managed by Wigan and Leigh Housing. The review of services has been undertaken in response to a reduction in Supporting People funding, concerns over the quality and consistency of the current service and a need to provide services that better meet the expectations of older people.

Three options have been proposed;

- Retaining a similar service to current service with an increased support cost to residents
- A team based service that separates support and housing/ building management roles at a reduced support cost to residents
- Provision of housing and building management service only. Support provided externally to residents on individual needs basis.

The equality and financial impacts on residents and future sustainability of services has been explored. A report will be presented to Board and Cabinet in November for a decision on the option to be implemented by March 2011.

- 1.2.3 Completion of 6 new 2 bedroom bungalows at Etherstone Street, Leigh under the Local Authority New Build scheme. The bungalows have been built to a high spec including high insulation levels, energy efficient boiler, accessibility standards including wet rooms. A new Local Lettings Policy was utilised to assess shortlisted bids for the properties and it succeeded in its aims to offer properties to applicants looking to downsize who would free up larger accommodation for other families in housing need, whilst also managing to accommodate applicants in the local area wishing to move from their property but remain in the locality, thus improving sustainability.
- 1.2.4 Opening of a show flat at the Wigan and Leigh Housing development at Scholes. The development of 42 two bedroom apartments are specifically aimed at the over 50s and have features including secure access, lifts and wet rooms. The apartments are expected to be completed by February 2011 and shortlists for allocations are currently being drawn up.
- 1.2.5 Housing schemes at Belong Wigan and Belong Atherton nearing completion. Wigan Council has nomination rights to 4 properties at Belong Atherton under its affordable housing scheme and marketing of the properties for sale with a 40% discount on the market value has begun. The homes at Atherton are due for completion by March '11 and at Wigan by summer '11
- 1.2.4 Funding of £850K secured from the Homes and Communities Agency for the extension of the Adactus scheme at Eliot Gardens, Worsley Mesnes. This will provide 10 additional units of extra care accommodation specifically for those with dementia and mental health issues. Work is expected to commence in December 2010 and be complete by the end of 2011.
- 1.2.5 Work has begun on a new Older Persons Specialist and Extra Care Housing Strategy. This will set out the councils approach to securing further specialist housing schemes in both the public and private sector through developing new models of provision that will meet needs and be cost effective, in the context of reduced public sector funding.

1.3	Co-ordination of all agencies in the provision of housing, housing support services and advice for older people
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- 1.3.1 Information and advice event held to celebrate national Older Persons Day on the theme of "getting and staying active in later life". The event held at Lowton Civic Hall was attended by over 100 older residents and over 30 agencies attended the event.
- 1.3.2 Kill the chill roadshow held in Wigan Grand Arcade in September offering advice and information on energy efficiency and fuel poverty.

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2 Key Performance Indicators

Theme 2 Quality						
Indicator		2008/09		2010/11		
		Outturn	outturn	target	Q1	Q2
NI158 SHI3	Percentage of non decent council homes	5%	3%	2%		
NI160	Local authority tenant satisfaction with landlord service	87%	87%	87%		
LAA Local	Number of non decent homes belonging to vulnerable owner occupiers made decent	80	70	80	4	12
SHI4	Percentage of private sector stock having Cat 1 hazard under HHSRS	n/a				
SHI5	Average SAP rating of private sector housing	60	60	64		
NI187	Percentage of households on income related benefits in fuel poverty	5.11%	3.83%	5.00%		
Theme 3 People						
Indicator		2008/09		2010/11		
		Outturn	outturn	target	Q1	Q2
NI141	Percentage of vulnerable people achieving independent living	84.1%	84.5%	83.6%	81.9	81.8
NI142	Percentage of vulnerable people who are supported to maintain independent living	98.2%	97.7%	98.8%	97.00%	98.2
SHI7	Net additional housing support services provided	202	452	495		

3 Actions and Challenges for 2010/11

- 3.1 The roll out of the new service model within sheltered housing needs to be completed by all providers by the end of March 2011.
- 3.2 Further progress needs to be made in the delivery of extra care accommodation, through the new Older Persons Specialist and Extra Care Housing Strategy particularly the identification of funding opportunities and feasibility studies. Development opportunities and funding are likely to be severely limited for the foreseeable future.
- 3.3 The Sheltered Housing Lettings Action Plan needs to be implemented for Improved marketing and promotion of sheltered accommodation across the borough by all providers.
- 3.4 Future of the Home Improvement Agency needs to be secured

4 Changes in strategic / policy context

- 4.1 As the Transforming Social Care programme ends in March 2011 the future of a range of care and support services needs to be reviewed in line with the commissioning priorities of the Single Commissioning Agency particularly those identified for housing options for people with support needs and dementia, domiciliary care services, advice and information and assistive technology.

- 4.2 The impact of new government policy, legislation and funding regimes needs to be assessed, particularly budget cuts to local authorities and the abolition of the Primary Care Trust.
- 4.3 With the abolition of regional bodies, the importance of the Greater Manchester Sub Region has become an even greater influence on policy and funding regimes. The development of the Local Investment Plan 2 by AGMA and the formation of new sub regional funding opportunities may present opportunities for new development and investment in the existing housing stock that may benefit older residents of the borough. However, there is a danger in that the needs of older people and other vulnerable groups may be overlooked as the economic focus of policies becomes greater.
- 4.4 The abolition of Local Area Agreements and the National Performance Indicator Set will mean that local priorities and monitoring arrangements will need to be reviewed.