

Older Persons Housing Study – Action Plan 2008 – 2010

Aim 1: Enabling People to stay in their own home				
What do we need to do?	How is it to be achieved?	Timescale	Responsibility	Current Progress
Ensure there is adequate assistance available to older people to make their homes suitable for their needs	Review the DFG funding policy to take account of legislative changes resulting from the Government's national review of DFG policy.	Apr 08 ongoing	Housing Strategy/ Adult Services	
	Develop options for assisting owner occupiers who must financially contribute to aids and adaptations or maintenance of home.	Apr 09	Housing Strategy/ Adult Services	
	Explore efficiencies and partnering within procurement of aids and adaptations to achieve greater impact..	Apr 09	Housing Strategy/ Adult Services	
Assist older people to maintain the safety and security of their homes	New contract for Care and Repair service	July 08	Supporting People Commissioning Body	
	Ensure future sustainability of POPPS services after Apr 08	Apr 08 ongoing	Adult Services/ PCT	
	Review Care and Repair Service	April 09	Supporting People Commissioning Body	
Ensure access into a range of preventative services that are responsive to individual needs and support older people to remain at home	Ensure future sustainability of POPPS services after Apr 08	Apr 08 ongoing	Adult Services/ PCT	
	Implement the pilot "hub and spoke" floating support service and following evaluation expand	Apr 08 – Apr 10	Sheltered Housing Strategic Review Group	

	into other areas subject to funding			
	Implement falls response project subject to PCT funding	Apr 08	Adult Services/ PCT/ Eldercare	
	Expansion of assistive technology project	Apr 08 ongoing	Adult Services	
	Evaluate the impact of direct payments and individualised budgets on service provision	April 10	Adult Services	
	Review Social Worker assessment process to offer more holistic assessment of needs.	April 09	Adult Services/ SP/ Housing Strategy	
Assist older people to return to their homes following a hospital stay	Review hospital discharge joint protocol	April 09	PCT/ Adult Services	
	Access to intermediate care beds within the community via sheltered and extra care accommodation	June 08	Adult Services	
Aim 2: Providing a choice of home for those that wish to move				
Ensure that existing older persons accommodation is fit for purpose and continues to meet needs	Continue the joint work of the sheltered housing strategic review with all sheltered housing providers to reconfigure and improve services across the borough	Apr 08 – April 10	Sheltered Housing Strategic Review Group	
	Implement the pilot “hub and spoke” model and evaluate effectiveness, with the aim of expanding into other areas subject to funding	April 08 – April 10	Sheltered Housing Strategic Review Group	
	Review assessment of suitability for sheltered accommodation to ensure it continues to meet needs,	April 10	Sheltered Housing Strategic Review Group	

	particularly levels of support for more complex needs and ethnic minority groups.			
	Review Supporting People procurement and contracting arrangements for older peoples services	April 10	Supporting People Team/ Commissioning Body	
Planned provision of new older persons accommodation in areas of shortage	Identify potential development sites for mixed tenure extra care provision in priority areas and produce a development plan in partnership with Arena Options	June 08	Housing Strategy / Arena Options	
	Set targets for additional provision of older persons accommodation based on needs identified in the Housing Needs Survey 2008	June 08	Housing Strategy	
	Seek funding opportunities with partners for development of new schemes	June 08	Housing Strategy/ Supporting People/ Adult Services/ Housing providers	
	Develop proposals for new extra care schemes in priority areas	March 09	Housing Strategy/ Supporting People/ Adult Services/ Arena Options	
	Support private development of specialist older persons accommodation in suitable locations including affordable housing provision where required	April 08 ongoing	Housing Strategy	

Ensure that new housing developments cater for all needs within the community	Ensure that general needs housing developments include homes that are accessible to older people and those with a disability	Ongoing	Housing Strategy	
	Ensure new social housing developments meet lifetime homes standards	Ongoing	Housing Strategy/ Housing Providers	
Aim 3: Co-ordination of all agencies in the provision of housing, housing support services and advice for older people				
Provide easily accessible information on housing options for older people including those from BME groups.	Ensure that basic information on housing options is available in a range of formats and settings within the community	Sept 08	Housing Strategy/ Housing providers	
	Raise awareness of housing and support services amongst other professionals in regular contact with older people including those working with BME groups.	Sept 08	Housing Strategy/ Housing Providers	
	Produce and distribute a sheltered housing scheme directory	Sept 08	Housing Strategy/ Housing Providers	
	Promote the role of the Housing Options Property Shops as the primary access route into sheltered accommodation	Sept 08	WALH/ Housing Strategy	
	Support an advice partnership project Big Lottery bid	Apr 08	Housing Strategy	
	Develop links between housing providers and advice agencies to provide better access to a range of advice	Sept 09	Housing Strategy/ Housing Providers	
Promote networking and sharing of good practice amongst housing	Continue the Sheltered Housing Operational Group work with a	Apr 08 onwards	Housing Strategy/ Housing Providers	

and housing related support providers.	new action plan for 2008/09			
Promote facilities and activities available within schemes to older people within surrounding communities	Circulate Social Activities Diary to all schemes and agencies in contact with older people	Jan 08 ongoing	Housing Strategy	
	Develop links within local community and voluntary groups	March 09	Sheltered Housing Strategic Review Group	
Seek more opportunities for customers to influence service provision and development	Develop existing and establish new networks and forums representing older people including those from BME groups.	March 09	Adult Services/ Housing Strategy/ Supporting People	

Lifetime Homes, Lifetime Neighbourhoods, National Older Persons Housing Strategy – Cross Reference with Wigan’s Older Persons Housing Action Plan 2008-10

National Strategy Action	Local Objective	Local Action
New housing advice and information service – <i>Proposal to introduce a new national advice service from 2008/9 and to strengthen local advice provision.</i>	Provide easily accessible information on housing options for older people including those from BME groups.	Ensure that basic information on housing options is available in a range of formats and settings within the community
		Raise awareness of housing and support services amongst other professionals in regular contact with older people including those working with BME groups.
		Promote the role of the Housing Options Property Shops as the primary access route into sheltered accommodation
		Develop links between housing providers and advice agencies to provide better access to a range of advice.
Equity release – <i>Joint work to expand the range of products available, including regional loans scheme. Future Home Improvement Agency project 2008 and better range of housing advice.</i>	Ensure there is adequate assistance available to older people to make their homes suitable for their needs	Develop options for assisting owner occupiers who must financially contribute to aids and adaptations or maintenance of home.
		Ensure that basic information on housing options is available in a range of formats and settings within the community
New national rapid repairs and adaptations service and Warm Front – <i>Expansion of handyperson services for new rapid repairs and adaptation service from 2009/10. £800m Warm Front programme 2008/11.</i>	Assist older people to maintain the safety and security of their homes	New contract for Care and Repair service
		Ensure future sustainability of POPPS services after Apr 08
		Review Care and Repair Service
Implement a number of the Disabled	Ensure there is adequate assistance available	Review the DFG funding policy to take

Facilities Grant review recommendations – <i>Increased national budget 2008/10, changes to eligibility criteria. Incorporate into LAAs, property charges. Proposals for an Accessible Housing Register.</i>	to older people to make their homes suitable for their needs	account of legislative changes resulting from the Government’s national review of DFG policy.
		Explore efficiencies and partnering within procurement of aids and adaptations to achieve greater impact..
Lifetime Homes – <i>Lifetime Homes Standard to mandatory for all public sector housing by 2011, aspiration that all new housing will meet standard by 2013. Research on economic and design impacts.</i>	Ensure that new housing developments cater for all needs within the community	Ensure new social housing developments meet lifetime homes standards. <i>By 2011</i>
Lifetime Neighbourhoods – <i>Research and good practice on achieving Lifetime Neighbourhoods, including design and transport planning.</i>		
Planning – <i>Planning will respond to aging population. Better demographic and housing needs info at local and regional level. Promoting higher standards of design. Future planning reform takes account of aging agenda.</i>	Ensure that new housing developments cater for all needs within the community	Ensure that general needs housing developments include homes that are accessible to older people and those with a disability
Joined up housing and health and care services – <i>Improve crisis prevention and personalised services. Development of risk assessment and Single Assessment Process (SAP). Shared targets within the LAA. Government to publish Independent Living Strategy.</i>	Ensure access into a range of preventative services that are responsive to individual needs and support older people to remain at home	Ensure future sustainability of POPPS services after Apr 08
		Implement the pilot “hub and spoke” floating support service and following evaluation expand into other areas subject to funding
		Implement falls response project subject to PCT funding
		Expansion of assistive technology project
		Evaluate the impact of direct payments and individualised budgets on service provision

		Review Social Worker assessment process to offer more holistic assessment of needs.
	Assist older people to return to their homes following a hospital stay	Review hospital discharge joint protocol
		Access to intermediate care beds within the community via sheltered and extra care accommodation
<p>Improve Specialist Housing – <i>Innovation Panel to be established. Consider options for supporting re-modelling and re-provision. HC funding of £8.4b in 2008/11 includes specialist housing. DH additional £80m for extra care provision by 2010. Joint work on cost effectiveness and outcomes. New strategic planning tool kit in 2008. Good Practice on CBL for vulnerable people.</i></p>	Ensure that existing older persons accommodation is fit for purpose and continues to meet needs	Continue the joint work of the sheltered housing strategic review with all sheltered housing providers to reconfigure and improve services across the borough
		Implement the pilot “hub and spoke” model and evaluate effectiveness, with the aim of expanding into other areas subject to funding
		Review assessment of suitability for sheltered accommodation to ensure it continues to meet needs, particularly levels of support for more complex needs and ethnic minority groups.
		Review Supporting People procurement and contracting arrangements for older peoples services
	Planned provision of new older persons accommodation in areas of shortage	Identify potential development sites for mixed tenure extra care provision in priority areas and produce a development plan in partnership with Arena Options
		Set targets for additional provision of older persons accommodation based on needs identified in the Housing Needs Survey 2008
		Seek funding opportunities with partners for development of new schemes
		Develop proposals for new extra care schemes in priority areas
		Support private development of specialist

		older persons accommodation in suitable locations including affordable housing provision where required
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