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“The Changing Face of Age”

RESEARCH TO INFORM A BRADFORD DISTRICT STRATEGY FOR HOUSING IN OUR OLD AGE

November 2010

City of Bradford MDC

www.bradford.gov.uk

This document prints clearly in black & white

Acknowledgements

The author would like to thank all those involved in the production of this report; in-particular the valuable contribution of the steering group;

- Sarah Holmes, Housing Strategy & Research Manager, CBMDC
- Tim Sanders, Adult Services, CBMDC
- Becky Allright, Adult Services, CBMDC
- Rominder Dhothar, Supporting People, CBMDC
- Alex Bartle, Planning, CBMDC
- Harry Whittle, Incommunities
- Graham Moore, NHS Bradford & Airedale
- Julie Lintern, BOPA

In addition, I would like to thank everyone who attended and contributed to the February stakeholder event, whose ideas and thoughts helped scope the existing provision and help form recommendations; and finally, thank you to everyone who contributed to the 'Thinking Ahead' survey which completed our evidence base.

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1 INTRODUCTION

1.1 In 2006 the Council published its first accommodation strategy for older people "Supporting Independence". The strategy was planned for review in 2009 and this document is intended to provide the evidence on which to base a review of the strategy.

1.2 Since the publication of "Supporting Independence" in 2006, Communities and Local Government (CLG) have released a national strategy for housing in an ageing society "Lifetime Homes, Lifetime Neighbourhoods" (published February 2008). This recognises the global challenges faced by ageing populations; one in five children born today can expect to live to 100 years old. Whilst the national strategy should form the back-bone of our policies the strategy recognises that it is not a substitute for local engagement with older people on the issues that matter for them.

1.3 Bradford is expected to see an increase in the number of older people living in the District as people are living longer than ever before; there are currently 150,000 people¹ aged 50 or above living in the District and this is expected to rise to 196,000 by 2030².

1.4 Whilst Bradford faces many similar issues to those encountered nationally, this research document attempts to understand the specific needs of the local population in relation to housing in an ageing society. As such its scope is to understand the cross cutting themes of housing and care (within a residential situation) in old age both now and in the future for the Bradford District.

¹ ONS Population Mid-Year Estimates 2007

² ONS Population Projections 2007

2 BRIEF

2.1 Using the national strategy "Lifetime Homes, Lifetime Neighbourhoods" as a template for remit, the brief of this research is to develop a comprehensive reference document which is up-to-date and relevant to Bradford. The document will inform the evidence base for the refresh of the District's accommodation strategy for older people and as such needs to be robust.

Objectives

2.2 The Council and its partners hold a significant amount of information in relation to older people's housing needs. The following objectives were intended to make best use of this existing information:

- To set the context by establishing the key influencing factors from current national and local policy.
- Bring together existing research and evidence into a single reference document (both national and local), including:
 - Population size and trends
 - Housing need and circumstances data
 - Care and support needs
 - Existing and emerging technology
- To test existing local knowledge to ensure it still remains relevant.
- To test current national research against local circumstances and identify any significant differences that exist.
- In line with the national strategy, bring together existing knowledge on 'our future housing needs'; including lifetime homes, lifetime neighbourhoods.
- To understand how we are currently meeting the needs of older people in the District
- Map our existing provision.
- Establish what we are already planning to do as a District.
- Identify gaps in provision.
- Understand why gaps in provision exist and the possible barriers to overcoming these gaps.
- Develop practical recommendations based on knowledge gained.

The Scope

2.3 The research covers the accommodation needs for everyone during old age, regardless of the presence of any particular vulnerability, support or care need. For the purpose of this exercise, older people have been defined as those aged 50 or over (in line with the District's Older People's Partnership). The research covers the Bradford District and, where relevant, links to the wider Leeds City Region. In addition the research covers all aspects of accommodation for older people including:

- All tenures (owner occupiers, shared ownership, leaseholders, social rented and private rented).

- All forms of housing for older people (sheltered & linked housing, supported housing, care homes, extra care, specialist schemes/retirement developments, lifetime homes, park homes, bungalows, mainstream housing, etc).

2.4 It is outside the remit of this research to assess the quality of specific or localised care provision or individual housing schemes.

Methodology

2.5 The brief outlined above was formulated in consultation with the project's multi-agency steering group, made up of individuals from the Council's Housing Service, Planning, Supporting People, Adult Services, as well as partners representing Registered Social Landlords, health and the voluntary sector. The steering group's remit was to review the project outcomes at key stages, steer the research direction, act as experts in their field, and sign-post to key stakeholders.

2.6 The research was conducted in four stages:

- Desktop review of policy and existing research. This included a review of national and local policy and the re-analysis of existing datasets (specifically – Bradford Housing Needs Survey 2007, Bradford Private Sector Stock Condition Survey 2007, Acxiom Lifestyle Survey, and Homehunter choice-based-lettings). There was a significant amount of existing research recently conducted with older people in the District to understand their hopes and aspirations for housing.
- Meet with key stakeholders. This was mainly done through a stakeholder event (full outcomes included in appendix 2) which was widely advertised in the District and attended by 43 individuals from across the public, voluntary and private sector. Follow-up meetings were then conducted to fill in the gaps in knowledge.
- Conduct a survey of Registered Social Landlords operating in the District, to establish the viability of their existing specialist older people's housing and investment requirements.
- Conduct a survey aimed at those yet to reach old age to understand the long-term drivers. The 'Thinking Ahead' survey (full outcomes included in appendix 3) was completed by 1,567 individuals from across the District.

3 THE NATIONAL CONTEXT

The Coalition Programme for Government

3.1 In May 2010 the new Coalition Government released its Programme for Government. Under the heading 'Pensions and Older People' the Government have pledged:

- The Government believes that people deserve dignity and respect in old age, and that they should be provided with the support they need.
- The earnings link for the basic state pension will be restored from April 2011, with a 'triple guarantee' that pensions are raised by the higher of earnings, prices or 2.5%.
- An independent commission will review the long term affordability of public sector pensions.
- The default retirement age will be phased out, and a review will be conducted to set a date at which the state pension age starts to rise to 66.
- Key benefits for older people will be protected such as the winter fuel allowance, free TV licences, free bus travel and free eye tests and prescriptions.

3.2 Also, under the heading 'NHS' the Government promises

- To help elderly people live at home for longer through solutions such as home adaptations and community support programmes.

3.3 The change of government has meant that all existing national policies and strategies are under review. **The following policy context remains relevant as at the time of writing this report but may be subject to review in the near future.**

Lifetime Homes, Lifetime Neighbourhoods – A national strategy for housing in an ageing society

3.4 In February 2008, Communities and Local Government published its strategy for housing in an ageing society "Lifetime Homes, Lifetime Neighbourhoods". Its vision is "to prepare our communities for the multiple changes that we all face; to 'future proof' our society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible."

3.5 The strategy is based on three outcomes:

- A better deal for older people today
- Building homes for our future selves
- Reconnecting housing, health and care.

3.6 Whilst the change of government since this national strategy was launched may impact on when and whether all its key actions are delivered, many of the conclusions and outcomes remain highly significant and relevant for Bradford.

Why change is needed

3.7 It has been predicted that older households, where the main householder is over 65, will make up about half of household growth by 2026. By that time, there will be 2.4 million more older households in England than there are today¹. In particular, we will see:

- The 75+ age group growing faster than any other
- An older population which is increasingly diverse, with more older men and more older people from black and minority ethnic groups, each with their own needs and aspirations
- Over a million people predicted to suffer from dementia by 2025
- Double the numbers of older disabled people in England from 2.3 million in 2002 to 4.6 million by 2041
- Increasing affluence among older people – likely to increase polarisation by wealth.

3.8 Research undertaken to inform the strategy involved direct consultation to seek the views of older people. This is what they said:

- Housing should be well designed with growing older in mind; it should meet the needs of all age groups. We should build adaptable 'homes for life'.
- Space is important: we often need room to accommodate visiting family or a carer, and need good storage space.
- Housing Design should be user-friendly, low maintenance and safe – a downstairs WC and bathroom with shower and bath are especially important. Our homes should also be affordable to heat.
- Access to green, private space, and a safe neighbourhood is important, as is housing that is accessible to good local transport, facilities and amenities.
- Access to independent information and advice about our housing options is needed.
- Support is necessary for people to stay living in their own homes. Reliable repairs and adaptations services are needed for that bit of help around the home.
- But above all, people want to be listened to, to be involved in the design of everything that will affect us, from planning and lifetime homes standards, to the creation of safer environments, to testing new equipment and IT devices.

3.9 The strategy recognises the significant work that has been done so far, including a major investment in social housing, creation of the Supporting People programme in 2003 which helps over 840,000 older people each year, and the Warm Front grant for assisting households to improve heating and energy efficiency.

3.10 Other significant points include:

- The overarching picture of population ageing is one of increasing affluence, but this masks a much more complex reality, with many asset rich but income poor older people. The vast majority of older households (68%) owned their own home in 2001, and this is projected to rise to 75% by 2026.

¹ Source: Communities and Local Government 2004 based household projections

- Because the housing market is dynamic, housing decisions that older people make – whether to move, stay put, make improvements or adaptations – will impact across the entire market. In many areas, older people are already driving the housing market, and they will do so increasingly in the future. It is not just that the housing market needs to reflect their needs, it needs to match their aspirations.
- Only a minority of older people live in sheltered housing, even amongst those aged over 85 years (19%).
- The trend is that older people prefer mainstream housing, and, increasingly, owner occupation.
- Lifestyles are changing fast, which can impact on housing choices and aspirations. New lifestyle choices which have been the hallmark of the 'baby boomer' generation are maintained in retirement as some older people are choosing to remain in the workplace longer, or take up second careers after retirement.
- The 'silver surfers' number millions, and the internet and mobile phones are making it possible to work, maintain family life, to shop and access news in different ways.

Outcome One - A better deal for older people today

3.11 Working with partners across government and the voluntary and community sector, a new approach to providing a national housing advice and information service will be set up. The intention of this is to enable older people to find out about their range of housing options, whether staying put or moving home, or considering whether finance options such as equity release are right for them. Over time the service will be developed to cover social care, health and benefits to link together all the services that older people need to know about. As part of this, coherent and comprehensive local services should be developed for those who need more personal and immediate advice.

3.12 Many older people face additional financial barriers to improving or adapting their homes; many are asset rich but income poor. Although it is recognised that there are currently cultural, financial and information barriers which prevent significant levels of take up of equity release products, it is clear that equity release will become an increasingly important option for a growing minority of older people. Developing more culturally appealing options such as 'trading down' into smaller homes or rented accommodation must be considered.

3.13 The next step is to make it easier and safer for people to stay in their own homes, near their family and neighbours. The continuation of Warm Front and Winter Fuel Payments are key to ensuring older people are able to keep warm in their own homes. In addition, the Supporting People programme funds housing-related support for over 840,000 older people.

3.14 Home Improvement Agencies help homeowners and private sector tenants who are older or disabled to remain in their own home. They advise on home improvements and adaptations and help them apply to local authority grants or loans. Many offer handyman services to carry out small jobs around the home. However, there is significant variation in the quality and range of local Home Improvement Agencies and

above all, these services are not getting to enough people in need, early enough. In light of this, more funding will be made available for rapid repairs and minor adaptations to enable around 125,000 more older people per year to get help when they need it. In addition services need to be made more proactive and joined up.

3.15 Modernising the Disabled Facilities Grant is the final theme within giving a better deal to older people today. This involves:

- Increasing the national budget by 20%
- Raising the maximum grant limit
- Improving the means test
- Including access to garden
- Relaxing the ring-fence around the DFG
- Incorporation of Local Area Agreements
- Levying limited property charges

3.16 In addition, there is also a need to ensure the efficient use of existing accessible housing. Through Accessible Housing Registers, it is vital that Choice Based Lettings schemes properly label accessible properties as they are advertised (including type and level of access features) so that those with disabilities can select housing which is appropriate to their needs.

Outcome Two – Housing for our future selves

3.17 Lifetime home standards are a set of simple home features that make housing more functional for everyone including families, disabled people and older people. Key features of lifetime homes include:

- Level or gentle sloping approach to property
- Doors wide enough to allow wheelchair access
- Living room at entrance level
- Entrance level toilet
- Walls able to take adaptations
- Bathroom giving side access to toilet and bath
- Low window sills
- Electrical sockets and controls at convenient heights

3.18 Building to lifetime homes standards would ensure that the housing stock we build today meets the needs of households both now and in the future. It is estimated that compliance with the Lifetime Homes Standard could result in modest additional costs of around £547 per new home. In the first instance it is proposed that Lifetime Homes Standards be mandatory in the Code for Sustainable Homes, having the effect of ensuring that all public sector funded housing is built to Lifetime Homes Standards from 2011. There is an aspiration that by 2013 all new homes will be built to Lifetime Homes Standards.

3.19 In addition to Lifetime Homes Standards, it is critically important for housing needs assessments to consider and plan for appropriate levels of provision of wheelchair standard housing.

3.20 The design of everyday home products is also crucial. A national awards scheme will reward inclusive excellence in home products to help achieve the mainstreaming of inclusive design (e.g. high street bathrooms, kitchens, etc). Adaptations also need to be appealing so that poor aesthetic quality does not lead to expensive adaptations devaluing homes or getting removed when a home gets sold.

3.21 In addition to ensuring our homes are accessible, we need to consider the accessibility of our neighbourhoods. For many older people barriers in the neighbourhood can translate into a lack of confidence, or even fear, which prevents them from leaving the home:

- One million older people report feeling trapped in their own homes¹
- Approximately one third of older people leave their homes on average only twice a week²

3.22 Lifetime Neighbourhoods is about ensuring our neighbourhoods are inclusive for everyone. Communities and Local Government will publish a report on lifetime neighbourhoods and implementation. Eco-towns will be used as exemplary inclusive design. And, identifying and sharing good practice should be encouraged.

3.23 Local Authorities have a vital role in planning for an ageing community. Local Authorities are uniquely placed to influence other local and regional partners and ensure that the housing needs of older people in their areas are mainstreamed. As well as ensuring there is enough housing of a particular type, PPS3 rightly places a much stronger emphasis on the quality of development, particularly in terms of inclusive design and layout. Planning at both the regional and local levels should promote the lifetime neighbourhoods concept through Regional Spatial Strategies and Local Development Frameworks. The role of planning should go beyond providing appropriate housing and a high quality built environment to ensuring access to services, promoting social cohesion and a sense of place.

Outcome Three – Reconnecting Housing, Health and Care

3.24 Housing has historically been and continues to be one of the greatest influences on the health and care of the nation. Poor housing is associated with 'winter deaths', a range of health problems in older people, such as heart and respiratory conditions, as well as serious injuries and deaths from falls.

3.25 We need to be sure that we are reaching the right people and early enough to get the best results for them and the wider economy. A predictive risk modelling approach will

¹ Ipsos MORI (2000)

² Sinclair, et al (2007)

be piloted, which will identify those individuals who are at risk of both health and care crises, a year early.

3.26 The second step is to ensure that housing for older people is properly integrated into the progress that is being made to develop individual and personal social services. With the development of an individual budgets approach (instead of individuals having to work around artificial boundaries of health, care and housing), individuals will get a transparent allocation of resources, giving them the power to use the budget in a way that best suits their own particular requirements.

3.27 There should be a new positive vision for specialised housing for older people as somewhere that more people aspire to live in later life and which will match their lifestyles. More good quality specialist housing is needed to promote greater choice. The term Specialist Housing is used to mean the full and diverse range of housing specifically built for older people, from retirement housing to nursing homes; almost all are a collective group of dwellings with some form of services attached (either care support or general support). In addition, Local Authority older people's housing strategies should focus on all tenures including social rented, private sector delivery and shared equity for specialist housing.

3.28 The high value of existing specialist housing stock should not be overlooked. Sheltered housing, extra care and care homes at their best can be vibrant community hubs, tackling exclusion and promoting active ageing, even if the accommodation itself is dated.

3.29 Communities and Local Government will develop good practice on Choice Based Lettings for vulnerable people, including vulnerable adults to ensure effective allocation of stock.

Learning points for Bradford

3.30 The following points summarise the issues that need to be considered within Bradford after reviewing the National Strategy. The extent to which these are currently being addressed will be discussed later in the report:

- We should expect an increasingly diverse population of older people, including more older men and more older people from black & minority ethnic groups – each with their own needs and aspirations
- Older people will increasingly drive the housing market
- The lifestyles of older people are changing fast with more older people familiar with, or embracing new technology
- It is a government intention to provide national information and advice services for older people, but we need to consider how these services can be complemented by local advice services specific to the needs of the District's population
- We need to ensure that older people are aware of reliable handyperson services available to them regardless of tenure

- There should be a register of adapted social housing stock so that Choice Based Lettings systems can be used to ensure this stock is matched to those that are looking for it.
- Work with developers and planners to ensure that new homes can be delivered to lifetime homes standards and that new neighbourhoods are planned with inclusion in mind.
- Encourage local architects, designers, builders and suppliers to think about good inclusive design within the home (specifically for home extensions, kitchen & bathroom replacements etc) and ensure our planning system enables good useable design.
- Ensure that planners and neighbourhood teams work towards ensuring our neighbourhoods are inclusive to everyone at all stages of their life
- Promote a positive vision for specialist older person's housing and work towards ensuring our provision is desirable and fit for purpose.
- Learn from existing good practice schemes already operating within the District
- Ensure that Choice Based Lettings systems are accessible to vulnerable adults

HAPPI Housing our Ageing Population: Panel for Innovation - Dec 2009

3.31 One of the actions set out in Lifetime Homes, Lifetime Neighbourhoods was to commission an 'innovation panel' to advance existing good practice and promote new ideas. The panel summarised their findings in a report published in December 2009. Its focus was on:

- Improving the quality of life of our ageing population by influencing the availability and choice of high quality, sustainable homes and neighbourhoods
- Challenging the perceptions of mainstream and specialised housing for older people, for existing and future generations
- Raising the aspirations of older people to demand higher quality, more sustainable homes
- Spreading awareness of the possibilities offered through innovative design of housing and neighbourhoods

3.32 Whilst the report recognises that many people will choose to continue to live in the family home as they get older, its remit was to investigate what we can all do to ensure that housing remains fit for purpose as we grow old, whether that be through lifetime homes or through developing more desirable and less stigmatised specialised housing options for older people.

3.33 The report recognises that many households remain in the family home as they get older simply through lack of consideration of the alternatives at an appropriate time of life (i.e. before a crisis point occurs), or through lack of desirable/affordable options being made available; a time of life the report refers to as the 'younger old'. The report takes the view that it is the 'younger old' that is less well provided for in terms of quality, quantity and choice and it that we should work to change the perceptions of this age group. By providing desirable alternatives, the last resort of 'selling up' could become a

positive choice as many more people would be happy to trade in homes that have become a burden, and which are much needed by overcrowded families, when they see something which they prefer.

3.34 After consultation and visits to various case studies in the UK and Europe the HAPPI panel has identified ten components of good design for housing for older people:

- Generous space standards, with the potential for three habitable rooms, designed to accommodate flexible layouts.
- Care is taken over the placement, size and detail of windows to ensure plenty of natural light.
- Maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, ensuring apartments have balconies, patios or terraces with enough space for tables and chairs as well as plants.
- Homes are designed to be 'care ready' so that equipment can be easily installed.
- Shared spaces to encourage interaction, and avoid an 'institutional feel'.
- Provide space for residents to meet and support a range of activities, perhaps serving as a wider community hub.
- Giving thought to the natural environment, through the planting of trees and shrubs to provide colour, shade and shelter.
- Ensure homes are energy efficient, but well ventilated to avoid over-heating
- Adequate storage outside the home for cycles and mobility scooters, so that storage in the home meets the needs of the occupier.
- Shared external surfaces such as 'home zones' that give priority to pedestrians rather than cars; with due regard to the difficulties that the visually impaired may experience in such environments.

3.35 It is clear that many of these components are interchangeable with mainstream housing but the report recommends that 'housing for older people could be an exemplar for mainstream housing design'. Consideration needs to be given to change the approach to two/three-storey narrow fronted houses and other high-density typologies to ensure homes built today are suitable for their occupants as they age. The report suggests the enduring appeal of the bungalow could be built upon and reinvented for higher densities, drawing on a tradition of courtyard and almshouses that has been adopted in England for many years.

3.36 The HAPPI panel recommends that...

- Local Authorities play the strategic role in co-ordinating new efforts by housing providers, adult care services, primary care and health trusts, private and third sector organisations to meet the housing needs of older people.
- Housing Associations maximise the potential of design and innovation in reinventing housing opportunities for the next generation of older people.
- House builders use their entrepreneurial skill to identify, capture and meet the demands of this burgeoning market.

- The media raises the awareness of the significance of this issue which touches the lives of all citizens and communities.
- All of us recognise the benefits of releasing under-occupied family homes for sale and rent when high quality, manageable, sustainable accommodation is created for older people.
- In all major housing and regeneration projects, consideration be given to how best the housing needs of older people will be met.
- New retirement homes are created in Lifetime Neighbourhoods – sustainable places with easy access to shops and facilities, with good transport connections.
- In addition to urban locations, housing for older people be built in the suburban areas where the majority currently live, making the best possible use of new developments to create Lifetime Neighbourhoods by, for example fostering community involvement through design processes.
- More projects are undertaken that turn outdated and underutilised existing buildings in central locations into spacious housing for older people
- Due regard should be given to the role of consultation in the design process, to encourage and make it possible for diverse stakeholders – including local people, future users and the voluntary sector – to stake a claim in the wellbeing of a new development within their community.
- Planners recognise the special characteristics of housing for older people in Local Development Frameworks covering both new developments and the regeneration of existing neighbourhoods.
- In entering into Section 106 agreements (or equivalent measures) to secure planning gain from private developers, Local Authorities balance the value of achieving a higher level of affordable/social housing for younger households with the advantages of securing housing for older people for those on a range of incomes.
- In disposal of land in their ownership, consideration be given to the importance, for economic and social sustainability, of development of housing for older people.

Learning points for Bradford

3.37 The HAPPI report provides some innovative ideas for older person's housing provision and it is clear that adopting some of the recommendations in the report could place Bradford at the leading edge of older person's housing provision. The particular opportunities relevant to Bradford include...

- Proactive engagement with the media to encourage the 'younger old' to consider their housing choices at a time of life that is most appropriate.
- Consider the conversion of existing unused buildings such as mills into older people's housing. This could be particularly effective in the more suburban and rural parts of the District where planning regulations are tighter and could have the double impact of freeing up much needed 'space hungry' family accommodation in these localities whilst ensuring older people's housing is developed close to local facilities.
- Consider creating a flagship scheme for the innovative remodelling of outdated sheltered housing stock into more suitable housing. As a flagship scheme, this could

test innovative design ideas to improve desirability, and could promote the adoption of mixed tenures.

- Consider the balance of securing affordable/social housing against older people's housing in Section 106 agreements.
- Review the delivery and promote good design in new build 'town house' development to ensure new housing stock will meet the needs of occupiers as and when they reach old age.
- Challenge developers to innovate in providing housing options for older people.
- Consult with current and future users of older people's housing on the delivery and design of specific schemes.

Government Strategy - Building a Society for All Ages, July 2009

3.38 Building a Society for All Ages recognises that the country is facing an enormous demographic shift. In 2007, for the first time in the UK there were more people over state pension age than children. For the first time pensioners are now less likely than others to be in poverty.

3.39 The document sees a vision for society where people are not defined by their age, and prejudice does not prevent us from fully harnessing the skills and experience of our older population. Key points are:

- There will be a new interactive 'one stop shop' (FirstStop) for helping people planning ahead to enable people in mid-life to make decisions they need on a range of issues
- The Digital Inclusion Project will target people living in sheltered housing giving them access to new technology and new opportunities for communication
- There will be a review of the default retirement age during 2010
- There will be a review of private pensions that will change the way millions of people approach saving and planning for their retirement
- All new public sector homes will be built to lifetime homes standards by 2011
- £33 million of funding was announced for new and enhanced handypersons services from 2009 to 2011
- £15 million of additional investment in securing homes – action against burglary for 2009/10 focusing on providing help for groups such as older people

Learning points for Bradford

3.40 The FirstStop service is now running www.firststopcareadvice.org.uk (website and telephone advice line). There is potential for Bradford to supplement this service by providing information and advice specific to the District. There is also a need to ensure all providers working within the District maintain the information on retirement housing detailed on the site (maintained by EAC Housing Care). A self training guide for advisers is also available on a website.

3.41 We need to ensure we are taking advantage of extra funding being made available for handyperson's schemes and 'securing homes'.

Planning Policy Statement 1: Delivering Sustainable Development

3.42 Planning Policy Statements (PPS) set out the Government's national policies on different aspects of land use planning in England. PPS1 sets out the overarching planning policies on the delivery of sustainable development. Amongst others, the statement sets out two key principles important for older people:

- Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.
- Development plans should also contain clear, comprehensive and inclusive access policies. Such policies should consider people's diverse needs and aim to break down barriers and exclusions in a manner that benefits the entire community.

Planning Policy Statement 3: Housing

3.43 Planning Policy Statement 3 sets out the national planning policy framework for housing. The statement sets out broad objectives for high quality housing, a mix of housing, and sufficient quantity of housing. The key characteristics of mixed communities are a variety of housing, particularly in terms of tenure and price, and a mix of different households such as families, single person households and older people. In particular, regard should be made to the accommodation requirements of specific groups, including the elderly.

Age-Friendly Communities in the North – Northern Housing Consortium – Early Findings Report

3.44 The Northern Housing Consortium is undertaking a multi disciplinary research project to build a holistic picture of what an 'age-friendly community in the north' might look like in the year 2020. As part of this research they have consulted with 405 people in 16 groups from across the north. The outcomes of this consultation are that old people said:

- "There should be a choice available to those who want to live in mixed communities or with people of their own age".
- "I would like more than one bedroom" – In addition, the idea of flexible homes was introduced by a number of groups, for example a flexible room that could be used as a dining room or an extra bedroom. Those consulted from existing sheltered accommodation commended the solution in existing build (where the traditional model is for one bedroom) to change the purpose of one unit to a guest suite.
- "The kitchen should be bigger to allow room for more than one person and a dining table" – issues were raised about the design of appliances and kitchen fittings. Having a dining table in the kitchen was raised in part to reduce the risks involved in carrying hot food too far.
- "I need a shower in my home as it is difficult to get in and out of the bath".

- The issue of the environment was important, they thought it was important to protect future generations but also they identified the cost saving benefits.
- 80% of groups mentioned a desire for better security in the home. CCTV linked to the TV would enable householders to see who is at the front door.
- "I would like a garden for when my grandchildren come to visit" – having access to green space outside the home was seen as important. For some this was about being able to pursue a hobby and keep active, but it was also important for many participants to have a good view from the windows in the home.
- "Houses should be designed to be flexible to allow adaptations to be done at any time and also taken out easily when not needed".
- Many people felt that there should be provisions to allow technology and future technological developments to be used in their home. A number of people consulted had access to the internet and used it often, but many people did not (some didn't want to, some didn't know how to, and some were unable to afford the equipment and connection costs). It was recognised that the internet would enable access to cheaper goods and some saw it as a vital lifeline as they could do their supermarket shopping online.
- "The plugs should be higher so I don't have to bend, this should be done when refurbishing as well as new build".
- 70% of groups consulted would like help with small jobs in the home and garden at an affordable cost. There was limited knowledge of handy person schemes.
- 50% of people consulted would like independent advice about the services available to them and their housing options as they get older. It was also thought to be useful to have access to support when moving or carrying out major refurbishments in the home. As well as the physical support needed, it would be important to have emotional support and practical advice, in particular when downsizing. People thought that there should be better advertising on what is happening in the community and what is available.

Learning points for Bradford

3.45 There are many good suggestions and issues raised within the consultation. The extent to which they apply to, or can be adopted by Bradford needs to be considered further.

4 REVIEW OF LATEST DEVELOPMENTS

Lifetime Homes Standards

4.1 Lifetime Homes Standards are a set of simple home features that make housing more functional for everyone including families, disabled people and older people. They also include future-proofing features that enable cheaper, simpler adaptations to be made when needed. There are 16 criteria:

- Distance from the car parking space kept to a minimum
- Level or gently sloping approach to the Lifetime Home
- Parking space capable of widening to 3300mm
- Accessible threshold covered and lit
- Living or family room at the entrance level
- Turning circles for wheelchair in ground-floor living rooms
- Width of doors and hall allow wheelchair access
- Identified space for temporary entrance level bed
- Accessible entrance level WC (opportunity for shower later in 3 bed or larger homes)
- Sockets, controls, etc at a convenient height
- Walls able to take adaptations
- Low window sills
- Provision for a future stair lift
- Identified space for future platform lift to bedroom
- Easy route for a hoist from bedroom to bathroom
- Bathroom planned to give side access to WC and bath

4.2 Research carried out by Communities and Local Government estimates that compliance with Lifetime Homes Standards could still achieve densities of over 60 homes per hectare, and could result in modest additional costs of around £547 per new home; although it is recognised cost could be higher where developers have to redesign previously adopted designs, supply chains and construction technologies. However, the incorporation of Lifetime Homes Standards as existing designs are revised is encouraged by Communities and Local Government.

Learning points for Bradford

4.3 Lifetime Homes Standards present the opportunity to ensure homes built today are sustainable in the future. Working with local developers on the adoption of Lifetime Homes Standards, and in particular presenting the benefits to adopting such an approach to developers should be encouraged.

4.4 It is clear, however, that Lifetime Homes Standards could potentially conflict with other planning requirements such as scheme density. Initial results from the HAPPI (Housing our Ageing Population Panel for Innovation) project reported that rigid interpretation of Lifetime Homes Standards in 3 storey houses at Allerton Bywater, Castleford has resulted in inefficient internal planning which made them difficult to sell.

4.5 Research conducted by the Joseph Rowntree Foundation¹ also identified that partial adoption of Lifetime Homes Standards could be effectively achieved during scheme refurbishment of existing homes at little or no extra cost.

Assistive Technology

4.6 Assistive Technology is any product or service designed to enable independence for disabled and older people². The following section summarises the type of assistive technology available to assist householders; more information can be found in Appendix 1.

Telecare

4.7 Telecare provides remote monitoring of real-time emergencies in order to manage the risks associated with independent living. Systems are usually connected to a relative, keyholder or call centre who can take appropriate action if an alarm is triggered.

4.8 Most commonly, telecare takes the form of an emergency alarm system that the householder can activate if they require help if they experience an emergency (such as trips and falls). The alarm, which can be worn as a pendant, when activated, will alert a call centre who can then talk to the caller, contact a relative, neighbour or the emergency services.

4.9 Recent advancements in telecare allow the opportunity for the detection of potential hazards such as flooding, scalding baths, gas, and unexpected movement (or lack of movement) around the home.

4.10 In Essex evaluations concluded that for every £1 spend on telecare, savings of £3.82 were made in traditional care and this increased to £12.60 for every £1 spent where telecare was a direct replacement for traditional care.³

4.11 North Yorkshire show even more substantial savings – an average of £3,654 per person saved in traditional care compared to telecare – a 38% reduction in care package costs.

4.12 See Telecare section in 'The Bradford Context' for further information on how Bradford is embracing this technology.

Aids in the home

4.13 There is a wealth of equipment available to enable people to live independently in their home, often available on prescription. Equipment ranges from walking sticks, to chemical toilets and bath seats. Newer developments include

¹ Incorporating Lifetime Homes standards into modernisation programmes – JRF 1996

² User Group Consultation at the Kings Fund, 2001

³ Charging Structure for Careline and Telecare Services briefing note Dec 2009 – Sharon Jarvis

- Reminder messages – triggered messages that remind people of their daily appointments, tell them not to go out at night, or to provide reassurance such as “go back to bed, mum”; messages can be recorded so the voice is of someone they know such as a family member.
- Devices to oversee daily activity – to monitor a person’s activity in their own home over a period of time and provide relatives or community services with reassurance.
- Kitchen gadgets such as electrically height adjustable work surfaces, automatic taps that come on when hands are placed under them, and talking labels, scales or microwaves.
- Bathroom gadgets such as shower thermostats that stop scalding water, bath level indicators, wall mounted body and hair dryers and light push button toilet flushes.
- Remote control gadgets such as remote electrical socket controllers to turn appliances on and off, power door openers, power window openers, power curtain openers, and remote control door locks.

Learning points for Bradford

4.14 It is clear that there is a lot of technology currently available, under feasibility stage or development and new technology will continue to become more mainstream. However, it is clear that many of the assistive aids available in the home are still of poor aesthetic quality and some older people may find the equipment clinical and off putting for use in their home. The rise in the population of older people should help improve the market and increase choice which will benefit older people wanting to stay in their own homes in the future.

4.15 There may be benefits in encouraging local equipment suppliers to trial new designs and technology as and when they become available. There are also potential benefits to the local economy if innovative business ideas to help older people stay in their home can be supported or nurtured.

4.16 There may also be opportunities for engaging schools and encourage young people’s creativity in finding solutions to enable older people to live in their homes.

Innovative Housing Options

Homesharing¹

4.17 A Homeshare involves two people with different sets of needs, both of whom also have something to offer. Firstly, people who have a home that they are willing to share but are at a stage in their life where they need some help and support (known as the Householder). Secondly, people who need accommodation and who are willing to give some help in exchange for somewhere to stay (known as the Homesharer).

4.18 By putting these two people together Homeshare manages to find the householder the help, support and security they need. At the same time Homeshare finds the

¹ First Stop Care Advice

Homesharer a place to call home, possibly rent free and maybe in an area or property that would have been financially out of their reach. Both people, their families and communities benefit from the arrangement and the costs are very low.

4.19 The Homeshare scheme vets potential homesharers and there are now 7 programmes operating around England.

Co-Housing¹

4.20 Co-housing is a way of living for all ages which combines three essential elements:

- Self-contained homes with some shared facilities
- Residents involved in the creation, ownership and maintenance of the communal facilities
- Intentional neighbourhood design: scale and layout designed to create social contact and a sense of community

4.21 Senior co-housing has been pioneered in Denmark and the Netherlands. There is at least one group of people looking at co-housing in Bradford.

¹ First Stop Care Advice

5 THE BRADFORD CONTEXT

Local Policy Context

The Big Plan for the Bradford District 2008-2011 – our sustainable community strategy

5.1 The Big Plan sets out the most important tasks for improving the Bradford District over the next three years. It is our 'Sustainable Community Strategy' which all Districts must have and is produced by the Council and its partners to create a better quality of life for everyone.

5.2 Its vision is 'by 2020 Bradford will be a vibrant, prosperous, creative, peaceful, diverse and inclusive place where people are proud of their shared values, and work together to secure this vision for future generations'. It has three overarching priorities (Regeneration, Education and Skills) covering six key themes:

- Prosperity and regeneration
- Children and young people
- Safer communities
- Health and wellbeing for all
- Improving the environment
- Strong and cohesive communities

5.3 The plan recognises the projected growth in the number of older people in the District and recognises the need to work together to make sure that everyone takes action to remain healthy, active and independent as they age, so that they maintain quality of life and are able to contribute to the wellbeing of the District.

"We want all people over the age of 50 to be able to maintain their independence, dignity and respect. They should feel valued and be able to lead healthy, active and productive lives, confident that support will be available for them when and where they need it. In the future, we want people to have the maximum control to make informed choices about the support they receive and so they remain healthy and well for as long as possible."¹

5.4 The plan presents the following actions to address the key priority of 'health and wellbeing for all':

- Provide more opportunities for older and disabled people to access and use public spaces, and mainstream services such as libraries, sports centres, leisure and cultural activities, etc.
- Implement an Affordable Warmth Strategy for those faced by fuel poverty.
- Increase resources for the Supporting People programme, improve access to housing and related support for vulnerable people, and prevent homelessness
- Speed up adaptations for disabled people through Disabled Facilities Grants

¹ The Big Plan for the Bradford District 2008-2011

- Work with developers and landlords to provide more homes to Lifetime Homes standard and more Extra Care housing
- Expand our Telecare network to enable people to continue to live safely at home

5.5 Points to note

5.6 There are a number of key priorities and actions that have already been adopted by the Council that should be incorporated into a review of the strategy. Specifically we need to consider the vision to ensure older people feel able to contribute to the overall wellbeing of the District.

Sustainable Homes and Neighbourhoods in a Successful District – Joint Housing Strategy for Bradford 2008-2020

5.7 The Joint Housing Strategy represents the commitment of the Council and its partners to meet the housing requirements of the District. Its vision is 'to provide housing within the context of a broader place-shaping agenda so that housing actions work well with the key elements that make great places, such as the local economy, resulting in greater and more lasting impact'. The challenge for the District is to achieve inclusive and sustainable housing and economic growth which reaches all members of the community. Its three main objectives are:

- More Homes – that are high quality and affordable
- Quality – Improving existing homes, neighbourhoods and providing quality services
- Inclusion – Meeting the needs of vulnerable people

5.8 The strategy recognises the need for more new homes but specifically more new homes that are appropriate to the needs of the population (including older people). Under the theme of Inclusion the strategy sets out its vision to increase the number of homes built to Lifetime Homes standards.

5.9 In addition it recognises that older people have rising expectations about the quality of housing services they receive. Traditional forms of housing provision – older people's flats and sheltered housing – are no longer meeting their expectations.

5.10 Whilst, in the future, most older people will be owner occupiers, they will often have very low incomes (capital rich, income poor). Older people often find it difficult to organise and fund essential work and our approach will be to provide practical and financial support to enable elderly home owners to look after their homes.

5.11 Some older people, perhaps because of their frailty, will need specialised older persons housing. Future housing provision will include an increased amount of 'extra care' or 'elderly village' housing designed to provide high-quality independent homes but with provision for intensive support for the very frail.

5.12 The strategy sets out the commitment to refresh the older people's accommodation strategy in 2009-10.

5.13 The strategy sets out the following actions in relation to elderly people:

- Promote the use of Home Appreciation loans to vulnerable homeowners
- Provide a Home Improvement Agency scheme for elderly homeowners
- Provide a handypersons scheme for elderly homeowners
- Deliver an effective major adaptations service to people with disabilities which processes applications more quickly
- Provide socially inclusive support services with a significant shift towards floating support, with improved integration into mainstream services
- In line with the Older People's Action plan, develop a Housing Options Service for older people to enable them to make informed choices on their housing and related support options
- Further develop the role and contribution of telehealth/telecare to support people to remain safe within their own home or enable more vulnerable people to be supported in Extra Care Housing
- Implement the Affordable Warmth Strategy and work with utilities and partners to reduce the numbers in fuel poverty and offer all those aged 60 or over free loft and cavity wall insulation.
- Incorporate government requirements for lifetime home standards within the LDF and apply a more robust approach to delivering lifetime homes as an immediate priority
- Remodelling of sheltered bedsit and studio accommodation
- Improve the supply and spread of Extra Care housing within the District so that Extra Care will provide an option for people to remain within their local neighbourhoods/communities

5.14 Points to note

5.15 It is obvious that a key strand of the Joint Housing Strategy is to enable inclusion and a significant part of this is about ensuring an increasingly growing numbers of older residents have the information, support and options available to them to enable them to stay healthy and continue to contribute to society.

5.16 There are a significant number of actions already adopted by the Council through the Joint Housing Strategy and these will need to be incorporated into the older person's accommodation strategy refresh.

'Supporting Independence' Bradford's Accommodation Strategy for Older People 2006-2009

5.17 The Bradford Accommodation Strategy for Older People was the first strategy within the Bradford District that specifically relates to the accommodation needs of older people.

5.18 The vision of the strategy is 'To promote active ageing, quality of life and well-being by improving the quality and choice of housing of all tenures across the District, and by developing models of housing and housing support services which address the needs of all older people'. The strategy is based on three outcomes:

5.19 **Outcome One** – For all older people to be able to make informed choices about their housing options to enable them to plan to maintain independence and control over their lives.

5.20 **Outcome Two** – For all older people to live in good standard, accessible and appropriate housing to enable them to achieve and sustain a good quality of life.

5.21 **Outcome Three** – For dependent older people to have the choice of a range of housing options, including mainstream housing, specialist accommodation and support services to maintain a good quality of life and as much independence as possible.

5.22 The strategy contains a number of actions intended to achieve the outcomes listed above.

5.23 **Issues to consider**

5.24 Whilst there are many aspects of the current strategy that will still be relevant, the demographic changes within the District and publication of the national strategy since this document was written means that there are a number of issues to consider when reviewing strategy:

- There will be national information and advice services for older people and we need to ensure we do not duplicate these services locally. Instead, local services should complement and supplement national advice services.
- Significant work has already been achieved within the District since the strategy was written
- The household circumstances and expectations of older people are changing
- Whilst considering lifetime homes within the action plan the strategy itself does not consider how we plan to ensure what we build now will work for us in the future

Adult Services 5 Year Strategy 2007-2012

5.25 The Adult Services 5 Year Strategy sets out how the Department of Adult Services plans to improve the quality, scope and range of its services. The strategy recognises the growth in the numbers of older people living in the District and that improvements in life expectancy will lead to increased numbers of people experiencing functional impairment, dementia and sensory loss.

5.26 Amongst others, the strategy recognises the following strategic challenges relating to older people:

- Increased provision of support to meet demographic pressures
- Personalised care – Government policy states that all authorities should move towards providing greater choice and control to clients.

- Move towards a preventative model of care – this will have long term positive benefits in terms of quality of life and on the costs of care.
- Extra Care and Telecare – these models of care will enable people with higher levels of needs to maintain a greater degree of independence and provide an alternative to residential care for clients with higher levels of needs.

Thinking about Tomorrow: Taking Action Today – The Bradford District's Older People's Partnership Renewed Strategy 2007-2010

5.27 The Older People's Partnership was established in 2005 to champion and lead strategic partnership working for older people in the District as part of three cross cutting partnerships within the Bradford District partnership structure. Its vision is 'for all people over the age of 50 to be able to maintain their independence, feel valued and lead healthy active and productive lives confident that support will be available for them when and where they need it'.

5.28 This strategy aims to promote the independence and wellbeing of people who are growing older in Bradford. Key to this is challenging current perceptions about ageing and ensuring the skills and life experiences of older people are recognised as an asset to help ensure the future well-being and prosperity of the District as a whole.

5.29 Amongst other themes, Housing and Fuel Poverty are identified as major issues; older people spend between 70%-90% of their time in their own home. People over the age of 60 who live alone account for 36% of the households in fuel poverty, making them the largest group in fuel poverty.

5.30 The strategy was drawn up in consultation with older people. Through neighbourhood action planning they said (amongst other things):

- Appropriate levels of support need to be provided to older people to maintain them within their own homes e.g. floating housing support, home care, Telecare, Careline, shopping services etc.
- We need to recognise that the provision of good quality housing is a fundamental element of wellbeing.
- The District needs to ensure that all housing falls within the Decent Home Standards. Private Sector housing conditions continue to be improved e.g. for older owner occupiers by the continued provision of a Home Improvement Agency in the District.
- The importance of home safety to continue to be recognised, e.g. through partnership working with the West Yorkshire Fire Service, PCT, Adult Services, DWP etc. to identify vulnerable older people most at risk in their home through fire, falls.
- Better specialist housing within the neighbourhoods we know.
- Practical help in the home to remain independent, not feeling forced into residential/nursing home care
- Improve provision and scope of pre- and post- retirement planning courses / training / support

- Make information available on property ownership, equity release schemes, care costs, the provision of outreach information on credits and benefits

5.31 Housing is identified as one of six theme critical issues with a broad objective of ensuring that there is enough housing that meets the needs of older people, and support to help them stay in their homes.

- Increase the provision of decent, safe, energy efficient, healthy homes
- Increase support for people to remain at home – as well as individualised care, this may include aids and adaptations to homes, and telecare to support people with disabilities, long term conditions and their carers.
- Increase the capacity and choice for older people requiring supported housing – Increasing numbers of older people living longer will mean more people will require support from extra care housing, sheltered housing, floating support, etc. Capacity and choice for older people needs to keep pace with anticipated demand and different expectations from the past.

5.32 Points to note

5.33 There is a need to take note of what older people have already said through consultation carried out through the Older People's Partnership. The objectives already adopted by the partnership should be incorporated into the review of the strategy.

Local Planning Policy**5.34 Replacement Unitary Development Plan 2005 Policy D1**

5.35 Policy D1 sets out the requirement for all new development proposals to make a positive contribution to the environment and quality of life through high quality design, layout and landscaping. In particular they should (amongst others) allow for flexibility to adapt to meet changing needs and circumstances and provide access for those with physical disabilities; and not harm the amenity of prospective or existing users and residents.

5.36 Sustainable Design Guide Supplementary Planning Document

5.37 The Sustainable Design Guide Supplementary Planning Document (SPD) was adopted by the Council in 2006 and is linked to the Council's current Unitary Development Plan (UDP). The guide sets out advice to developers and householders on all aspects of sustainable design, including energy efficiency, conservation, construction impact and longevity. Lifetime Homes standards are identified as good sustainable design in the guide.

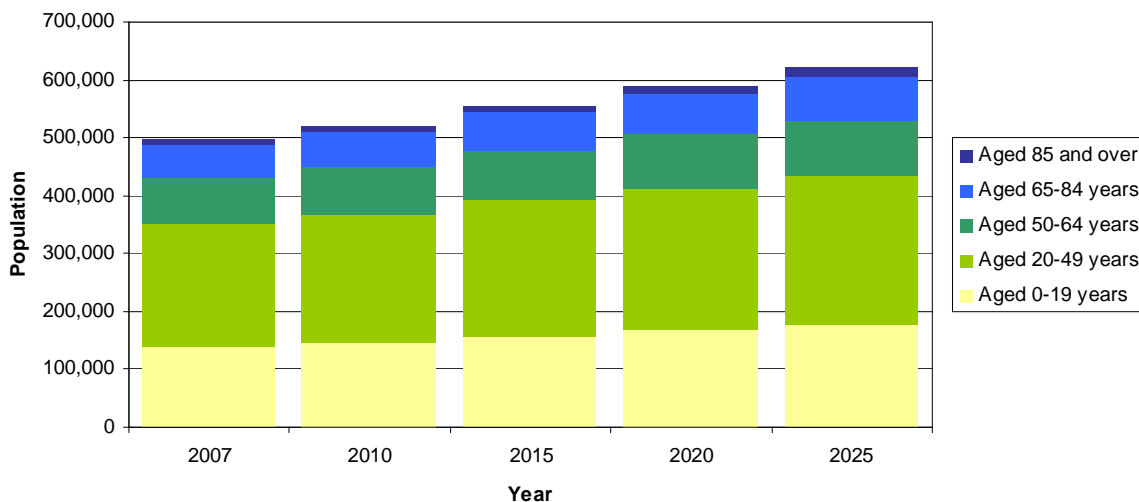
5.38 The Council is currently in the process of developing a new Local Development Framework which will replace the UDP.

5.39 Bradford Strategic Housing Market Assessment

5.40 The Council is currently in the process of developing the Local Development Framework (LDF) which will replace the Unitary Development Plan. As part of the evidence base for the LDF the council has commissioned a Strategic Housing Market Assessment (SHMA). The SHMA is a study, which provides a detailed understanding of housing markets. It provides an evidence base for estimating housing need and demand across the District, considers future demographic trends, and identifies the accommodation requirements of specific groups such as BME groups, first time buyers, disabled people and older people. The outputs from the SHMA will help inform future planning policies in the LDF. The SHMA has identified that the number of people aged 60 or over is projected to increase by 31.3% from 93,900 in 2009 to 123,300 by 2026 and a major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for Bradford's older population.

Population estimates and projections

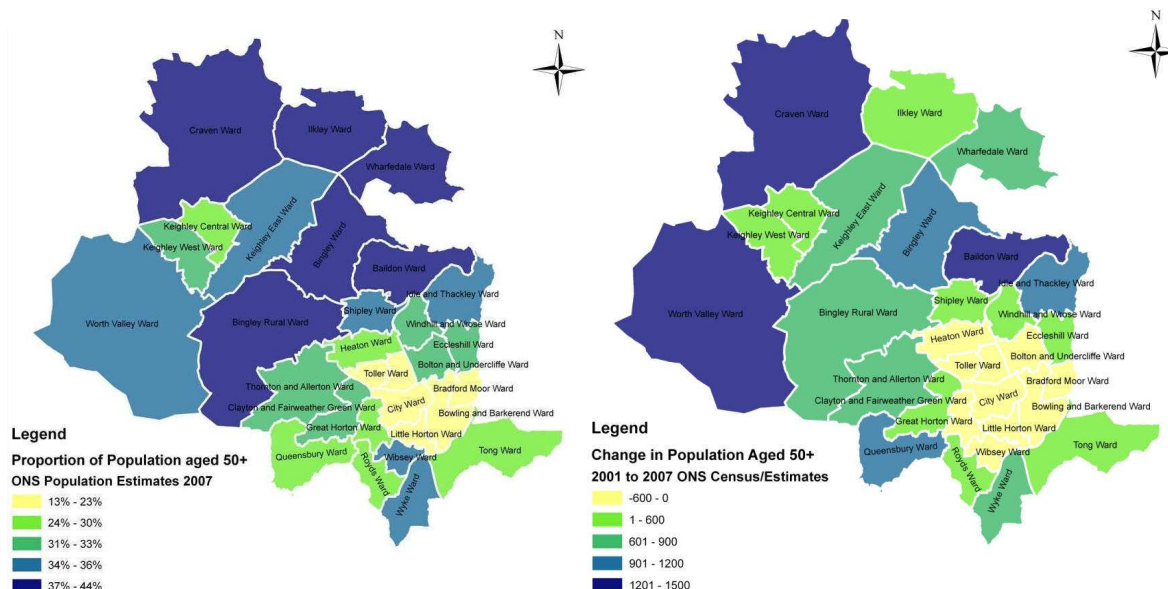
Figure 5-A ONS Population Projections 2008 – Bradford District



5.41 Unlike many parts of the UK, both the younger and older sections of the population are set to increase to 2025. The proportion of the population made up of each age group remains relatively steady with the over 50s making up 30% of the population in 2007 and 2025. However, as the population as a whole is expected to increase there will be an extra 13,600 people aged 50-64, an extra 11,900 people aged 65-84, and an extra 3,600 people aged 85 or over by 2020.

Figure 5-B Proportion of popⁿ aged 50+ 2007

Figure 5-C Change in Popⁿ Aged 50+ 2001-2007



5.42 Figure 5-B and Figure 5-C show the geographical distribution of the over 50s within the District (ONS Experimental population estimates for small areas – based on patient registration data – for more information see ONS website). Whilst caution should be

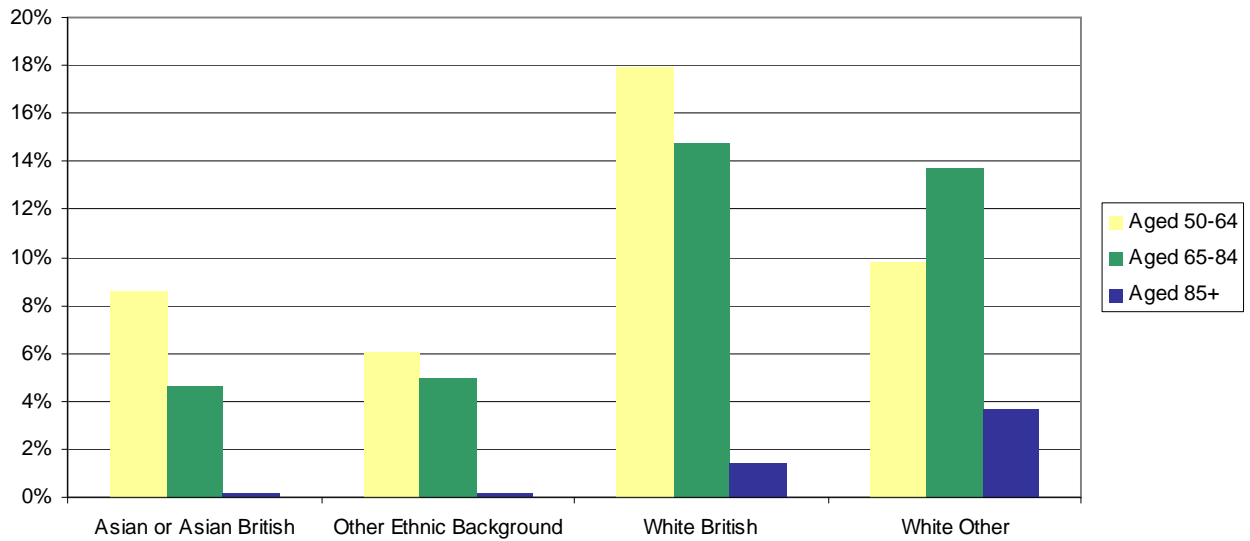
exercised when interpreting these estimates due to their experimental nature, it is clear that there are significant differences in population age profiles at a sub District level.

- The inner city sees the lowest proportion of older people with Toller, Manningham, City, Little Horton, Bradford Moor and Bowling & Barkerend wards having an estimated population of 20,187 people aged over 50.
- The suburban and rural areas of the District see higher proportions of older people with Craven, Ilkley, Wharfedale, Bingley, Bingley Rural and Baildon wards having an estimated population of 37,174 people aged over 50 (nearly 17,000 more than the inner city wards).
- In addition, the inner city has seen a reduction in the number of people aged over 50 during the last 6 years whilst Craven, Worth Valley and Baildon have seen big increases.
- Wibsey ward is interesting as it has experienced a small decrease in older people over the last 6 years whilst still having a relatively high proportion older people.
- Conversely, Queensbury ward has seen a large increase in the number of older people over the last 6 years yet having a lower than District average proportion of older people.
- Breaking down the figures further into smaller age bands, it is notable that even amongst the inner city, there were significant increases in the numbers of people aged 50-64 over the last 6 years. Whether this would imply a future increase in the numbers of those aged 65+ would depend largely on life expectancy.

5.43 Consultation carried out for the Strategic Housing Market Assessment¹ in November 2009 looked at what made specific areas more desirable. It was clear that the quieter environment was a considerable draw but it was felt that most people were likely only to make small jumps in geographical location with a preference to stay local. Muslim communities said they had specific requirements that suit their culture and lifestyle and prefer the city centre and suburbs so that a mosque would remain in walking distance, along with easy access to shops, GP, hospital, community centre etc.

¹ Older People's Focus Group.

Figure 5-D Proportion of ethnic group within age band (2007 ORS Housing Needs Survey)

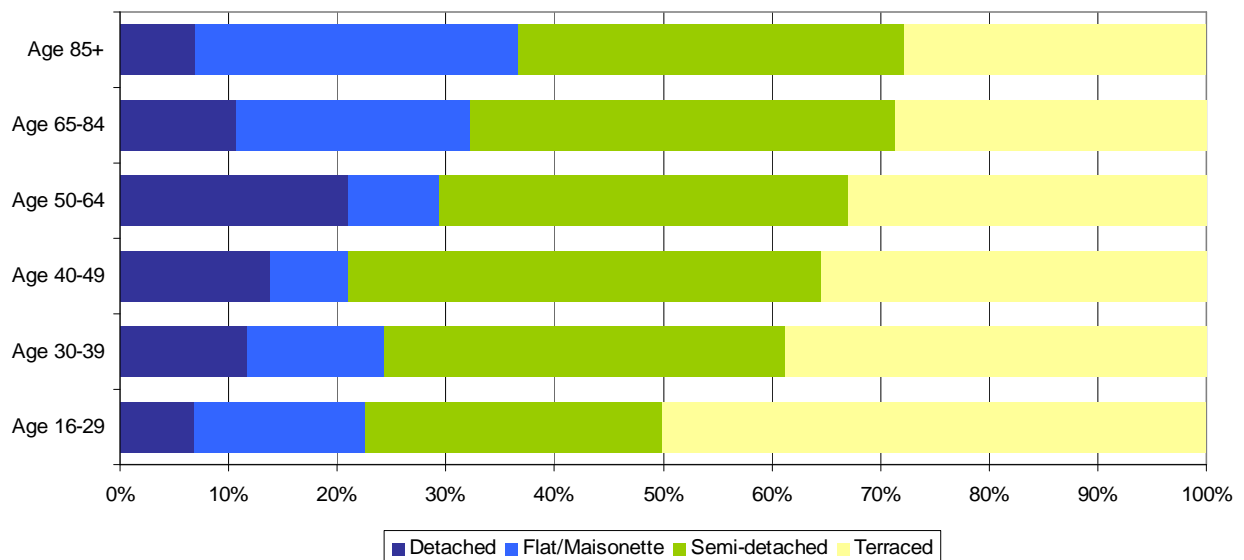


- It is clear from the 2007 Housing Needs Survey that the BME population has a much younger age profile than the White British population. Figure 5-D shows that 34% of the White British population is aged over 50, in comparison just 13% of the Asian population is aged over 50. In addition, whilst 24% of the population as a whole is of Asian origin, this proportion reduces by age. 14% of 50-64 year olds, 9% of 65-84 year olds, and 3% of people aged over 85 are of Asian origin. Assuming converging life expectancy between BME groups and White British groups we would expect higher proportions of BME elders in the future.

Household circumstances

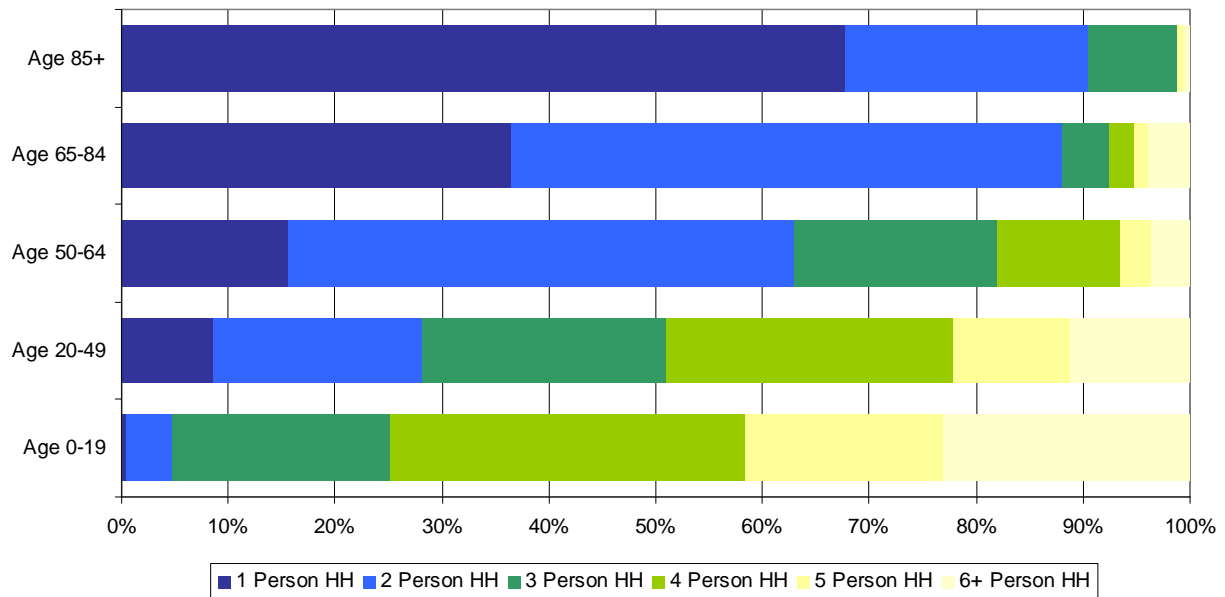
5.44 The following sections are based on a household survey conducted in 2007 by ORS of 3,250 households across the District. It is important to note that this survey does not include those people in residential or nursing care homes.

Figure 5-E – Property type by age of household head (2007 ORS Housing Needs Survey)



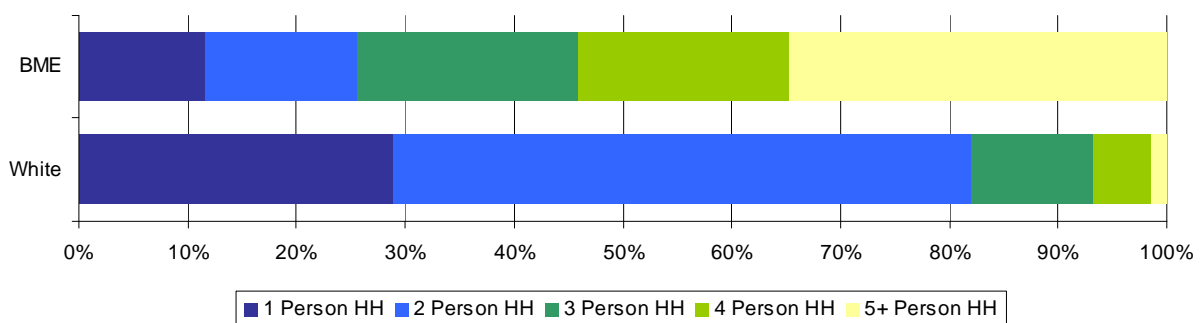
5.45 There are some interesting trends in relation to the property type occupied by different age households. Whilst the likelihood of living in a terraced property reduces with age, nearly a third of households occupied by people aged over 50 still live in terraced property. The proportion of people living in detached properties peaks in the 50-64 age group with flats becoming increasingly popular for the over 65s. The proportion of households living in semi detached properties remains relatively consistent suggesting that this build form is proving adequate regardless of the age of the household.

Figure 5-F – Household size by age group (as a proportion of age group) (2007 ORS Housing Needs Survey)



5.46 Figure 5-F demonstrates that single person households are more likely the older the occupier. 22% of single person households are people aged 70-79; in comparison just 8% being occupied by people aged 20-29. Ninety percent of 70-79 year olds live in households of two people or less.

Figure 5-G – For over 50s – size of household by Ethnic Origin (2007 ORS Housing Needs Survey)

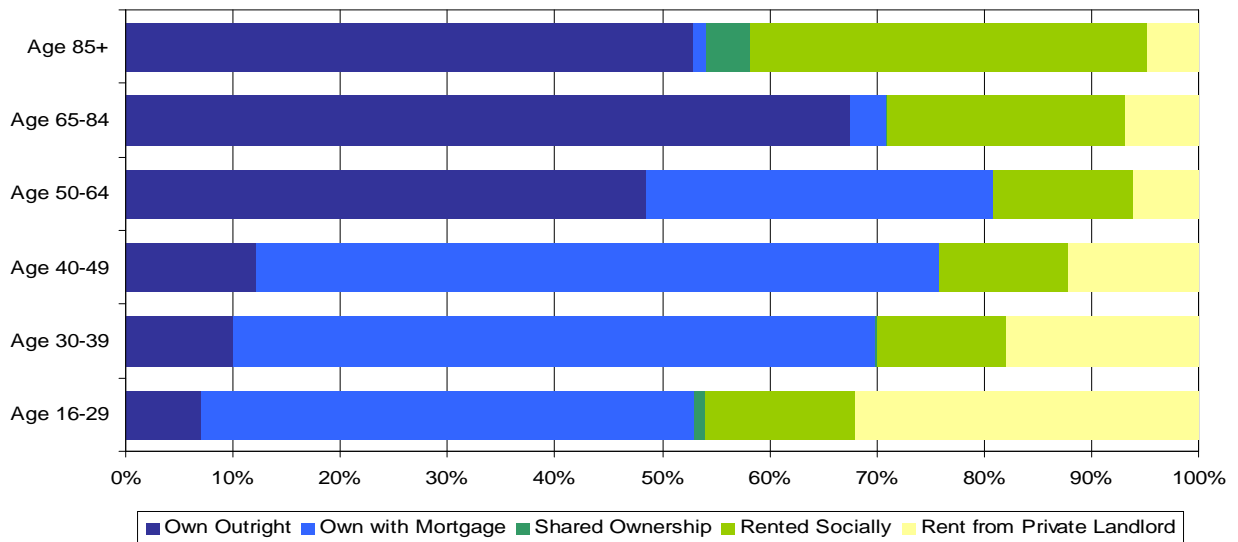


5.47 Regardless of ethnic origin, the older people get the more likely they are to live alone, however, Figure 5-G shows that people of BME origin aged over 50 are far more likely to live in larger households than their white counterparts.

5.48 Muslim elders, consulted for the Strategic Housing Market Assessment in November 2009 explained their expectation that the younger members of their families would

continue to live in one multi-generational household and thus members of the family unit would provide support for each other. However, an increased westernisation of the younger household members has meant they are increasingly choosing to move out the household into their own home and this presents issues for the elders who find themselves in large properties with less family support.

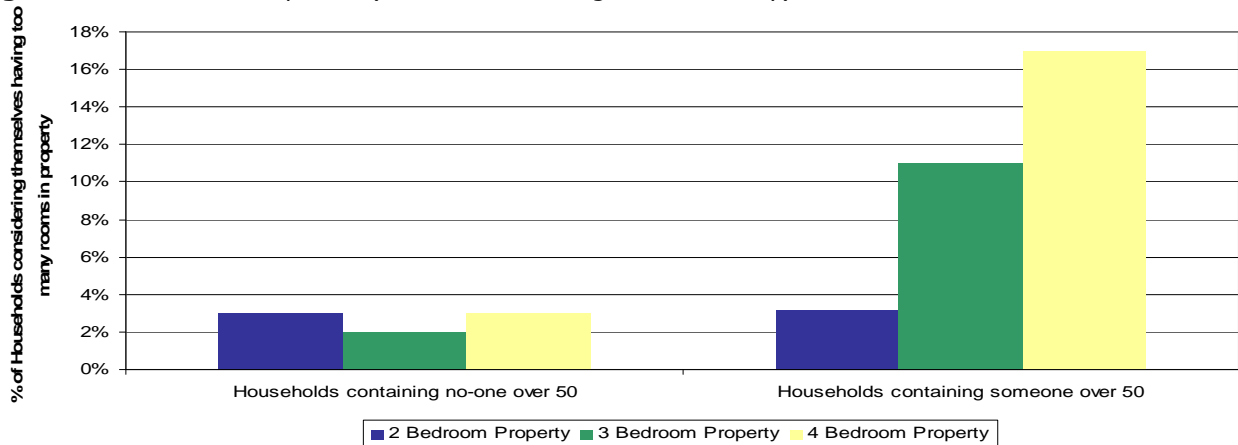
Figure 5-H – Tenure by age of household head (2007 ORS Household Needs Survey)



5.49 Overall home ownership peaks in the 50-64 age group with outright ownership peaking in the 65-84 age group. The proportion of households socially renting increases significantly in households currently aged 65+. As those people currently aged 50-64 get older, it is likely that the proportion of households that owner occupy will increase and the proportion socially renting will decrease amongst the older age groups, which could potentially impact on the demand for socially rented older people’s housing. Interestingly, 6% of households aged over 50 are privately renting which is a tenure that is often overlooked when considering this age group.

5.50 Long term there are potential considerations to take account of when those currently aged 16-29 reach retirement age as a third of households in this age group are currently privately renting (a relatively new phenomenon to this extent). Current economic circumstances will impact upon this age group their chances of gaining their first foot on the housing ladder. It is difficult to predict whether economic circumstances will allow this group into home ownership in the future but if they continue to remain in private rented property they will not therefore, be able to use equity release to fund their retirement.

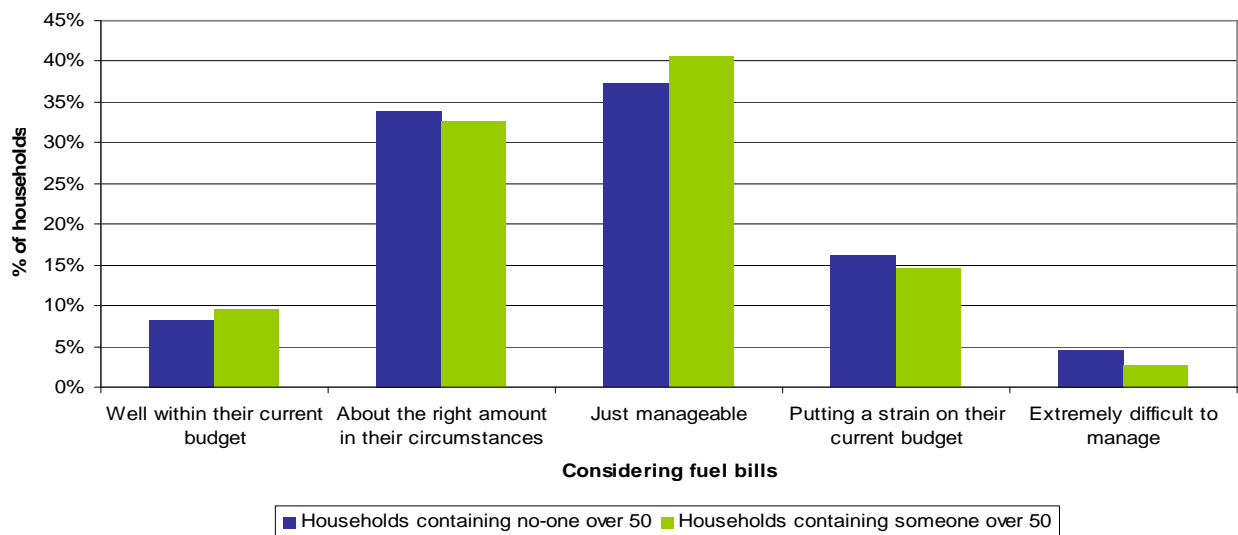
Figure 5-I – Under Occupation (2007 ORS Housing Needs Survey)



5.51 Figure 5-I shows older person households are more likely to consider themselves under-occupying than younger person households, but crucially only when they have 3 or more bedrooms in their property. This suggests that many older person households still see the requirement for 2 bedrooms even though their household size is likely to be smaller.

5.52 The 2007 Housing Needs Survey identified that 10% of 1 and 2 person older person households wanted to move home at the time the survey was conducted. Of this group, 53% would only consider at least 2 bedrooms and 21% at least 3 bedrooms. Only a quarter would consider a single bedroom (this reduces to 9% when looking only at 2 person households).

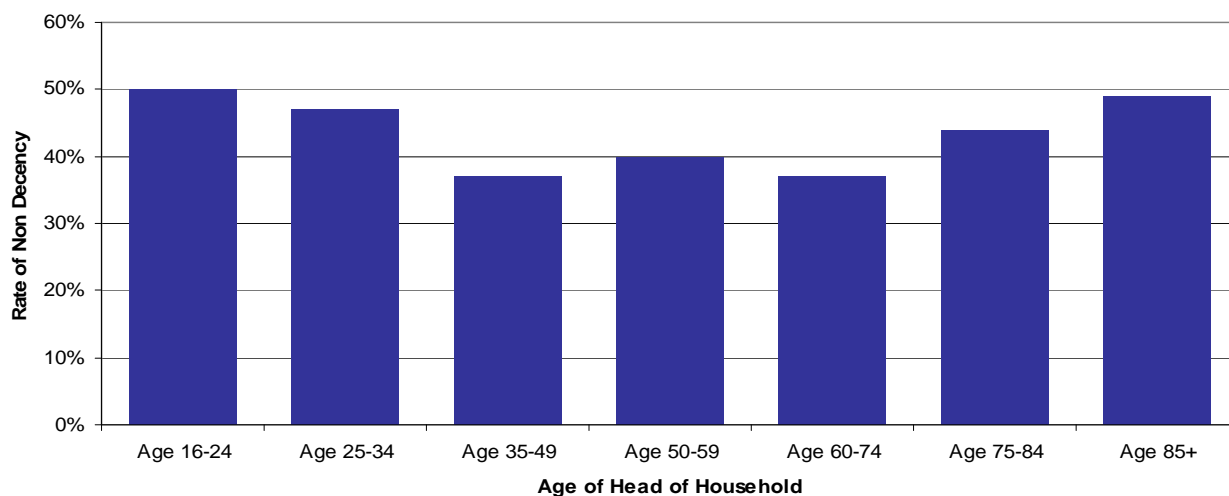
Figure 5-J – Fuel Bills (2007 ORS Housing Needs Survey)



5.53 Although closely matched, Figure 5-J shows it is actually younger households that consider themselves to have more issues paying fuel bills. In addition, figures from the 2007 Private Sector Stock Condition Survey report that 28% of under 25s are 'fuel poor' in the District in comparison to 25% of over 65s. Whilst, it is generally accepted that older people spend longer in their own home and therefore will spend more on energy, this chart shows that current interventions such as winter fuel payments appear to be working.

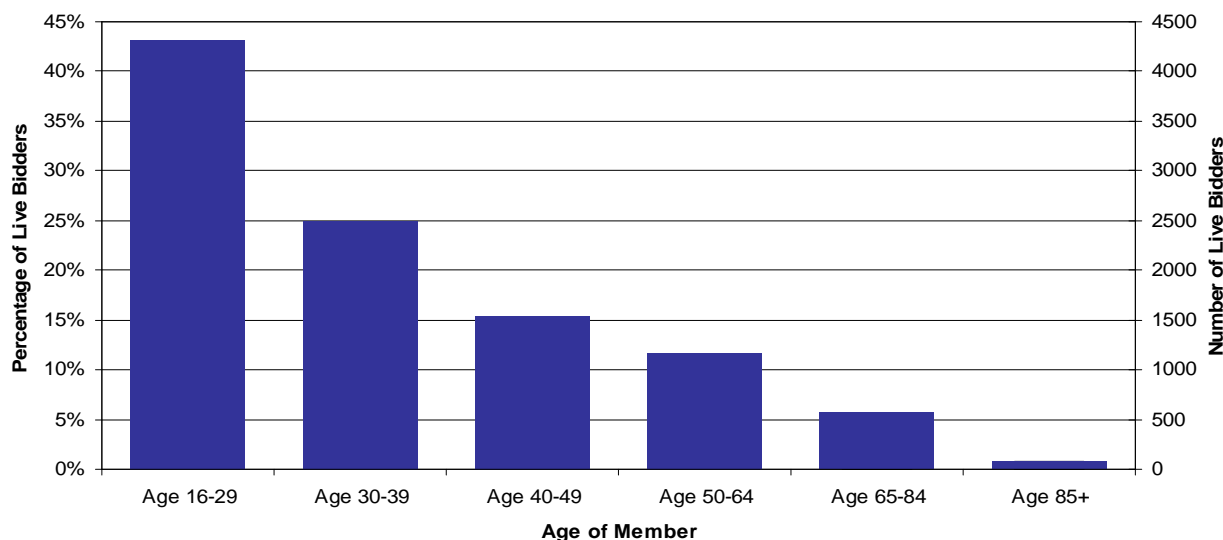
Further intervention specifically targeting older people could possibly be discriminatory to younger households.

Figure 5-K – Non Decency by Age of Head of Household (2007 CPC House Condition Survey)



5.54 Figure 5-K is taken from the 2007 Private Sector Stock Condition Survey which was conducted by professional surveyors (and as such is not open to the perception of the householder). It shows that issues with non-decency only become an issue for the very old (those aged 75+); however, younger households have worse levels of non-decency.

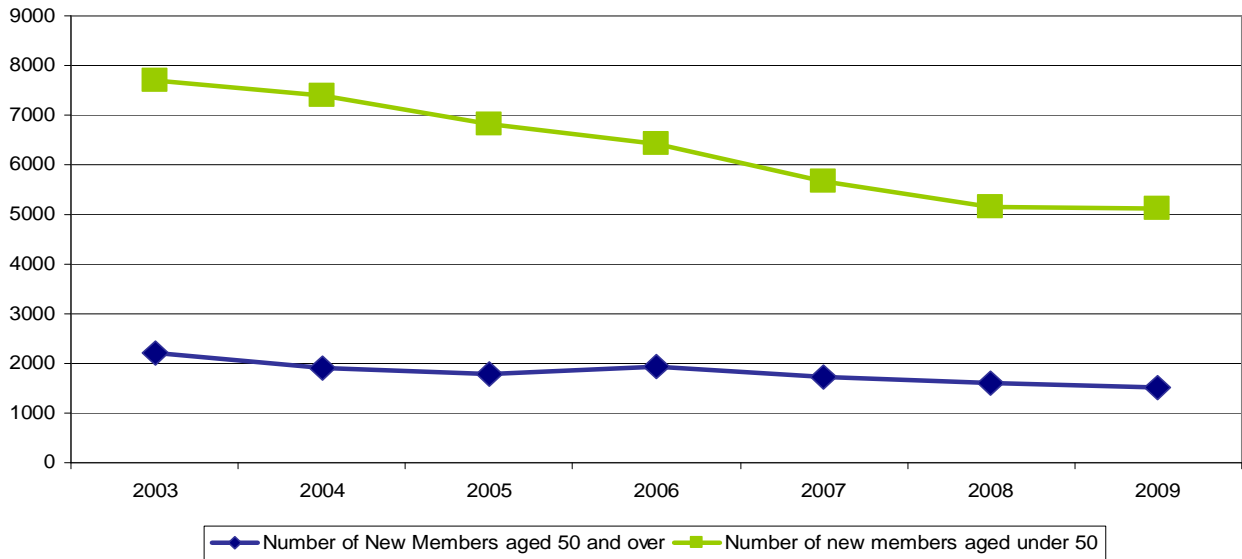
Figure 5-L – Social housing waiting list - Current live¹ bidders on Homehunter by age (Homehunter 2009)



5.55 The majority of demand for social rented property is from younger households with over 40% of current live bidders being aged under 30. 18% of live bidders are aged 50 or over which represents just over 1,800 households.

¹ Defined as members who are registered on Homehunter, who have not yet been successful and have placed at least one bid in the last 12 months

Figure 5-M – New member registrations on Homehunter by age of member (Homehunter 2009)



5.56 Whilst the number of new member registrations on Homehunter has been reducing year on year since 2003 regardless of the age of the member, there has been a far bigger reduction in younger households than older households. The proportion of new members aged over 50 has increased from 20% of all members registered in 2004 to 24% of all members registered in 2008. The average age of all new members has generally increased by one year each year between 2005 and 2008. Figure 5-N shows that older households are on average housed quicker than younger households.

Figure 5-N – Average wait between registering and being successful for social housing (Homehunter 2009)

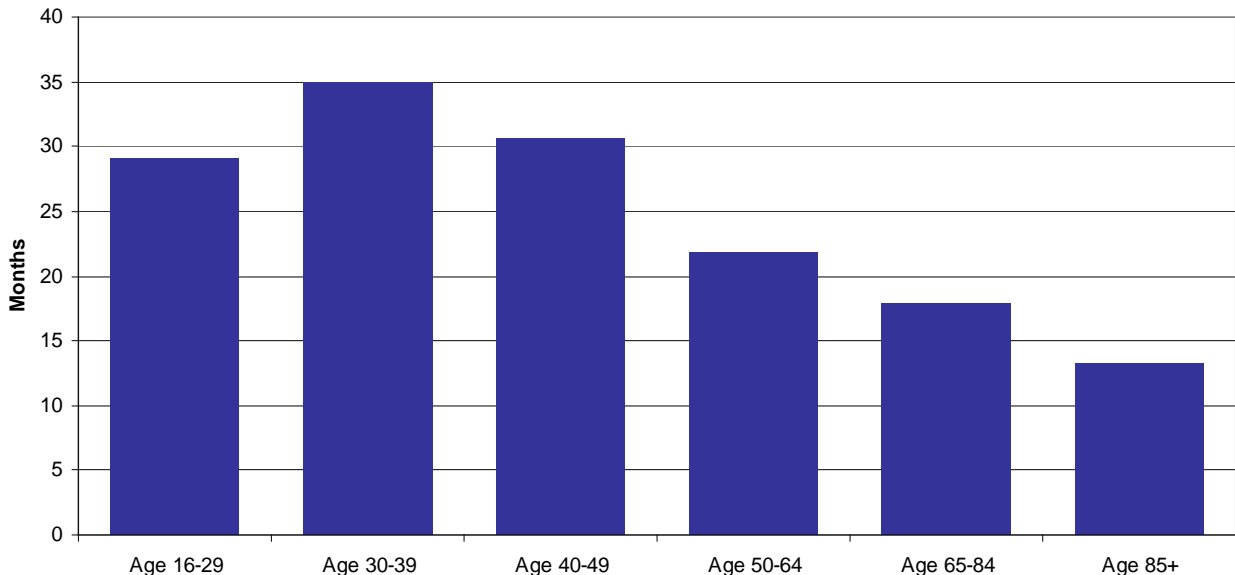
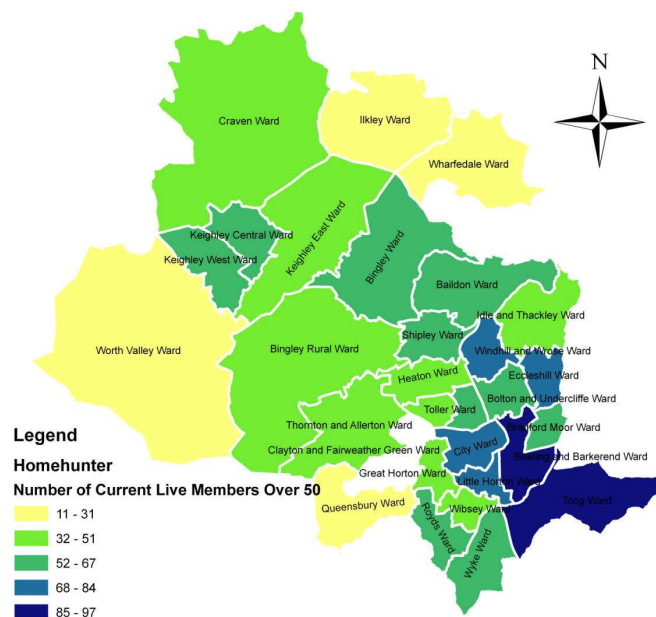


Figure 5-O – Number of current live members on Homehunter, aged over 50 by Ward (Homehunter 2009)



5.57 Figure 5-O shows that there are higher numbers of older people registered currently living in areas with high levels of social stock. There are just 54 older people registered who are currently living in Ilkley, Wharfedale or Worth Valley wards (representing less than a third of one percent of the households in these wards). At the time of the extract (July 2009), there were 136 older people registered on Homehunter who were from outside the District.

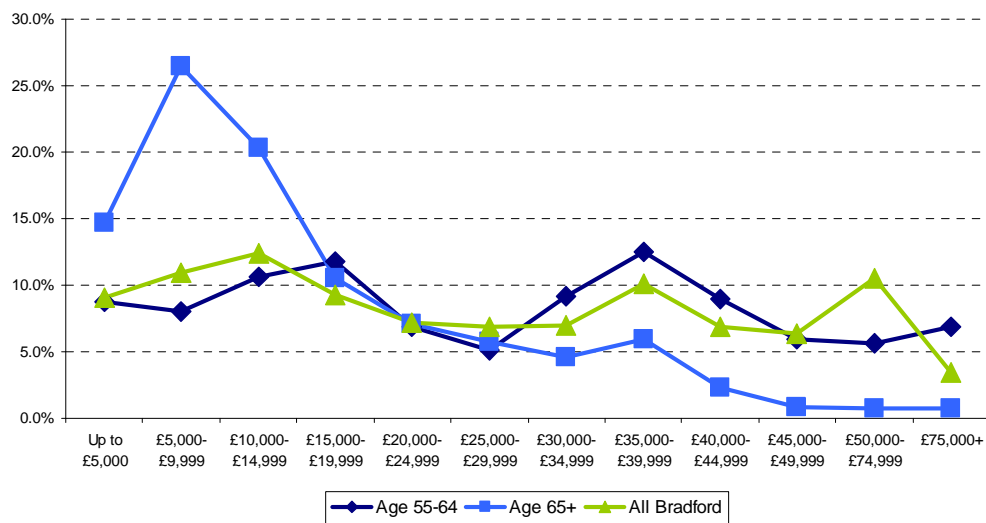
5.58 The 2007 Housing Needs Survey asked householders whether they were wanting to move home and the reasons for this. The survey identified that 13,500 older person households were looking to move home in the District. The main primary reasons for wanting to move for households aged over 50 are:

- Home is too large (22%)
- Home is too small (12%)
- Dislike the area (11%)
- Layout of home is unsuitable for health needs (6%)
- Ethnic composition (6%)
- To retire somewhere (5%)
- To live near family (5%)

Lifestyle

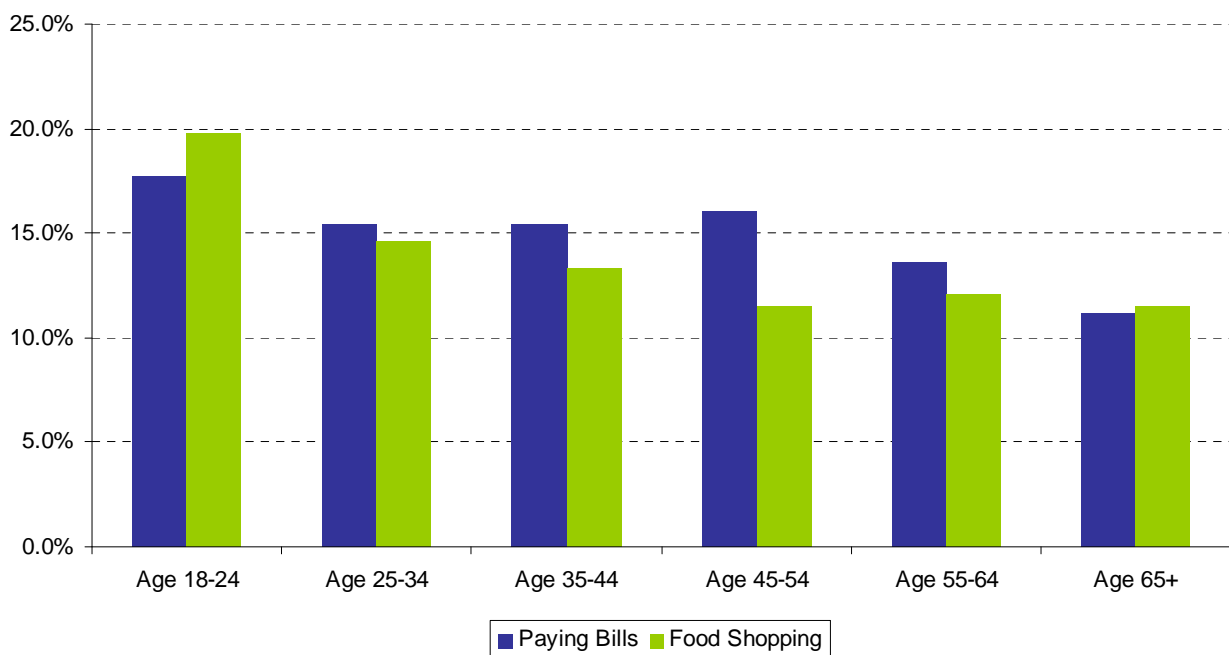
5.59 Acxiom are an international market research organisation providing detailed lifestyle insights to leading companies in the UK and abroad. Lifestyle information is collected from households using questionnaires (often linked to such things as warranty registrations or prize draws); they pride themselves on having household lifestyle data for 45 million UK adults. The statistics presented in the lifestyle section are based on Acxiom data and may not be reproduced outside this report without express permission of Acxiom Ltd.

Figure 5-P – Annual household income by age group in Bradford (Acxiom Lifestyle Data Copyright © Acxiom Ltd [2010])



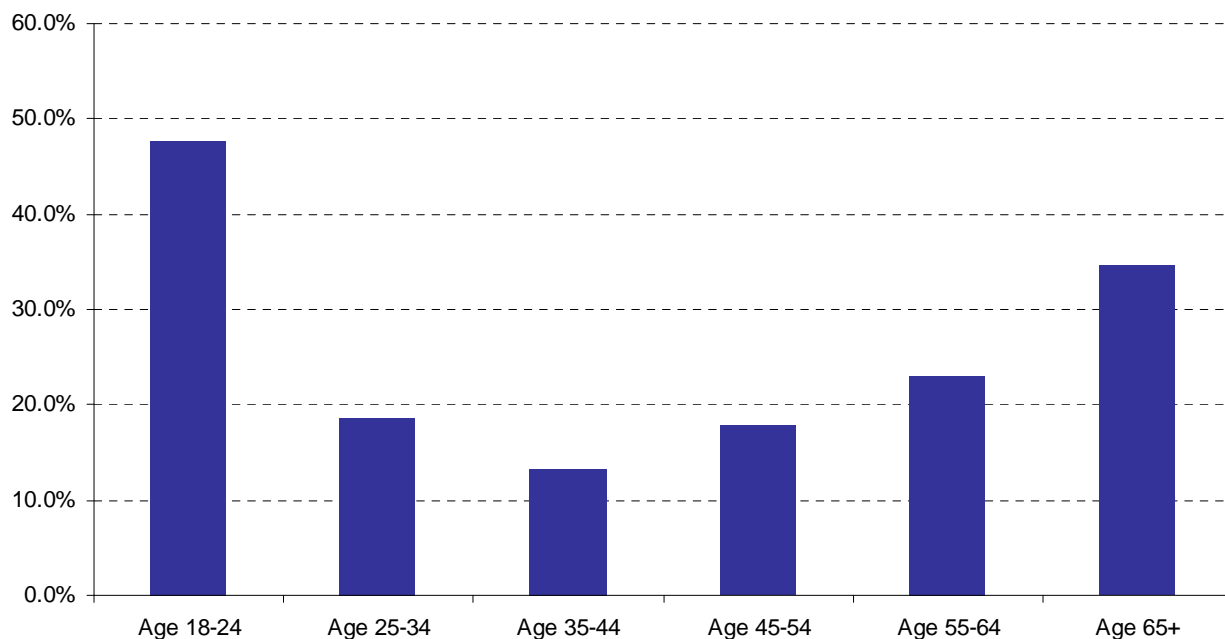
5.60 Acxiom data clearly reflects the drop in household income once individuals reach retirement age with 41% of individuals aged 65 or over earning less than £10,000 per year. This puts those aged 65 or over in the lowest income bracket of all the age groups. In comparison, 30% of those aged 18-25 (the second lowest income age group) have a household income of less than £10,000 per year. However, it is important to remember that outright home ownership also peaks in the 65-84 age group and therefore associated accommodation costs will often be much lower than for other age groups. As per fuel poverty, having problems paying bills is more acute in the younger age group as demonstrated in Figure 6-Q.

Figure 5-Q – Proportion of age group struggling with their outgoings - Bradford (Acxiom Lifestyle Data Copyright © Acxiom Ltd [2010])



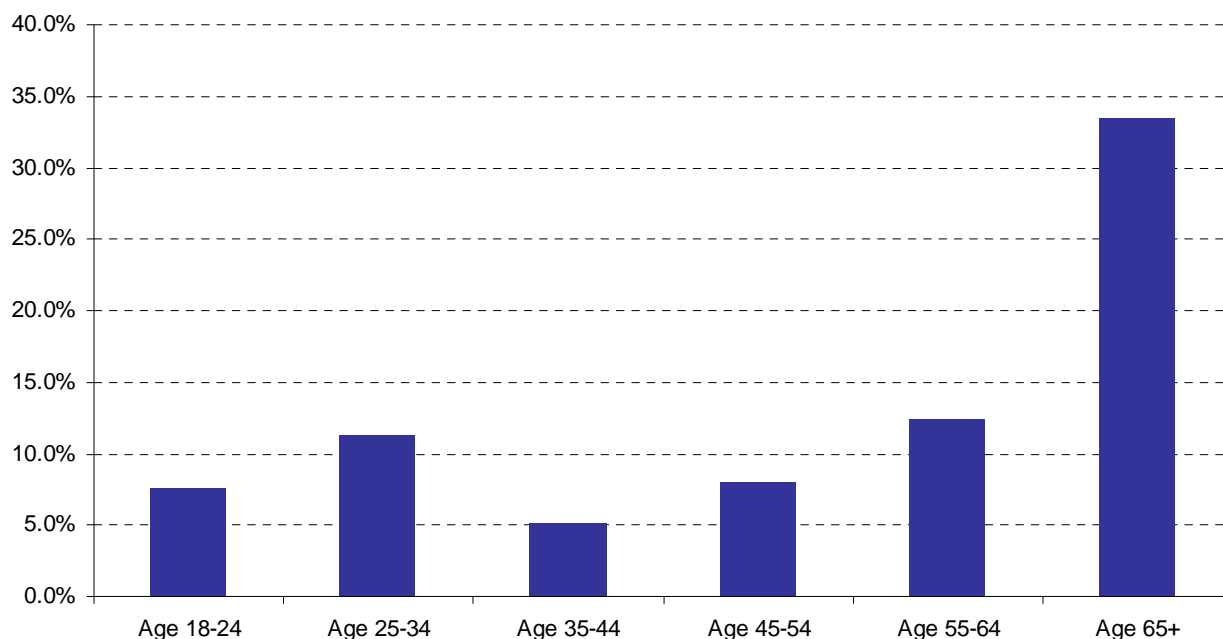
5.61 Car ownership reflects the degree of mobility a household has to enable access to services. The proportion of households having access to at least one car peaks in 35-44 age group. 23% of households in the 55-64 age group have no access to a car and 39% of those aged 65 and over do not have access. Again, car ownership is lowest in the youngest age group where nearly half of those aged 18-24 have no access to a car in the household.

Figure 5-R – Proportion of adults that have no access to a car in their household – Bradford (Acxiom Lifestyle Data Copyright © Acxiom Ltd [2010])



5.62 In addition to physical mobility, virtual mobility also enables access to services and information via the Internet.

Figure 5-S – Proportion of adults with no Internet connection at home – Bradford (Acxiom Lifestyle Data Copyright © Acxiom Ltd [2010])



5.63 This clearly shows that those aged 65 and over are significantly less likely to have an Internet connection at home. As technology gets more prevalent and as younger age groups get older, it is highly likely that more and more older people will have access in the future, especially amongst the ‘younger old’. It is also notable that even at present, a significant percentage of older people do have access to the Internet and therefore we should not assume that this medium is inappropriate for the entire population of older people. Interestingly, the proportion of over 65s with Internet access in Bradford is higher than Yorkshire & Humber as a whole (67% in comparison to 62%) but only 11% either do or would consider online grocery shopping.

Sexuality

5.64 Establishing context is often key to creating buy-in amongst policy and decision makers but measuring sexuality is much more difficult to measure than other aspects such as gender, race and disability. Other diversity issues are discussed and weaved into the relevant sections of the report as and when a specific difference or need is identified; however, it is difficult to do this for sexuality as traditional forms of identifying the group do not work. The personal circumstances of many older people from the gay community also mean that they are more likely to need to use services than their heterosexual counterparts as:

- They are twice as likely to be single
- They are two and a half times more likely to live alone
- They are four times more likely to have no children or family networks to call upon in times of need.

5.65 Therefore it is appropriate to discuss the issues relating to sexuality in this separate section.

5.66 Government estimates have worked on the principle that between 5% and 7% of the population is homosexual. Initial results from the 2010 Bradford perception survey showed 1.5% of the local population identifying themselves as lesbian, gay or bisexual (LGB) but this is likely to be an under representation due to the methodology of the survey (people are less likely to identify that they are gay in a telephone interview).

5.67 Taking this as a conservative estimate would mean there would be at least 2,200 older gay people in the Bradford District. Without taking into account the increased likelihood that LGB people will end up in supported housing, this would mean that we could estimate at least half of all specialist housing schemes, residential and care homes in the District would have a least one LGB resident.

5.68 Housing forms one of the key issues for discussion amongst older LGB people's needs and there are some very specific considerations that need to be taken into account.

- **Staying at home** – when older people have to call on formal support services to come into their home LGB people may be concerned about their privacy and the reactions of strangers to evidence of their sexual orientation (books, photographs, etc). The one place where they felt that it was safe to be themselves may no longer feel like their refuge.
- **Going into specialist housing** – LGB people are more likely to need to move to a setting where they can receive more support. This can be a difficult and traumatic decision for anyone, but for older LGB people this concern may well be heightened by the fear of facing discrimination from staff and other residents. This fear may well force them 'back into the closet' and they will pass themselves off as heterosexual (with implications for their feelings of wellbeing). Again, older LGB people may fear having personal possessions (such as photos that would remind them of a significant relationship) because of the questions these might prompt. They may also be concerned about the reactions of staff and other residents to same sex visitors. Finally, they may find social interaction with other residents difficult or even threatening if they cannot share experiences about their families or younger days.

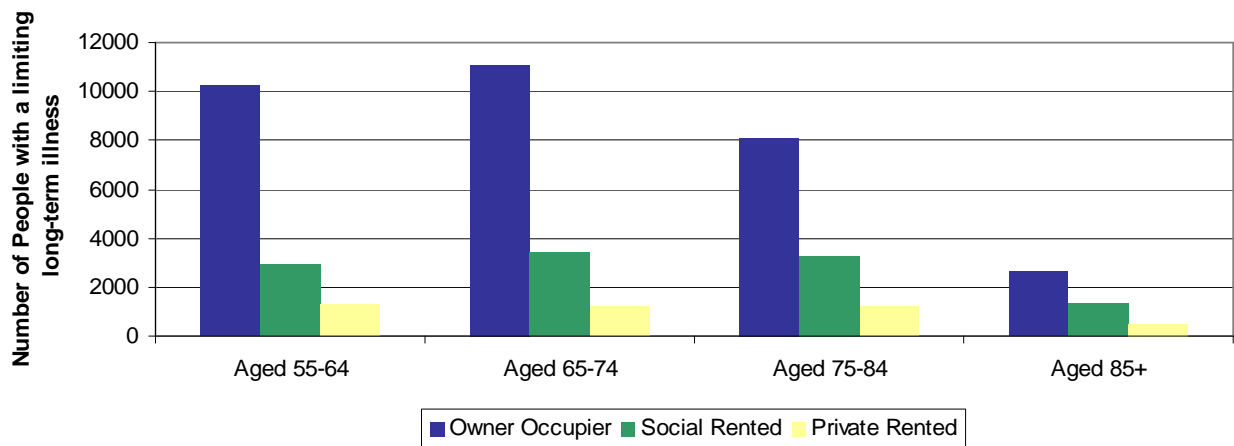
5.69 In 2006, Age Concern published a resource pack for professionals involved in care homes and extra care housing aimed at meeting the specific needs of older LGB people (The whole of me...) and there is a need to ensure that good practice identified in the pack is embedded right the way through to the delivery of services on the ground. The pack utilises the thoughts of real people to evidence the differences in good and back practice, which is summarised in the following two quotes...

*"The staff in the home very rarely gave us any time alone together and on one occasion Arthur was taken seriously ill and transferred to hospital without them notifying me. The man I love could have died and I wouldn't have been there or even known."*¹

*"It was such a relief when the manager of the extra care scheme where I was living encouraged me to open up about my lesbian identity. She didn't push me but she gave plenty of positive messages that she didn't have a problem. It immediately helped me to feel that I was accepted for the whole of me, and more important that I felt safe in my own home."*²

Care and Support Needs

Figure 5-T – Long Term Illness (POPPI – Taken from Bradford Supporting People Needs Assessment)

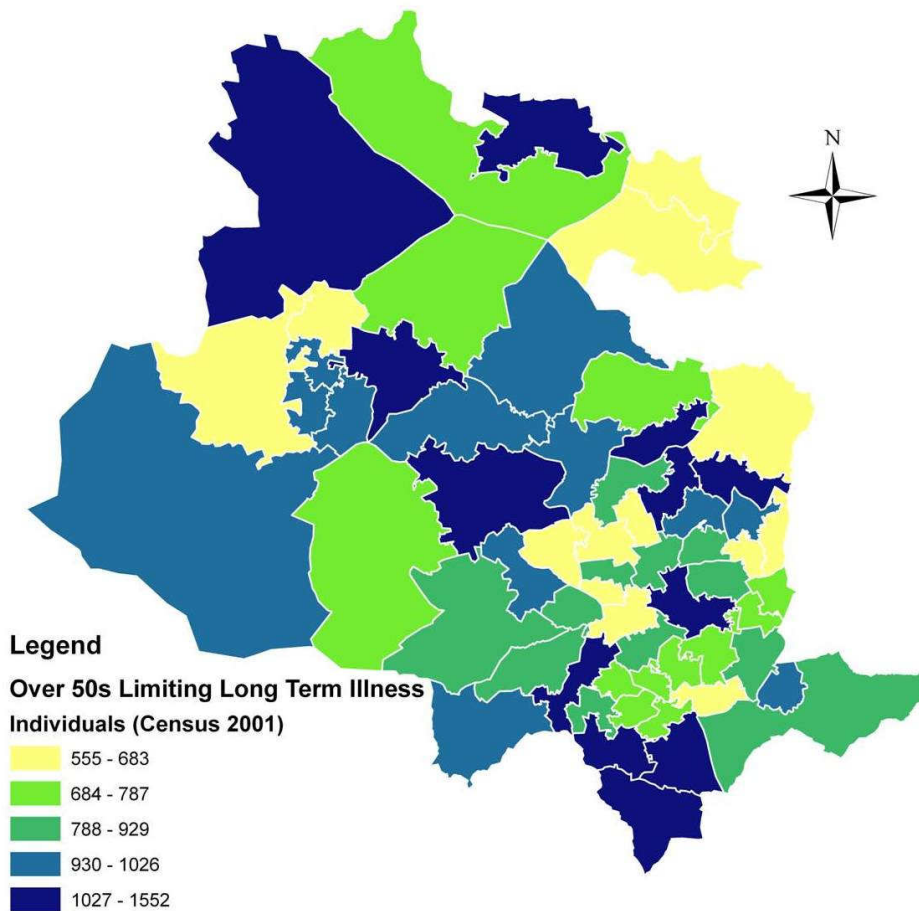


5.70 Figure 5-T shows that there are far more people in owner occupied housing who have long term illness than those living in social rented accommodation.

¹ The Whole of Me – Meeting the needs of older lesbians, gay men and bisexuals living in care homes and extra care housing – Age Concern 2006

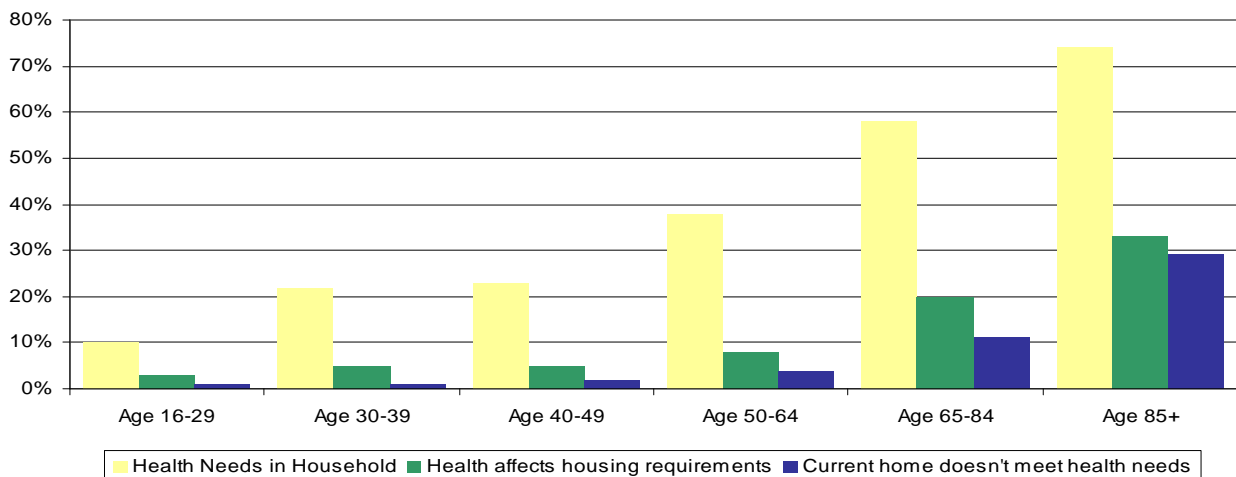
² The Whole of Me – Meeting the needs of older lesbians, gay men and bisexuals living in care homes and extra care housing – Age Concern 2006

Figure 5-U – Over 50s suffering Limiting Long Term Illness by Medium Super Output Area (Census 2001)



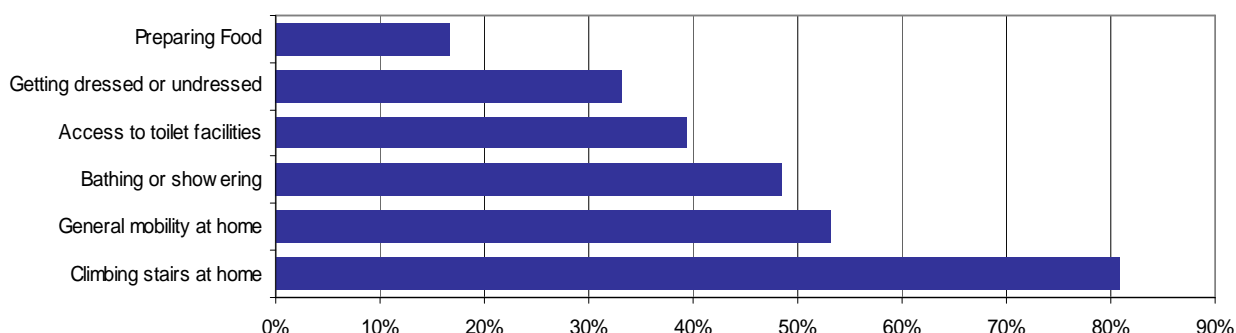
5.71 The spread of older people with a limiting long term illness across the District demonstrates higher than would be expected numbers in the city area (given the proportion of older people living there). This leads to a more patchy distribution of people suffering long term illness across the District, potentially influenced by the localised provision of care/nursing homes, and a demonstration that deprivation has knock-on impacts for health, care and support requirements.

Figure 5-V – Housing and health needs (2007 ORS Housing Needs Survey)



5.72 Figure 5-V shows that the health needs of households increase as the age of the household head increases; over 50% of households aged 65-84 consider themselves to have a health need, and over 70% of households over 85 consider themselves to have a health need. The extent to which health affects housing requirements becomes an issue for 20% of 65-84 year olds and 30% of those aged 85+, most of whom consider that their current home does not meet their health requirements. Overall this equates to over 5,500 households containing at least one person over 50, where their home does not meet their health requirements.

Figure 5-W – Causes of unmet housing health needs - householder perception (as a proportion of households with unmet need) (2007 ORS Housing Needs Survey)



5.73 Of those 5,500 households, Figure 5-W shows that the main causes of unmet housing health need are 'climbing the stairs at home' and 'general mobility at home'.

Table 5-X – Adaptations installed where household has at least one person aged over 50, where there is a housing health need and that need has been met (2007 ORS Housing Needs Survey)

Adaptations Installed	Percentage of households with measure installed, with a met housing health need
Handrails/grabrails	64%
Bathroom adaptations	56%
Single floor home, i.e. living, sleeping & bathroom facilities	30%
Improved access/ramps/doorways	21%
Emergency alarm	18%
Door answering/entry system	17%
Stair-lift	17%
Modifications to light switches/sockets	12%
Kitchen adaptations	6%
Hoist	4%
Bathroom/bedroom extension	3%

5.74 Table 5-X shows that the most common form of adaptations are handrails/grabrails and bathroom adaptations. Just 17% of households with a met housing health need have a stair-lift installed. Overall 2,633 households have a stair-lift installed across the District.

Table 5-Y - Adaptations required where household has at least one person aged over 50, where there is a housing health need and that need has not been met (2007 ORS Housing Needs Survey)

Adaptations Required (Householder Perception)	Percentage of households requiring adaptation where household has an unmet housing health need
Bathroom adaptations	43%
Handrails/grabrails	32%
Stair-lift	28%
Emergency alarm	15%
Improve access/ramps/doorways	12%
Door answering/entry system	12%
Bathroom/bedroom extension	7%
Single floor home, i.e. living, sleeping & bathroom facilities	7%
Kitchen adaptations	4%
Modifications to light switches/sockets	3%

5.75 Whilst most households felt that bathroom adaptations were required in their home, Table 5-Y also shows the importance of handrails/grabrails in the home.

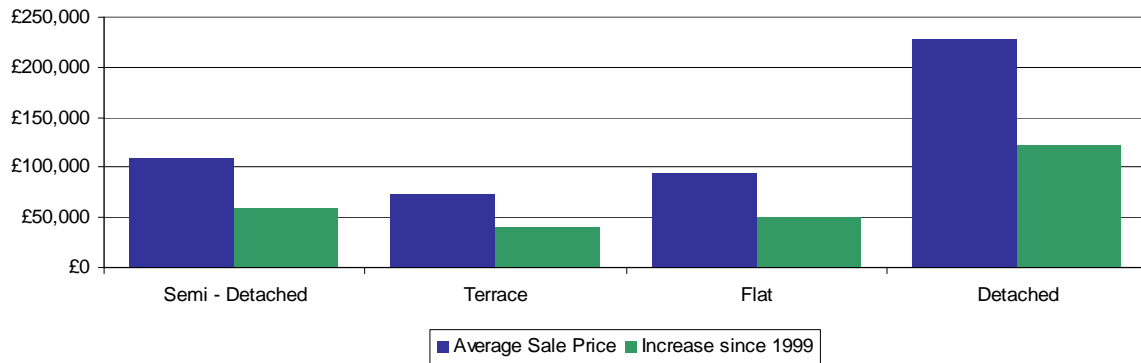
Existing provision

Types of housing for older people

5.76 Whilst it is clear from national consultation and local research, that many people will choose to continue to live in the family home as they get older, there are a number of housing products either particularly suitable for older people or developed specifically for older people. These products span different health and care requirements and are available at differing levels of affordability. This section concentrates on this 'specialist' housing provision within the Bradford District and the associated 'wrap around' services delivered to older people in their homes to help them stay independent.

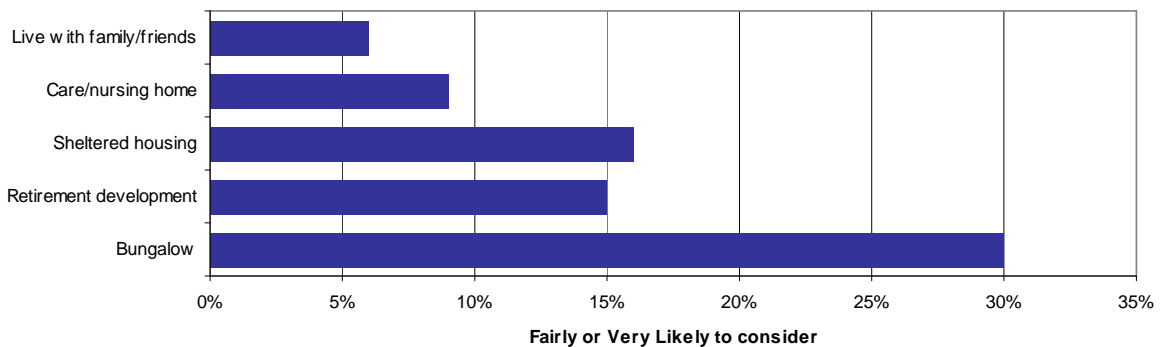
5.77 To understand the accessibility of this 'specialist' housing it is important to consider the equity older owner occupiers are likely to have available in order to fund a move to more suitable accommodation. Figure 5-Z shows the average sale price across the District for different types of property. Even after the dip in house prices caused by the recession, it shows that house prices are still over double the price they were ten years ago. As the vast majority of older owner occupiers own their home outright this gives them a significant amount of equity.

Figure 5-Z – Average Sale Price 2009 Bradford District (House Price Index – Land Registry)



5.78 It is important to consider the value of terrace property as nearly a third of older person households still occupy this form of housing. Terraces are valued the least out of all property types at an average of £74,258.

Figure 5-AA - Likelihood of Considering Types of Accommodation as they Became Older for Aged 60+ (ORS Housing Needs Survey 2007)



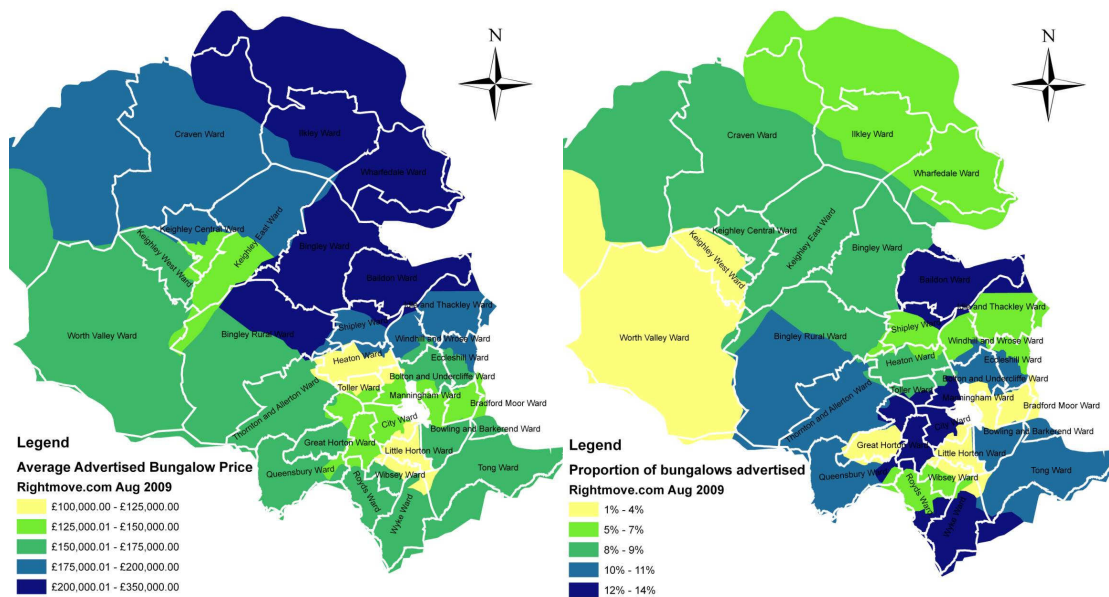
5.79 The 2007 Housing Needs Survey asked households aged over 60 the likelihood of considering moving to different types of 'older persons' accommodation. Nearly a third of households were fairly or very likely to consider moving to a bungalow; whilst, in comparison just 9% would consider moving to a care/nursing home.

Bungalows

5.80 For many older people considering moving, bungalows are an obvious and desirable choice as they provide flexible accommodation on one level. A snapshot survey was conducted in August 2009 using Rightmove.com to analyse the advertised prices and availability of bungalows in the District.

Figure 5-BB – Average advertised sale price for Bungalows in District (Rightmove.com Aug 09)

Figure 5-CC – Number of bungalows advertised as a proportion of all advertised properties in area (Rightmove.com Aug 09)



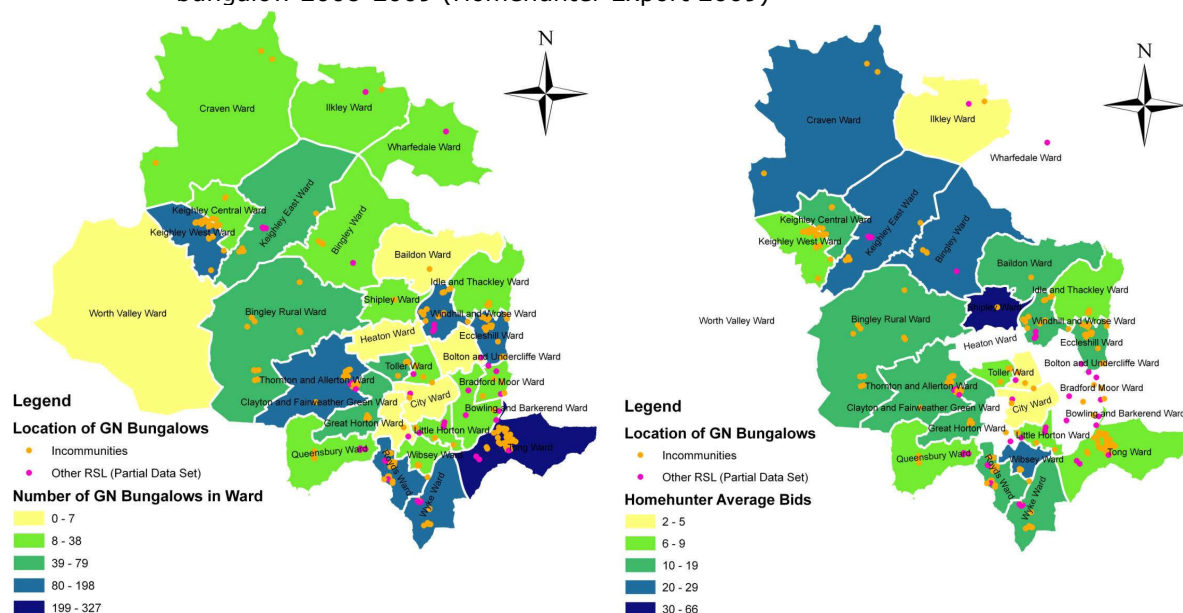
5.81 At August 2009 there were a total of 481 bungalows advertised across the District on Rightmove.com, representing 8% of all advertisements. The average advertised price was £183,500 placing bungalows out of the range of most households relying solely on equity to fund a move in their retirement. However, availability and price varies across the District with the northern parts of the District (Airedale northwards) seeing the highest prices. But, even in the inner city average prices are well over £100,000. There appears to be a good spread of bungalows being advertised across the District with only BD3, BD5 and BD14 seeing few bungalows being advertised. Baildon is interesting as it sees both high numbers of bungalows advertised and high prices.

5.82 Private rented bungalows remain a niche product with just 19 being advertised on Rightmove.com in October 2009. Most are one or two bedroom and average rental is £450 per calendar month.

5.83 Incommunities have just over 1,400 general needs bungalows (i.e. not linked to a warden) across the District. In addition, there are at least 210 social rented general needs bungalows from other Registered Social Landlords. Figure 5-DD shows the spread of social rented general needs bungalows across the District. As would be expected, the wards with the large estates have the highest number of social rented bungalows.

Figure 5-DD – Location of Social Rented General Needs Bungalows (Incommunities Stock List 2009 & National Register of Social Housing 2009 – Partial Data Set)

Figure 5-EE – Demand for bungalows on Homehunter – Average number of bids per general needs bungalow 2008-2009 (Homehunter Export 2009)



5.84 The last two years has seen 302 general needs bungalows advertised on Homehunter across the District. The vast majority (95%) were one bedroom bungalows. The average number of bids¹ per property was 12. In comparison, one bed houses receive on average 48 bids per property and two bedroom houses receive on average 89 bids per property.

5.85 The average rent for a general needs bungalow through Incommunities is £61 per week (£244 per calendar month).

Sheltered Housing

5.86 Sheltered housing generally offers the services of a warden or scheme manager to provide general support; they do not offer on-site, round the clock care and support although most will have a 24 hour alarm system installed for emergencies linked to a call centre. Sheltered housing is usually self-contained and designed with good levels of heating, and increasingly with doorways wide enough for walking frames and wheelchairs. Most also have a common room for social activities and may have additional facilities such as a communal laundry and guest suite.

5.87 Most sheltered housing in Bradford is provided through social landlords although there are a number of private specialist developments in the District that provide similar support (see section on Specialist Retirement Developments). In addition to traditional social landlords there are also 10 Abbeyfield schemes run by voluntary organisations, and a small number of Almshouses.

¹ A list bids – i.e. registered member qualifies for property given its criteria

5.88 There are 14 social landlords operating sheltered housing schemes in Bradford, providing a total of 5,613¹ homes across approximately 130 schemes. The largest providers are:

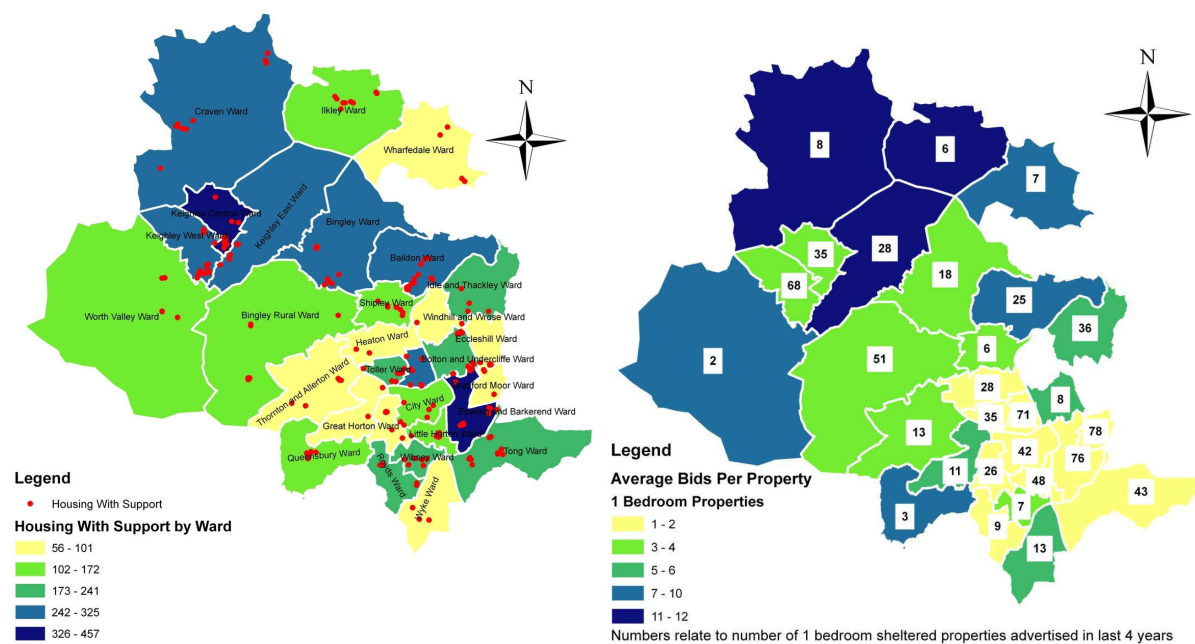
- Incommunities – 3,209 homes (including those linked to a warden)
- Anchor Trust – 638 homes
- Hanover Housing – 410 homes
- Housing 21 – 339 homes
- Accent Foundation – 221 homes
- Brunel Housing – 140 homes

5.89 Rent for social sheltered housing in Bradford averages £87 per week² (£377 per calendar month) including service and support charges.

5.90 Figure 5-FF shows a good spread of sheltered housing schemes across the District.

Figure 5-FF – Location of sheltered housing (Elderly Accommodation Council 2009, Incommunities Stock List 2009, National Register of Social Housing 2009)

Figure 5-GG – Demand and availability of 1 bedroom sheltered housing on Homehunter (Homehunter Export 2009)



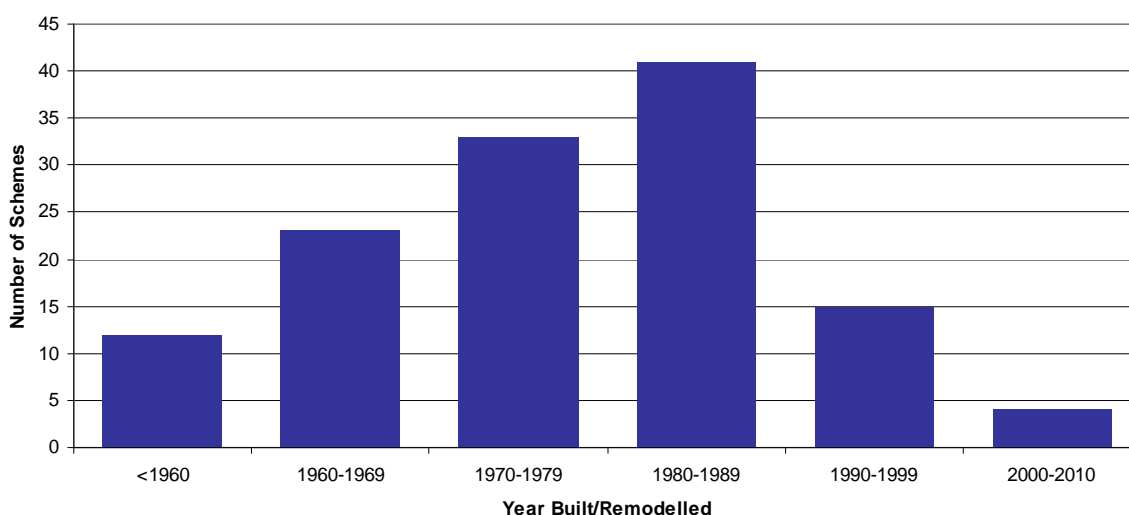
5.91 The last four years has seen 1,125 sheltered properties being advertised on Homehunter (an average of 281 per year); 801 of these were 1 bed properties (either sheltered bungalows or flats) and 306 were bedsits. Demand for sheltered bedsits was very low attracting an average of just 1 bid per property, whilst demand for 1 bedroom properties was slightly higher attracting an average of 3 bids per property (in comparison to 12 bids for standard bungalows). However, Figure 5-GG demonstrates that demand

¹ Elderly Accommodation Council Housing Care, Incommunities Stock List 2009 & National Register of Social Housing 2009

² CORE Lettings 2008/09

does vary across the District with Craven, Ilkley and Keighley East attracting the highest number of bids.

Figure 5-HH – Age of sheltered housing stock in Bradford District (Elderly Accommodation Council)



5.92 Figure 5-HH shows the age of sheltered housing stock is generally over 20 years old with the 1980s seeing a peak in development. With the design of sheltered housing being intrinsically linked to the care and support models available at the time they were developed it easy to see how schemes can become outmoded much quicker than general housing stock, as household circumstances change and new ways of working are introduced (such as the personalisation of budgets).

5.93 As part of this research, Registered Social Landlords operating in the District were asked to consider the viability of their existing sheltered housing stock. RSLs reported that 85% of the sheltered housing stock was either in high or average demand. This was mainly down to being in a desirable location, but other factors played a part such as cost, quality/design of stock and the facilities available. 15% of the stock was identified as being in low demand; again, this was mainly down to location, but other factors such as size, design, poor stock condition and lack of facilities also played a part. Jointly, RSLs identified it would cost £9m to address high priority issues associated with their sheltered housing (such as addressing stock condition issues, conversion or demolition).

5.94 During consultation conducted for the Strategic Housing Market Assessment in November 2009, it was clear that older people still valued sheltered housing but recognised that in its current form it was undesirable due to there being no space for visitors and limited car parking, and that schemes were often hostile to visiting families with children (e.g. no play facilities). However, they liked the opportunity to interact in a communal lounge and felt safe and secure with warden support. Asian households were starting to welcome sheltered housing more.

Park Homes

Figure 5-II – Park home at Broadstones Park, Gilstead



5.95 Park homes vary in size and quality, some will resemble traditional bungalows whilst others will be closer in appearance to caravans. A distinguishing feature is that they are capable of being transported (either as a whole, or by being partially dismantled). Most residents own their park homes and will typically enter an agreement to keep their home on a designated park home site; they will then pay the owner a pitch fee which is typically average £1000 per annum.¹ Mortgages are not available for park homes as they are classified as mobile homes. This means they are generally only available to those with significant amounts of capital or equity (e.g. retired people who are downsizing). Many sites do not allow children. To an extent this creates a largely self regulating community which may be particularly desirable to older people.

5.96 There are six licensed caravan sites in the Bradford District with residential park homes. There are at least 200 park homes across these six sites with the main sites being Cringles Park Silsden, Upwood Oxenhope and Broadstones Gilstead.

5.97 The average advertised price for a park home in the District is £125,000 making them considerably cheaper than standard bungalows but still relatively expensive in comparison to traditional housing stock.

5.98 The following advantages and disadvantages are taken from comments made by a park home resident² (not Bradford based). Whilst being the view of one individual and therefore not representative, they give an insight into park home living...

¹ Communities and Local Government

² <http://www.dooyoo.co.uk/internet-sites/parkhome-living-co-uk/1107693/>

5.99 **Advantages**

- Living in a community where most if not all of the other residents are friendly, courteous and respectful.
- Certain site rules regarding pollution, noise, etc. must be observed and adhered to. These rules have been designed to make the living experience as pleasant as possible for everybody.
- A small garden plot surrounding your home will be yours.
- Some of the more modern mobile homes are truly luxurious (although very expensive).
- An out-of-town community away from noisy traffic, graffiti, mindless youths, and much more that is stressful and negative about living in more built up areas.
- A smaller property means less housework and less buildings maintenance.
- Low Council Tax banding.

5.100 **Disadvantages**

- A smaller property.
- Because mobile homes are made of aluminium they get very hot in the summer and require extra heating in the winter.
- Many sites don't have mains gas so heating and hot water relies on bottled gas which can be quite expensive.
- Homes on some sites are located quite close together.
- Difficult to access town based facilities if you don't drive.
- As mobile homes are flimsier in construction to traditional homes they are more susceptible to noise and vibration from extreme weather (thunderstorms, high winds, etc).

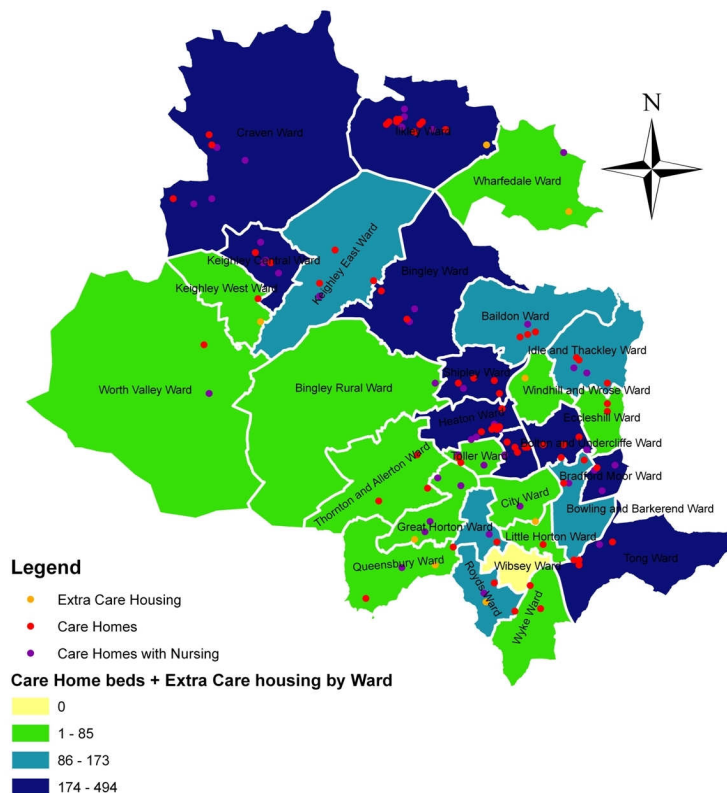
Care, Nursing Homes and Extra Care

5.101 Care homes are primarily for older people who can no longer manage to live independently in their own homes and who need extensive help with day to day personal care. Care homes provide accommodation, usually in a single or sometimes shared bedroom, all meals, plus 24 hour personal care such as washing, dressing and toileting.

5.102 Nursing Homes offer these services plus 24 hour nursing care for people who are very frail and who need help that has to be carried out or supervised by a qualified nurse e.g. regular injections, changing dressings etc.

5.103 Extra care housing has been pioneered in recent years to allow elderly people with care needs to live in self contained homes whilst receiving the same level of support that they would in a care home.

Figure 5-JJ – Location of Care/Nursing/Extra Care Homes (Elderly Accommodation Council 2009)



5.104 Across the District there are 71 Care homes providing 1766 bed spaces, 51 Nursing homes providing 2447 bed spaces and 11 Extra Care Schemes with 498 self contained units. Figure 6-II shows the distribution of these facilities across the District. The map shows there are clear hotspots of distribution with some wards (mainly those in the south/west of the District) having poorer provision. Bingley Rural, Worth Valley, Wharfedale, Wibsey and Wyke wards all have surprisingly low availability given the proportion of older people living in these wards. In contrast, Manningham and Bradford Moor wards have surprisingly high provision.

5.105 The majority of care/nursing/extra care home providers are independent (70% of provision is by 96 providers). The remaining provision is by:

- BUPA Care Homes
- City of Bradford Metropolitan District Council
- Bradford Independent Health Care Group
- Southern Cross Healthcare Services
- Anchor Homes

5.106 Case Study – Rowanberries



¹

5.107 Rowanberries is a purpose built extra care development in Clayton. Offering 46 self contained 1 or 2 bed apartment accommodation, it aims to provide a homely environment, peace of mind, security, support and stimulation. Apartments are designed with accessibility in mind, being fully wheelchair accessible and with level access showers. The scheme also offers communal facilities, social facilities, a restaurant, laundry with 24 hour care and support offered on-site to all residents.

Specialist Retirement Developments

5.108 There are a limited number of specialist private retirement developments across the District. These vary in their scale and the facilities they provide but most will offer some form of additional (Extra) care package as and when required and are designed with older people in mind.

5.109 One model often talked about is the 'Continuing Care Retirement Communities' (CCRC) model. These have their origins in the USA in the early twentieth century but are only recently becoming popular in the UK. CCRC's are designed to accommodate both fit and frail people providing socially supportive and stimulating environments in which older people may live independently or also receive a sliding scale of care if required. CCRCs address a range of needs including quality of accommodation, opportunities for social interaction, affordability and continued independence instead of concentrating purely on health requirements.

5.110 The more aspirational developments in the District present themselves as being a lifestyle housing choice for retirement whilst others are more traditional in their approach

¹ Google Street View

(e.g. a block of retirement flats with onsite support). The top end of this market can offer such things as an onsite fitness centre, swimming pool, library and restaurant and can cost upwards of £325,000 for a 2 bedroom flat.

5.111 A survey of specialist retirement developments advertised on Rightmove.com in August 2009 was conducted to identify the availability of these products. The following points were observed as a result of this survey:

- Specialist retirement properties advertised were almost exclusively advertised in the north of the District (Airedale and Wharfedale valleys).
- The majority of properties advertised were 1 bedroom flats.
- At the time of the survey, four schemes were offered as shared ownership starting from £75,000 for a 75% share in a 2 bedroom flat (the one scheme that was not based in the Airedale of Wharfedale valleys).
- The average price for a 1 bedroom flat was £153,000. Additional ongoing service charges and ground rent can be significant, as can be the price of optional care packages. It is clear that the majority of households would be unable to 'downsize' to such developments without additional funding on top of the equity available in their current home.
- Retirement properties advertised for sale appear to represent the premium end of the market which is only accessible to the most affluent households.

Living with Relatives

5.112 Living with relatives is an option for families who are close-knit. This may be through the older person moving into a family member's home or the relative moving in with the older person. Either way, one of the key issues is security of tenure (for either party) if the relationship breaks down. There may also be financial implications if the older person transfers ownership of their home to the relative.

5.113 The 2007 Housing Needs Survey estimated 6% of older person households in the District, are older people living with younger relatives, equating to just over 5000 households or 8166 older people.

Lifetime Homes

5.114 There are no formal mechanisms in place to record the numbers of lifetime homes already built in the District. Habinteg Housing Association have 35 houses in Bradford built to Lifetime Homes standards.

Leasehold

5.115 Leasehold properties (as opposed to freehold properties), often associated with flats, are particularly suitable for older people as it can take the maintenance obligation for the building fabric away from the householder. However, in return monthly, quarterly or annual charges are usually levied on the householder for the maintenance of common parts. These charges can be considerable, especially in the private sector.

Shared Ownership/Intermediate Tenure

5.116 Shared ownership/intermediate tenure schemes offer the householder the opportunity to part buy/part rent a property at a cost to the householder below market housing but above social rented. Given the cost of older people's housing currently on the market it is clear that shared ownership schemes specifically targeted at older people have significant potential as long as the products on offer are the right type (e.g. desirable bungalows of the right size) and are in the right locations. By making older people's housing more desirable and crucially accessible we would, in theory, also free up much needed family housing in the District.

5.117 Consultation conducted for the Strategic Housing Market Assessment in 2009 asked older people what they felt of shared ownership. In the focus group, some had come across these schemes but none were keen as they 'could not see the point' and felt schemes would not give them peace of mind or full control. It is clear therefore that there are significant cultural factors to overcome when promoting shared ownership schemes to the elderly.

5.118 The 2007 Housing Needs Survey estimated there were approximately 340 older person households in the District living in shared ownership properties (representing less than 0.5% of older person households in the District).

Telecare/Telehealth

5.119 Emergency/Community alarm systems are the most commonly adopted assistive technology across the District. Registered Social Landlords often have their own services (such as Incommunities TrustCare service) that tend to be hard wired into housing designated for older people. The Council also provides services for private households through 'Safe and Sound' (previously known as Careline) by installing equipment onto the telephone line of the householder. In addition, similar services are available through charities such as AgeUK. Funding for Safe and Sound has recently made the service free of charge for 2010/11 but it has historically cost the householder £4.15/month + VAT after a £10 installation charge (often paid through Supporting People).

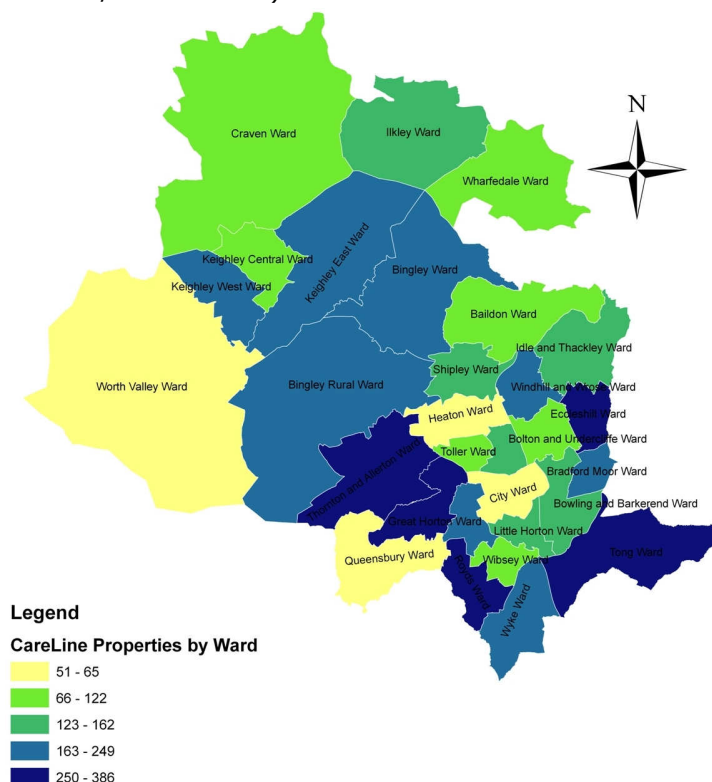
5.120 The Council's Safe and Sound team is based at Cottingley and provides a 24 hours a day, 365 days a year emergency alarm monitoring and response service. In addition to the alarm service, Telecare is a developing service to help householders stay independent and safe in their own home by helping them deal with:

- **Falls** – equipment that can automatically raise help if a person falls
- **Fire** – smoke alarms can automatically alert Safe and Sound staff who can call the fire service if required
- **Flood** – equipment will ensure staff alert householders if taps are left running
- **Remembering to take medication** – Safe and Sound linked medication dispensers can ensure staff remind householder to take medication if they forget
- **Gas** – equipment can monitor gas leaks, for example if a cooker has been left on

- Other equipment available includes bed sensors, chair occupancy sensors, bogus caller buttons, carbon monoxide detectors, enuresis sensors, epilepsy sensors, property exit sensors and temperature extremes sensors.

5.121 Telecare services are provided by Incommunities or the Council to approximately 8920 clients across the District. It is clear from the 2007 Housing Needs Survey that the majority of provision is in social rented stock. Figure 5-KK shows the distribution of telecare provision across the District and shows the provision is concentrated in areas of high social renting, with lower levels in the suburban and rural areas of the District. This is in contrast to the places where most older people live.

Figure 5-KK – Number of homes with Safe and Sound/Trustcare emergency alarm systems installed (Incommunities/CBMDC 2009).



5.122 The Bradford call centre took 141,375 emergency calls in 2009, an increase of more than 12,000 on the previous year. This is likely to increase significantly now the service has been made free of charge. In the same period, 743 calls were passed to the Fire Service (14,111 were false alarms), help was sent to 1,365 people who had fallen without injury and a further 2,076 visits were made to people who did not respond when the alarm came through to the call centre. An ambulance was requested for 537 calls.¹

5.123 Asian households consulted for the Strategic Housing Market Assessment expressed concern that telecare services could cause problems in relation to language issues.

5.124 Running in conjunction with telecare services provided in the District, there are currently pilots operating in two parts of the District looking at telehealth. Based on similar

¹ Bradford Careline & Telecare Annual Report 2009

technology to telecare, the pilots allow a group of people already suffering from long term health implications to monitor their conditions at home through such things as blood pressure, temperature, heart, breathing and weight monitoring. Each pilot looks at how the information is presented, with one allowing the patient to graphically plot their statistics over time to help them to proactively manage their condition, whilst the other pilot monitors extremes in measurements and puts interventions in place when readings appear outside a certain 'normal' range. The benefits of this approach are expected to be in enabling nursing staff to manage a greater number of patients whilst providing convenient and less stressful monitoring for the patients themselves.

Health Care & Support in the Home

5.125 Domiciliary Home Care services are managed by Social Services (either through their own Home Care team or from a range of accredited private providers). Home Care staff provide a wide range of services designed to provide the care and support based on an assessment of need; the aim of the service is to assist people to continue to live in their own home and provides services such as getting up, washing and dressing, going to the toilet, getting ready for bed, making meals, washing and ironing, shopping, and collecting benefits/pensions. The services provided are means tested and charges may apply depending on household income.

5.126 Bradford and Airedale NHS provide a number of home based health related services such as:

- Home based therapy services - e.g. physiotherapy, occupational therapy (who supply equipment and minor adaptations within the home to aid day-to-day living – such as grab rails etc) and language/speech therapy.
- Nursing services - District nurse (ulcer care, wound dressing etc), and Community Matrons (advanced nurses who are able to prescribe within their defined formulary and manage the conditions of individuals requiring high intensity levels of care to reduce likelihood of being admitted to hospital).
- GP home visits
- Home based mental health services
- Falls prevention – providing rehabilitation post falling (physiotherapy, occupational therapy, equipment etc), primary prevention (looking at bone health etc), and secondary prevention of falls (after falling for the first time – e.g. looking at trip hazards etc).

5.127 The Bradford Supporting People programme is administered by the Council and exists to help vulnerable adults (including the elderly) to live independently in the community. The programme pays for housing related support to help someone to manage their home. It aims to improve people's quality of life and provide support to prevent problems that can lead to hospitalisation, institutional care or homelessness. The services provided are distinct from personal care, but are complimentary to health and social care

services. As at June 2008 Supporting People services were being provided to over 9000¹ older person households in the District (80% of all Supporting People services are provided to older people). The majority of services provided are accommodation based, but a significant amount (37%)² is allocated for the provision of community alarms.

Low Level Support

5.128 There are a multitude of services available to provide older householders that little bit of extra support to be able to remain in their own home. Some of these services are provided District wide whilst others are provided at a more local level. Examples include social day care, meals services, sitting services (to provide 'time-out' to carers), gardening, befriending/good neighbour schemes, walk from home, PCSOs & Neighbourhood Wardens, well-being projects and fire safety checks.

5.129 Case Study – First Contact

5.130 The First Contact scheme is a multi-agency approach that uses a very basic checklist to help older people access a range of services that enhance independence and improve well-being. The scheme is contracted by the Council to Age Concern Bradford & District and is currently running as a pilot in Girdlington. When staff from any of the partner agencies go into a person's home (such as the Pension Service, Police or a volunteer) they will complete a checklist to find out if the older person has any other particular issues, such as fire safety, home security, home repairs, reducing energy bills, benefits advice, housing advice, etc. The First Contact team then co-ordinates any required response by contacting the relevant organisation. A staged roll-out of the scheme is planned across the District after the pilot has completed.

Adaptations & Home Maintenance

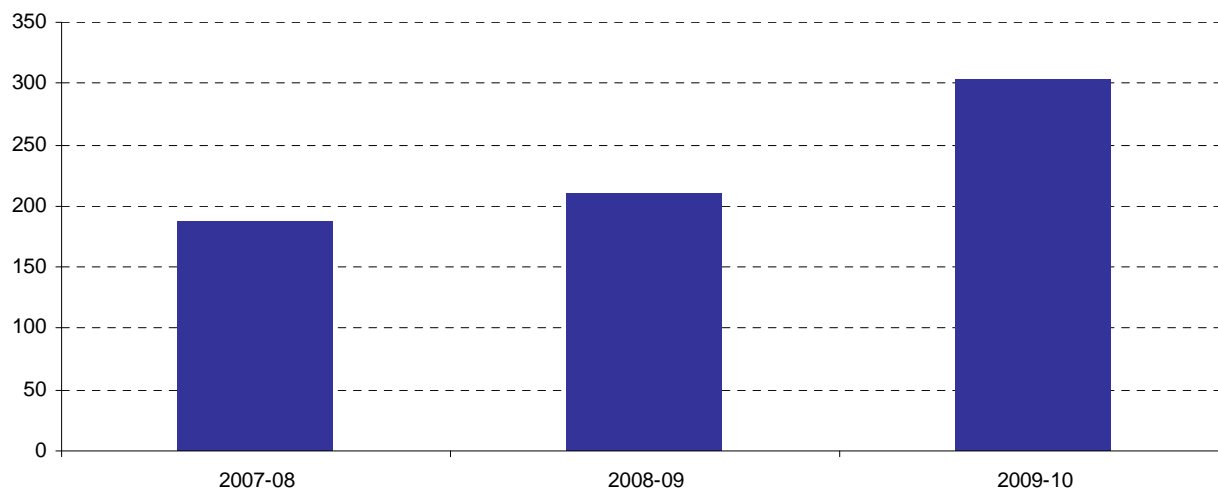
5.131 The Disabled Facilities Grant (DFG) is administered by the Council's Housing service. The grant helps towards the cost of adapting homes to help people live independently. The grant is means tested and is applied for through the Occupational Therapy service in Adult Services who will conduct an assessment of the householder's circumstances. Examples of the adaptations carried out include:

- Taking a bath out and installing a shower
- Installing a stairlift or providing a downstairs bathroom
- Widening doorways and putting in ramps
- Fitting gates to stairs or safety glass in doors and windows

¹ Bradford Supporting People 5 Year Strategy 2008-2013

² Bradford Supporting People 5 Year Strategy 2008-2013

Figure 5-LL – Number of disabled facilities grants completed in Bradford by year (CMBDC Housing Service)



5.132 In the first four months of 2010-11 the average number of referrals for DFGs from Occupational Therapy was 62 per month reflecting an increasing demand for the service in line with a growing elderly population.

5.133 Not all properties are structurally suitable for the adaptations required. In this case, householders are referred to the Able Living service who can assist with re-housing. The Able Living Service is part of the Open Moves housing advice¹ service and provides free housing advice and needs assessments to people with disabilities or health issues.

5.134 Home Appreciation Loans are also administered by the Council’s Housing service and provide equity release loans without monthly repayments to assist vulnerable homeowners (including the elderly) to be able to afford the work required to bring their properties up to a decent standard. Instead of monthly repayments, the loan is normally repaid when the house is eventually sold. Loans are provided to enable householders to make their home safe (e.g. repairing faulty wiring or a leaking roof), to bring a home up to a decent standard (e.g. fitting a new kitchen or bathroom), or for contributing to the cost of disability adaptation work where the cost exceeds the grant allocated. In 2009-10 a total of 115 Home Appreciation Loans were granted, either through the Council or through Anchor’s Staying Put service. The total value of loans was £565,284, an average of £4,915 per loan.

¹ Operated by Incommunities

5.135

5.136 Case Study – Anchor Staying Put

5.137 Anchor Staying Put is the Home Improvement Agency for Bradford and provides small repairs services for owner occupiers aged over 60 and on benefits. It is a not-for-profit scheme run by the Anchor Trust. The service can help with minor maintenance jobs around the house, including minor plumbing, minor carpentry, fitting grab rails, draught proofing, fitting/moving cupboards, small plaster repairs, fitting locks, wiring plugs, changing light bulbs etc. The service is provided for a flat fee of £10 per visit.

5.138 Case Study – Community Warmth

5.139 Launched in September 2008, Bradford Community Warmth is a three year programme to assist local households save on their energy bills and keep warmer by providing free insulation measures (depending on household circumstances). The scheme will be visiting 170,000 private sector households in the District and provides free cavity wall insulation for all private sector households (where technically possible), and free loft insulation for the over 60s.

Community Involvement & Mixed Communities

5.140 The neighbourhoods where we live play a significant role in the lives of us all, but this is particularly the case for older people who spend much more time at home. Being able to contribute and feel part of the wider community has significant benefits in ensuring well-being, not least the fact that neighbourly support could easily make the difference between being able to stay in your own home or having to move to accommodation with more support. The make-up of neighbourhoods change over time and in Bradford this has led to some neighbourhoods changing beyond all recognition within a single person's lifetime.

5.141 Over the years there have been numerous intergenerational projects set up by various groups (community groups, schools, housing associations etc) aimed at breaking down the barriers and challenging the perceptions between the different generations.

5.142 Age Concern is contracted by Bradford NHS to provide befriending services whereby volunteers are matched to an older person to become a supportive 'friend' with the aim of enabling independence and choice. The volunteers do not provide personal care, shopping or housework but do aim to improve their overall quality of life through increased self confidence and independence. The scheme operates in Denholme, Allerton and the inner city.

5.143 Increasingly, virtual communities are enabling older people to interact with friends and family regardless of geography. The rise of social networking (Myspace, Facebook, etc) in recent years can only increase as more older people embrace the benefits of the Internet. Incommunities have introduced Broadband into sheltered housing and have

encouraged and supported their elderly residents to learn and participate. Data from the Axiom lifestyle survey suggested 67% of people aged 65 or over in Bradford currently have access to the Internet at home.

5.144 Case Study – Manningham Housing Association Mutual Aid Scheme

5.145 Mutual Aid is a concept that seeks to tap into the goodwill and desire of neighbours to foster community cohesion through mutually helping one another out in tasks ranging from baby-sitting to gardening and home décor. Mutual Aid is an agreement signed by tenants to provide mutual help and support to their neighbours according to their particular skills and availability.

5.146 Case Study – Seniors Show the Way

5.147 Seniors Show the Way is a District wide 3 year initiative from Bradford NHS. It aims to improve the health of our communities by empowering older people with the knowledge they need to promote positive health messages to family and friends. 1,400 older people have been recruited as volunteer 'Community Health Activists' who will be equipped with the skills they need to promote positive physical activity, mental & emotional wellbeing and healthy eating messages. Armed with this knowledge, volunteers are expected to head out into their neighbourhoods and share their knowledge and skills with others and signpost people to other services and activities.

Information Provision

5.148 The national strategy for housing in an ageing population (Lifetime Homes, Lifetime Neighbourhoods) recognised the importance of having a consistent information and advice service specifically designed for older people. There are a multitude of sources of information available to older people in Bradford, ranging from word-of-mouth to libraries, the Internet, and advice provided through staff and volunteers from all the services previously mentioned. However, it is clear that information provision can be patchy, possibly out of date and potentially conflicting. In addition, the sheer volume of potential information sources can appear overwhelming.

5.149 Case Study – Age Concern Starting Point

5.150 Starting Point provides information about a wide range of services, support, and activities delivered by both official bodies (e.g. Council, NHS, etc) and voluntary and community organisations. The services provides signposting to help people contact/make appointments at a range of services (such as the Bereavement Service, Housing, benefits advice etc), opportunities to take part in events/activities happening in local neighbourhoods, and specific services such as the Trades Register, Annual Spring Clean, Handyperson's services etc.

5.151 The First Stop advice service is a national partnership set up and partially funded by the Department of Communities and Local Government following on from the national strategy for housing in an ageing population. Founding partners include Age Concern, Help the Aged, Counsel and Care, and the Elderly Accommodation Council (EAC). The service aims to work with Local Authorities to provide locally tailored advice services. By utilising EAC's national database of specialist housing schemes, users of the service should be able to search for appropriate housing from all providers at a local level. However, the information for Bradford, whilst at first appearing fairly comprehensive, is patchy and out-of-date in many circumstances and there is clearly a need for all providers to ensure their provision is accurately reflected on the database on an ongoing basis.

Issues and Challenges

5.152 As part of this research, a range of professional stakeholders¹ were asked to identify what they felt are the key issues and challenges facing the District in relation to older persons housing and service provision. Stakeholders were asked to identify the issues relating to eight topics:

- Support & Care in the home
- Neighbourhoods
- Technology
- Diversity
- Poverty
- Information
- Specialist Housing
- The Future

5.153 The issues identified were clustered into six themes; Expectation/Perception, Physical Environment, Accessibility, Demographics, Financial and Disjointed Services. A summary of the issues raised is provided below:

¹ Housing in and Ageing Society – Stakeholder Consultation Event, February 2010 – See Appendix 2



Financial

- | | |
|--|---|
| • Asset Rich/Income Poor | • High service charges in specialist housing |
| • Missing out on services if just over threshold | • Younger households access to home ownership – future retirement costs |
| • Adaptations taking long time to deliver | • Affordability of specialist housing |
| • Demand outstrips resource | • Unemployment affecting younger households options for saving for the future |
| • Financial Exclusion | • Balance of poverty between young and older households |
| • Fixed Incomes | • Cost of lifetime homes delivery |
| • Capacity to deliver aids/adaptations | • Job focused mindset of health professionals often not proactive |
| • Cost of proactive information provision | • Funding |

Disjointed Services

- Moving provision from building bases to individual homes
- Lack of coordination between agencies
- Hospital discharge
- Services not joined up – Health & Housing (at a practical level)
- People receiving support packages when not needed
- Lack of floating support
- Not listening to what older people are telling us
- Poor transition of care for vulnerable adults from adult services to older people services (see Para 5.156)

Expectation/Perception

- Higher expectations from individuals
- Managing expectations over who will provide care
- Fear of crime
- Fear of discrimination
- Stereotyping
- Not willing to claim benefits
- People preferring to live in own homes - suitability
- People preferring to live in own homes – not freeing up family housing
- Higher expectations from families
- Sheltered housing not attractive
- Engaging individuals in the private sector
- Fear of talking about issues
- Ignorance
- Low demand for sheltered housing
- Expectation that state will provide

Physical Environment

- Existing homes not designed for life
- Difficult to adapt ageing housing stock
- Shopping/Gardening/Cleaning
- Poor transport
- Sheltered housing not fit for purpose (bedsits, accessibility)
- Shortage of 2 bed homes in general
- Lack of specialist housing for extra care/dementia
- Ability to retrofit lifetime homes standards into existing stock
- Poor neighbourhood environment
- Changes in neighbourhoods over time
- Traffic noise/noisy neighbours
- Maintenance of home/heating home
- Location of sheltered housing
- Lack of options for redesigning existing sheltered housing
- Land availability for extra care housing
- Local planning regulations (see Para 5.154)

Accessibility

- Difficult to find out information – even for agencies – inconsistent information
- Benefits forms are complicated and off putting
- Postcode lottery for services
- Lack of choice
- Level of computer skills
- Limited access to work
- Information is available but not reaching older people
- Lack of up-to-date information for professionals
- Too much emphasis on written information
- Language/literacy barriers to information
- Private sector access to services
- Patchy low level support
- Fear of technology
- Access to inclusive design of technology
- Reliability of tradesmen/trading standards issues
- Too many directories of information – potential for inconsistency
- Lack of pro-active information

Demographics

- People living longer
- Social isolation
- Lack of volunteers
- Lack of knowledge of diversity issues
- Uncertain future difficult to plan for
- Increase in prevalence of dementia/Alzheimer's
- Family dispersal/breakdown
- Lack of communication between generations
- Lack of affordable family housing leading to loss of mixed age communities
- Keeping pace with changes

Planning Issues

5.154 Any future development of extra care or CCRCs will need to consider planning policy. Currently national planning use classes can cause problems as there is no specific class for extra care. Instead extra care/CCRCs falls between class C2 (which is intended to cover residential institutions such as care homes) and class C3 dwelling houses (due to their self-contained nature). This is important as the class dictates what planning obligations are placed on the development (such as the provision of affordable housing for C3 developments), and C2 can open up sections of land that would not be considered suitable for general housing – such as rural locations. Locally, this would call for a decision on clarity over which planning class extra care style developments would fall into to ensure those looking to develop this style of housing in the District are clear on the obligations being placed on them. Historically this has been C2 on the account of the inherent element of care – however, this raises questions as to the sustainability of location as often locations proposed are in relatively rural locations which would not be considered suitable for normal housing.

5.155 The Joseph Rowntree Foundation published a guide to planning in relation to CCRCs in 2006, with updates in 2007 and 2008 which discusses the implications of planning use classes further. <http://www.jrf.org.uk/publications/planning-continuing-care-retirement-communities-issues-and-good-practice>.

Transition of Care

5.156 Adult social care provides support and care to a community of vulnerable adults who will become by 'definition' older people in the future but will still require support and/or care services. These include people currently accessing services under the following assessed needs;

- Learning disability
- Mental ill health
- Substance misuse issues
- Existing physical disabilities
- Complex and/or multiple needs

5.157 People facing this transition can find that their access to services change due to the way they are delivered (as the service moves from adult services to older people's services). Wherever possible this is managed as a seamless move across agencies, services providers and departments with minimal disruption to the individual. However, what can result is a discontinuity in service, loss or threatened loss of housing or tenure and an unnecessary re-assessment of housing, care and/or support needs.

5.158 Age thresholds such as those associated with sheltered housing (55+), or supported housing (younger than pension age) can mean that a person's existing living arrangements may need to change, irrespective of their wishes. Access to services can be limited or curtailed by virtue of age alone rather than based on need and the assessed benefits that the living environment provides.

5.159 These groups of individuals can be identified well in advance of any transition as they are already accessing public services. Planning for their accommodation and support/care needs can be anticipated and responded to appropriately.

6 THE FUTURE

Existing plans

6.1 Section 5 considered the current service provision with the Bradford District. This section considers the future plans of our partner services, in order to ensure that housing is joined up with the plans of these services.

Supporting People

6.2 The Supporting People 5-year strategy 2008-2013 sets out a vision for the Supporting People service. This is to 'Make sure that housing related support helps to make Bradford a place where all people can make a positive contribution to the life of the District'. This vision is supported by five clear aims:

- The needs, choice and wishes of people who use services are at the centre of the vision.
- Future housing related support services will be planned to meet local needs.
- Housing related support services will be accessible and will respond to the different needs of all communities in the Bradford District.
- Housing related support services will be well managed to make sure that high quality services are provided that offer good value for money

6.3 Amongst others, the priorities of the strategy relating to older people are to:

- Increase people's choices by funding more floating support and by introducing Personal Budgets.
- Carry out a review of support for older people.
- Increase service user involvement.
- Improve information so more people know that housing related support is a way of helping people to live independently.

Supporting People Needs Assessment for Bradford MDC – June 2008

6.4 The Supporting People Needs Assessment was commissioned to inform the refreshed 5 year Supporting People strategy. It involves an analysis of the support needs of all those client groups covered by the Supporting People Programme.

6.5 It identifies that by far the largest current unmet need in terms of numbers is for older people. It recognises the following service developments:

- Reducing the level of placements into residential and nursing home care, reflecting the growing view of older people to see residential care as a last resort and to want a wider choice of community based housing and service options
- Developing additional flexible locality models of extra care housing, urban care villages and resources centres; developing a greater range of tenure options, in particular leasehold and shared ownership.

- Repositioning sheltered housing as a home for life for older people who wish this option, and developing the primary health, care and support service models to enable such an approach, following similar principles to extra care schemes. Reduction in number of sheltered housing units, where building design and falling demand is an issue.
- Addressing the specialist needs of older people with: dementia, learning disability, alcohol/drug dependency or challenging behaviour in housing settings.
- Developing more community housing based models of intermediate care
- Addressing the needs of black and minority ethnic elders
- The sheltered housing survey suggests that more people have low to no needs yet receive a support service while there are smaller numbers of others with high needs. Many older people who live in ordinary housing would benefit from a support service but because of the type or property or tenure are not able to access a service. This suggests that a more flexible approach is required that is needs driven.
- Developing models of floating support for older people in ordinary housing. This is a key issue as many older people who need a support service live in ordinary housing. There have been some moves in this direction but more is needed: development of floating support services; access to community alarms; develop out-reach in in-reach services from schemes that have been identified as service hubs; better use of home improvement agencies.

6.6 The report estimates that 1000 to 2000 units of additional Extra Care are required as a starting point but that this may grow based on future strategic decisions. There is a need to increase floating support services and the provision of community alarm services to people living in ordinary housing; this initially should be about 300 units. In addition the report suggests that there may be 300-500 sheltered units in the District that are out-dated and need to be withdrawn.

6.7 The report recommends a strategic look at the way services are currently structured with a 20% shift away from accommodation based support to floating support by 2010 and a further 30% shift by 2011.

Residential Care

6.8 Due to the limitations in design and quality of its existing residential care homes, the Council is currently undertaking a review to consider its options for the future.

6.9 Analysis of live planning applications show proposals for five separate schemes for new build independent residential homes across the District (at Wilsden, Clayton Heights, Bolton, Thornbury and Bowling). One residential care home was planning to expand in Idle and two others were due for closure.

Extra Care

6.10 As part of the Council's residential care home review, proposals initially put forward suggest an aspiration to see more extra care style development in the District, for which the Council should lead the development and commissioning of.

6.11 Additionally, RSLs were asked for their intentions/aspirations for being involved in new extra care facilities in the District. No RSLs had any firm plans to develop new extra care housing but two (Incommunities and Headrow) expressed an interest in either gaining expertise in this area or being keen to develop more extra care housing in Bradford by working in partnership.

6.12 Analysis of live planning applications show a proposal for a significant extra care scheme in Ilkley of 1 and 2 bedroom flats. The scheme will provide a range of care and support to residents ranging from a mandatory basic package (providing onsite staff, communal activities, etc) to high level care (such as for dementia). In addition, there were proposals for conversion of a twelve bed residential home to a six unit extra care scheme in Shipley.

Telecare

6.13 The Council is currently part way through a 3 year strategy for its Safe and Sound service (recently rebranded from Careline). The main aims of this strategy are to:

- Simplify the charging model, which was originally complex but has now been made free for 2010/11.
- Increase the numbers of people using the service, committing to 300 additional Telecare and 700 Careline users per year.
- Increase awareness, both amongst the public and professionals, especially amongst professionals not directly involved (e.g. Councillors, NHS, Housing, Fire Service, Police, etc).
- Embed Telecare into the assessment process
- Developing a private market for those not wishing to go through the assessment process.

6.14 Additionally, the Safe and Sound team are involved in national and regional forums which ensure the latest developments in this fast moving environment are fully considered.

6.15 The Safe and Sound team are keen to be involved in new specialist housing development, or refurbishment/remodelling of existing specialist housing at a planning stage to ensure that Telecare issues are fully considered. There is a need for future developments to be 'future proofed' learning the lessons of the past in relation to obsolete and inflexible hard-wired systems.

Sheltered Housing

6.16 RSLs were asked about their existing plans for specialist older peoples housing in Bradford. As the biggest provider in the District, Incommunités plans are to:

- Age restrict properties suited only for this client group
- Provide floating support for older people, including to those in general needs housing
- Make retained sheltered schemes fit for purpose
- Dispose of schemes which cannot be made fit for purpose at reasonable cost, or are in an undesirable location

6.17 Places for People are currently reviewing their services for older people to address issues around their bed-sit accommodation. Anchor plan to continue their investment in existing stock but do not have any plans to develop new sheltered housing. Housing 21 has an ongoing national development programme for extra care housing but has no plans for development in Bradford currently; they are committed to letting stock through 'Open Moves Homes' choice based lettings. Abbeyfield Ilkley are completing a scheme at Menston.

6.18 Analysis of live planning applications show a proposal for 2 sheltered units as an addition to a care home in Fagley.

Canal Road Urban Eco Settlement

6.19 The Canal Road Corridor has been identified as a significant growth point for housing in the District and there are currently aspirations for this to be an urban eco settlement. Clearly this would mean being innovative in housing design and there is significant potential for lifetime homes/neighbourhood principles (as detailed in Planning Policy Statement: eco towns) to be embedded into this (including the provision of specialist older peoples housing). As yet, these ideas are still at initial proposal stage with development likely to be a number years away.

Agency Service for Adapted Properties

6.20 Incommunities are currently drawing up plans to set up an 'estate agency' service for adapted properties in the District. The intention is for the service to work across public and private sector stock in partnership with the Council's Disabled Facilities Grant service and with estate agents in the District to ensure best use is made of existing stock that has been adapted for a specific purpose (such as wheelchair adaptations). Those people seeking adapted accommodation, either for owner occupation or rent would be able to consult the agency service to see what is currently available in the District. This would have the double benefit of providing choice and information for those that need adapted stock, and ensuring adapted stock is used to best effect.

Planning For Our Own Old Age

6.21 In a survey called 'Thinking Ahead', in May 2010 Bradford Council's housing service conducted research into the housing options people aged 18-59 would like to see in the District when they retire, and to what extent individuals are planning currently for their future housing needs.

6.22 The consultation was conducted in the form of a survey which was distributed in two ways to increase response rate and ensure robust results:

- A computer based version of the survey was developed. This was placed on the Council's Intranet (Bradnet) to give council employees the opportunity to complete the survey. In addition, an email was sent to partner organisations and businesses operating in the District to encourage them to ask their employees to participate. An automatic 'pop-up' was also added to the Council's library computers to give members of the public the opportunity to take part, and the survey was also placed on the Council's website.
- In addition, a telephone based version of the survey was commissioned to target households in the District at random.

6.23 A total of 1,567 surveys were completed over the consultation period which ran from May to June 2010. The findings presented are weighted by age group, gender, ethnicity, tenure, and dwelling type to ensure they are representative of the District as a whole.

6.24 The key findings of the survey are:

Planning for Retirement

6.25 Unsurprisingly, the older people are, the more likely they are to have considered their retirement options.

6.26 The proportion of people having made plans plateaus once people reach 40, with just over a third of those aged 40-59 having already made plans.

6.27 19% of individuals felt unable to afford to plan financially for their retirement – this appears not to be affected by age or their current location in the District, although those in the inner city were more likely to feel like they should have got round to planning and less likely to have arrangements in place.

6.28 Older people are more likely to have an employer's or private pension – the younger you are, the less likely you are to have an employer's or private pension.

6.29 Age does not affect whether an individual expects to have savings built up when they retire. 30% of people expect to have savings, regardless of their current age, suggesting saving is more down to mentality than an 'old way of doing things'.

6.30 A fifth of individuals currently living in the inner city don't know how they are going to fund their retirement, a further 12% are relying solely on state pension.

6.31 When given the opportunity to comment some people spoke about making information and help available to assist them to plan for their old age. Others talked about the affordability of general housing and how this impacts on their ability to plan financially. Having an economically prosperous District with good access to employment was identified by some individuals. Some people felt that the current system was unfair and that it rewarded those who didn't plan for their future and penalised those who did.

Location

6.32 The older you get, the more likely you are to want to continue to live in your current home or neighbourhood. Owner occupiers are particularly attached to their current home. People who privately rent are the least attached to their current property and even less likely to expect to live in their current property during retirement, possibly reflecting the nature of their insecure tenure.

6.33 22% of individuals expressed a preference for moving outside the District in their retirement; White British individuals were more likely to consider this than those from BME backgrounds.

6.34 Individuals from BME backgrounds are more likely to consider living with relatives than white British people; especially if they were to develop some kind of health issue.

6.35 Many individuals living in bungalows expect their home to be suitable for their needs even if they were to develop significant health issues. Those people living in semi-detached housing often felt their home would be suitable if they were to develop slight health issues. But many people living in detached houses, whilst expressing a strong preference to stay in their current home, felt it would not be practical to do so if they developed even slight health issues. Flats appeared to remain practical, even with health issues, but remained generally low in preference regardless.

6.36 Having safe neighbourhoods, with good access to services was raised as an issue. Other people talked about ensuring services were available to enable people to live in their own homes.

Specialist Housing

6.37 Many people expressed a preference for specialist accommodation but only when they developed severe health issues. Over a quarter of individuals expressed an interest in extra care style developments once asked to consider their housing options if they were to develop a severe health issue. Interestingly, less than 15% considered this option if they were to develop a slight health issue suggesting that many people would wait for an 'incident' to happen instead of considering their options whilst their health is relatively good. This would obviously have implications as it is highly likely that there will be

significant emotional and practical issues that might affect a decision once such an incident occurs.

6.38 Women are more likely to consider living in specialist accommodation (such as sheltered housing, extra care or residential care) than men. Those from BME backgrounds are less likely to consider living in specialist accommodation.

6.39 Many people suggested that there should be more/higher quality provision of specialist housing whilst others suggested that the Council should ensure that there are always options available.

Paying for accommodation

6.40 Owner occupation is the tenure of choice for the majority of people, especially amongst those who already own their own home. However, the younger you are, the more likely it is that you expect to still be paying off your mortgage into your retirement with nearly 30% of those aged 18-29 expecting to still be paying their mortgage in their retirement.

6.41 An expectation and reliance on affordable rents is greater in the inner city and greater amongst those people who currently rent. The opposite is true for those people currently living in the Worth Valley or Wharfedale.

6.42 Many people were concerned about affordability, placing a strong emphasis on making sure enough housing was made available and that it was provided in an affordable way (whether this is through renting or ownership).

In Conclusion

6.43 The overarching finding from the survey is that there is no single option that we should assume all people want to see when they get older. It is clear that many people will want to stay in their own home but we cannot assume this will be the preferred option for everyone. Often, people talked about having options available and it will be our challenge to ensure we have enough provision of any particular type to enable that choice to be available at a time when people want or need to make that decision.

6.44 In addition, people wanted to know what's available in order for them to be able to make that choice, whether that be through them being able to get the right information when they are looking for it, or through us proactively engaging with individuals at key points in their lives to trigger that thought process before it's too late.

6.45 Finally, it is clear from the results of the survey that the challenges facing older people will not go away. Hopefully we will continue to see improvements to health and life expectancy but many people anticipate rising costs associated with housing and living longer (including increases in energy prices). Longer term, more people will still be paying off their mortgage into retirement, and fewer people will belong to a formal pension scheme. Many people have turned to investing in property to fund their retirement, but

with a limited number of homes available, and with the majority of people still aspiring to home ownership, others will inevitably lose out.

Future Requirements

6.46 The results of the 'Thinking Ahead' survey show that people want to see a choice of accommodation options available to them as they get older; those approaching retirement in the next 10-20 years appeared open to considering specialist forms of housing, especially when being asked to consider differing health scenarios.

6.47 Initially assuming all current specialist housing provision is of suitable standard and occupied (for the time being we will not consider low demand issues caused by location or build form), we can therefore assume that demand for this specialist stock will increase in line with the population increase predicted in older people in the District. This would equate to a 31% increase in provision over the next 20 years. Effectively, this would mean the provision of an additional 85 sheltered units per year, an extra 180 bungalows per year and an extra 34 care spaces per year (either in extra care or residential). nb this simplistic calculation does not take account of an increase in the numbers of people requiring care as people continue to live longer with care needs. This does also not take account of current unmet demand which could be significant with 30% of older person households potentially considering living in a bungalow, and 16% potentially considering sheltered housing (equating to around 14,000 and 7,600 households respectively – although natural turnover will meet some of this demand).

6.48 However, the 'Thinking Ahead' survey also suggested that the tenure mix of specialist accommodation needs to align towards owner occupation (70% of those aged 50-59 expected to own their retirement accommodation). 26% expected to be paying affordable rent; whilst this continues the trend for those currently aged 65-84, 35% of those aged 85 and over currently socially rent.

6.49 From our survey of Registered Social Landlords, we understand that around 15% of current specialist social rented accommodation is in low demand, equating to 840 units. At least 200 of those units are expected to require demolition and a further 160 require conversion to other forms of accommodation. This makes a total of 360 units that could potentially be taken out of stock which will need replacing (although, probably not in the same locality). RSLs expect the remaining 480 units could be brought up to standard given sufficient investment.

7 PULLING IT ALL TOGETHER

7.1 In many respects, Bradford is no different to the national situation. We'll have more older people in the future as people live longer and older people will be increasingly affluent. Older people will be more diverse, with more older men and more older people from minority ethnic groups. Older people will have more aspiration and greater expectations. In many cases they will be the driving force behind the housing market.

Older people will be less passive about their housing choices; the consumer model will become more significant than what has previously been the case.

7.2 But we're also different in Bradford. As people live longer, there will be more older people living in our District, but we'll also have more younger people living in our District, potentially placing us in a more fortunate position than many other parts of the country. However, this masks the diversity of our District – with many of the outlying wards getting (on average) older, and the inner city (on average) getting younger. ***We need to recognise and respond to the local differences across our District.***

7.3 Increasing affluence amongst older people in Bradford has significant implications for the way we portray this diverse group of people. No longer can we say these are the poorest people in our society, Bradford's deprivation often affects the younger age groups the most. And this is not just down to the significant equity many older people have locked up in their homes – whilst it is true that pensioners often have the lowest incomes, they also have low accommodation costs and are almost half as likely to be struggling to pay for bills or food shopping than those aged 18-24. This doesn't mean to say we don't have older people that are poor in our District, and we need to be careful that we don't mask the significant financial issues that some older people will face. ***We can't rely on stereotypical pictures of age-related poverty.***

7.4 Whilst it's true that currently the vast majority of older people in our District are white, we are not far away from there being significant growth in the number of older people from minority ethnic backgrounds, who will have their own expectations, ways of doing things, and specific needs. We also need to lead the increasing social acceptance of LGB people – and in this context older LGB people specifically, by understanding the significant housing issues they face as they get older. ***We need to ensure we recognise the diversity of old people in our District and respond to their specific needs.***

7.5 As people live longer, so we can expect to see more people affected by long term limiting illnesses. Sometimes all people need is a little bit of help – maybe with gardening, home maintenance or shopping. There are a wealth of good services available across the District to help and support older people but sometimes provision is patchy, not always available to owner occupiers, and sometimes services don't join up as well as they should.

We need to ensure we can care and support all people and their families, regardless of where they choose to live in our District.

7.6 Technology is constantly developing. Whilst this often means it's difficult for older people to keep up, the sheer number of older people in the future will mean that existing technology will eventually become more mainstream for older people in the future. Home alarm services, and telecare is already being used to great effect through the 'Safe and Sound' service to help and support people to live independently and reduce hospital admissions. More older people are realising the benefits of the Internet and more older people have access to mobile phones. In the future, older people will expect technology to be available, as it has been throughout their lives (just like telephones and television became available in the past). ***We need to embrace new technology and not use the excuse that some old may not understand it. We need to ensure there are opportunities to make technology accessible to older people and not frightening by providing appropriate training, assistance and help, especially in geographical areas where skills are lower. We need to 'future proof' what we build now so we we're not stuck with today's technology tomorrow.***

7.7 People want to be able to make choices, whether that is a choice to stay in their own home, or a move to specialist accommodation. As the future will see more older people, and more older people with care and support needs, ***we will need to ensure more provision of specialist accommodation to facilitate this choice.***

7.8 Strategically, we need to influence choice – by getting more older people to choose to move from the family home, we will free up much needed family housing in our District; this will have the additional benefit for older people by enabling their family to stay close if they wish. Some of our existing specialist accommodation is in low demand, in undesirable locations and of poor design. ***We need to ensure our specialist accommodation is desirable, with desirable designs, locations, support services and tenures.***

7.9 As well as a choice of where to live, the personalisation agenda brings forward the opportunity for older people to make choices over the services they receive. ***We need to promote the value of housing related support services so that older people recognise the value and the benefits they can deliver. We will also need to ensure our services are configured in a way that can react in a timely way to what people choose.***

7.10 Choice also matters for the things we use in our homes – clinical and off-putting aids and adaptations can unnecessarily encroach on older people's homes and lives. Just as the design of spectacles has seen a revolution over the last 20 years, there is real potential for desirable products aimed at a mass 'older person' market. Being at the

forefront of developing these products could have real benefits for our economy. **We need to work with local entrepreneurs, local suppliers, and tap into the experience of our old people and creativity of young people to make desirable (or at least aesthetically pleasing) aids and adaptations in the home.**

7.11 In addition to providing choice, provision of information is crucial. Getting information to older (and younger) people in our District is quite rightly done through a wealth of different formats – from word of mouth, family support, verbal advice from professionals, to leaflets, the Internet and Age Concern's 'Starting Point' service. However, information can be conflicting, out of date and at worst misleading. The sheer volume of information available can also seem overwhelming, not just for older people themselves, but for their families and even for professionals. **We need to streamline our information provision, make the most of national resources and ensure the information we provide is up-to-date.**

7.12 We all need to be considering how we plan for our own old age. We know that many people do, but others simply haven't considered it or cannot afford it. In the future, fewer people will have formal company or private pensions and more people will be paying their mortgage into their old age. Many people have turned towards using investments in property as a safer way to fund their retirement and this has wider implications for housing in general. Many fit and healthy 'younger old' people are in a good position to consider their housing options, but with no trigger, will simply not think about their future needs until an incident (such as a trip/fall/bereavement etc) happens. **We need to consider the implication of our current policies have on how younger people can plan for their old age. We need to ensure we are proactive in engaging and influencing younger people's planning and proactively influence the 'younger old' to make considered choices before an 'incident' happens.**

7.13 Many of our existing homes, especially the old inner city terraces do not lend themselves for accessible living – often they will have steep narrow staircases. But equally, some of our recently built homes are also poorly designed in relation to accessibility, with small rooms, and winding staircases. Pressures on land (and resulting density requirements) mean it's increasingly important to consider the functionality of the housing we build today and how it will be used in the future. Lifetime homes standards are an attempt to address these issues but we need to weigh up the balance between attracting developers to our District and not placing too many unrealistic and un-commercial demands on them. **We need to work with developers to raise awareness and come up with solutions that work for us all, to ensure the housing stock we build now, works well in the future.**

7.14 As we need to encourage the building of specialist older people's housing, we need to ensure developers have clarity and are treated fairly and consistently when submitting planning applications for specialist accommodation. Extra care and CCRC style developments can easily fall between two planning use classes which have implications for land use and affordable housing requirements. ***We need to ensure we debate and discuss the implications of extra care/CCRC style development on planning policy and make sure developers have clarity about how we will treat planning applications.***

7.15 Against the backdrop of deficit reduction and spending cuts the new Coalition Government has put forward a clear indication that it intends to protect certain key benefits specifically for older people (such as winter fuel payments and free bus travel). However, in the current economic circumstances we will need to work smarter, cut out waste and find innovative ways of doing things. ***We will need to empower our communities to provide solutions and consider how we can work with social enterprises and the private sector to help achieve our objectives.***

8 RECOMMENDATIONS

8.1 Considering the key themes set out in section 7, the recommended title for the strategy should be "**Enabling Choice, Promoting Independence – A Bradford strategy for housing that supports our old age**".

8.2 Following on from this, we need to set out a clear vision which should be based around

A society that is able to support each other and willing to plan for their own old age...

Where people are able to make choices at key points in their lives, and where those choices have a positive impact on society as a whole...

Where choices are influenced by high quality, affordable, inclusive and well designed specialist older people's housing in desirable locations...

Where affordable support and care is available to all regardless of background or where people choose to live in the District, and where the most is made of technology to support independence...

Above all, to ensure older people feel valued, are able to stay in control of their own lives as far as possible, and are treated, and treat others, with dignity and respect.

8.3 The following recommendations have been formulated to help steer us towards the vision and the themes set out in Section 7. A case is made for each recommendation against the Joint Housing Strategy themes of Growth, Quality and Inclusion to ensure they meet our overall housing objectives.

8.4 It is important to recognise that when we talk about 'specialist' or 'more suitable' housing in the recommendations we are generally referring to self contained homes that individuals can still refer to as their 'own home'. Often they will have specific design considerations and wrap around services that set them apart from general housing stock. They may be options to own or rent. This is distinctly separate from residential accommodation where residents live communally.

Recommendation 1

Give older people, and those approaching old age, desirable and affordable options and assistance, so that they choose to move to more suitable housing

What does this mean?

This is about improving our offer of specialist older people's accommodation to make it a more desirable option. This might be by improving the quality of our existing sheltered housing or by building more specialist retirement developments. What's important is that the offer is attractive to older people and available to suit a range of budgets; with options for home ownership, shared ownership and affordable rent. It is NOT about forcing older people into accommodation they do not want.

Why

Growth	Enabling older people to have their families living close to them by freeing up much needed family accommodation. Ensuring our existing stock is used as efficiently as possible and reduce pressures on land.
Quality	Housing stock specifically designed for the needs of old age will enable occupants to live more independently and lead a better quality of life. But some of our specialist housing requires investment to ensure long term desirability and address quality issues.
Inclusion	Some older people may want to move to specialist housing to feel more secure, and be able to live and socialise with people of a similar age and reduce the chances of isolation.

What could this include?

- Getting the 'young old' to consider their housing choices before it's too late
- Providing a desirable choice, aimed at lifestyle rather than purely care
- Ensuring there is enough provision for the choice to be available
- Clarifying planning issues for extra care/CCRCs (Continuing Care Retirement Communities)
- Council involvement in developing CCRCs
- Providing support to move
- Reducing fears and anxieties – recognising and meeting the needs of minority groups in specialist housing (including the needs of men, LGB people as well as those from different ethnic backgrounds)
- Encouraging good long term design (usability as well as aesthetics)
- Making the most of the plans for the Canal Road Corridor

Where is the evidence for this?

- Page 6 Why change is needed
- Page 11 HAPPI Housing our Ageing Population: Panel for Innovation - Dec 2009
- Page 15 Planning Policy Statement 1: Delivering Sustainable Development & Planning Policy Statement 3: Housing
- Page 15 Age-Friendly Communities in the North – Northern Housing Consortium – Early Findings Report
- Page 22 Sustainable Homes and Neighbourhoods in a Successful District – Joint Housing Strategy for Bradford 2008-2020
- Page 25 Thinking about Tomorrow: Taking Action Today – The Bradford District's

Older People's Partnership Renewed Strategy 2007-2010

- Page 28 Population estimates and projections
- Page 30 Household circumstances
- Page 39 Sexuality
- Page 41 Care and Support Needs
- Page 44 Types of housing for older people
- Page 45 Bungalows
- Page 47 Sheltered Housing
- Page 50 Park Homes
- Page 51 Care, Nursing Homes and Extra Care
- Page 53 Specialist Retirement Developments
- Page 54 Leasehold
- Page 55 Shared Ownership/Intermediate Tenure
- Page 62 Issues and Challenges
- Page 65 Planning Issues
- Page 67 Supporting People Needs Assessment for Bradford MDC – June 2008
- Page 68 Residential Care
- Page 69 Extra Care
- Page 70 Sheltered Housing
- Page 70 Canal Road Urban Eco Settlement
- Page 72 Location
- Page 72 Specialist Housing
- Page 73 Paying for accommodation
- Page 74 Future Requirements

Recommendation 2

Support those people who choose to stay in, or are unable to move from their current home.

What does this mean?

We recognise that most older people will choose to stay in their current home as they get older and we need to make sure our services are offered to everyone in need, regardless of where they are living in the District.

Why

Growth	Recent years have seen a growth in the numbers of elderly people who own their own home – the vast majority of elderly people in our District will own their home outright and most will choose to live in their current home as they get older.
Quality	The quality and suitability of general housing stock for older people varies, and elderly people often struggle to know who to trust to carry out essential maintenance on their homes. The equity in some (poorer quality) housing stock will often not be enough to facilitate a move to specialist housing without 'giving up' owner status.
Inclusion	Historically, housing related support services have only been provided to people in socially rented specialist accommodation which is in contrast to where the majority of elderly people live.

What could this include?

- Continued improvement in Disabled Facility Grant delivery
- Floating support
- Identify and reduce gaps in low level support
- Use of assistive technology
- Proactively reducing risks within people's homes

Where is the evidence for this?

- Page 7 Outcome One - A better deal for older people today
- Page 15 Age-Friendly Communities in the North – Northern Housing Consortium – Early Findings Report
- Page 18 Assistive Technology
- Page 21 The Big Plan for the Bradford District 2008-2011 – our sustainable community strategy
- Page 22 Sustainable Homes and Neighbourhoods in a Successful District – Joint Housing Strategy for Bradford 2008-2020
- Page 24 Adult Services 5 Year Strategy 2007-2012
- Page 25 Thinking about Tomorrow: Taking Action Today – The Bradford District's Older People's Partnership Renewed Strategy 2007-2010
- Page 28 Population estimates and projections
- Page 30 Household circumstances
- Page 39 Sexuality
- Page 41 Care and Support Needs
- Page 54 Living with Relatives

- Page 54 Lifetime Homes
- Page 55 Telecare/Telehealth
- Page 57 Health Care & Support in the Home
- Page 58 Low Level Support
- Page 58 Adaptations & Home Maintenance
- Page 62 Issues and Challenges
- Page 67 Supporting People
- Page 67 Supporting People Needs Assessment for Bradford MDC – June 2008
- Page 69 Telecare

Recommendation 3

Strengthen opportunities for local people, communities and partners to work together to provide solutions

What does this mean?

The Government is keen to put more power and opportunity into people's hands and make the decision making process more local. They want to see citizens, communities and local government coming together to solve the problems they face.

Why

Growth	Because there will be an increase in the number of older people living in our District, and less public money to support them.
Quality	By involving older people, those approaching old age, family, friends, neighbours and community groups in our decision making process we will be able to make more effective decisions. Because trusted relatives, neighbours and friends are in a far better position to care for the elderly than 'faceless' organisations.
Inclusion	As we need to strengthen the opportunities for the young and old to interact and understand each other's needs and aspirations. We need to act as a catalyst to kick-start community development where this is not already happening.

What could this include?

- Making the most of the Active Citizenship framework and the 'Civic Year of Active Citizens and Volunteering 2011'
- Building on the work of BOPA and the Older People's Partnership
- Recognising the work of carers
- Understanding the capacity of the voluntary & community sector to take on extra roles
- Nurturing social enterprise
- Interaction between specialist housing schemes and the wider community
- Opportunities for younger and older people to interact
- Encouraging independence and self planning throughout life
- Empowering the 'young old' to take a lead on delivering specialist housing in their locality
- Local Housing Trusts, Co-operatives, Co-housing

Where is the evidence for this?

- Page 5 The Coalition Programme for Government
- Page 19 Innovative Housing Options
- Page 25 Thinking about Tomorrow: Taking Action Today – The Bradford District's Older People's Partnership Renewed Strategy 2007-2010
- Page 28 Population estimates and projections
- Page 60 Community Involvement & Mixed Communities
- Page 62 Issues and Challenges
- Page 67 Supporting People
- Page 71 Planning for Retirement
- Page 72 Specialist Housing

Recommendation 4

Make people aware

What does this mean?

Getting the right information to the right people at the right time is crucial if we want people to be able to make informed choices at key points in their lives. But we need to be aware that too much information can be overwhelming, difficult to manage and lead to inconsistency.

Why

Growth	Because we need to ensure that people have the information available to enable them to choose between all the options in an informed way. More choice (stemming from the Individual Budgets approach) will mean there is a need for more information.
Quality	Because the information we give out needs to be consistent, timely, and accurate.
Inclusion	As the information we provide needs to be available through a variety of communication methods to ensure it is available to everyone who needs it.

What could this include?

- Building on the hub model for information & continuous review of existing resources for accuracy and plain English.
- Keying into national resources
- Local maintenance of data on national resources
- Putting housing resources and guidance online through the hub
- Proactive re-letting of low demand specialist housing and raise awareness amongst certain communities
- Reviewing accessibility of Openmoves Homes Choice Based Lettings.

Where is the evidence for this?

- Page 14 Government Strategy - Building a Society for All Ages, July 2009
- Page 22 Sustainable Homes and Neighbourhoods in a Successful District – Joint Housing Strategy for Bradford 2008-2020
- Page 25 Thinking about Tomorrow: Taking Action Today – The Bradford District’s Older People’s Partnership Renewed Strategy 2007-2010
- Page 61 Information Provision
- Page 62 Issues and Challenges
- Page 67 Supporting People
- Page 71 Planning for Retirement

Recommendation 5

Make sure our stock and associated services are sustainable in the long run

What does this mean?

Firstly, this is about making sure what we build and refurbish now works well into the future, both for current residents and future residents. This is not just relevant for our specialist housing but for all our housing (e.g. lifetime homes). Secondly, it is about working smarter and making sure our front line services continue in the light of budgets pressures.

Why

Growth	The Joint Housing Strategy for the District makes a commitment to the growth in housing stock to meet the demands of an increasing population. We need to ensure that what we are building now will meet the needs of the people living there in the future.
Quality	Much of our existing housing stock does not lend itself to accessibility without making major adaptations which can be time consuming and expensive.
Inclusion	We need to reflect the increasing affluence of older people in our District and ensure there are adequate quality services for those that are able to pay for them.

What could this include?

- Making the most of increased affluence
- Identifying the potential for shared-ownership/equity release
- Offering our services on an enhanced self payment model
- Involving 'Safe and Sound' during design or refurbishment of specialist housing
- Ensuring facility for broadband access in new and existing specialist housing
- Work with developers to build accessible new homes and ensure new specialist housing is built in accessible locations and integrated into the community.
- Making the most of adapted stock, and recycling adaptations

Where is the evidence for this?

- Page 8 Outcome Two – Housing for our future selves
- Page 17 Lifetime Homes Standards
- Page 21 The Big Plan for the Bradford District 2008-2011 – our sustainable community strategy
- Page 22 Sustainable Homes and Neighbourhoods in a Successful District – Joint Housing Strategy for Bradford 2008-2020
- Page 25 Thinking about Tomorrow: Taking Action Today – The Bradford District's Older People's Partnership Renewed Strategy 2007-2010
- Page 27 Local Planning Policy
- Page 36 Lifestyle
- Page 54 Lifetime Homes
- Page 62 Issues and Challenges
- Page 69 Telecare
- Page 70 Agency Service for Adapted Properties

Recommendation 6

Manage the transition – have clear plans in place to minimise the impact of getting to where we need to be

What does this mean?

Bringing poor quality, or low demand, specialist housing up to standard will inevitably impact on the people living there and we need clear plans in place to minimise the disruption caused. We also need plans in place for how we will re-utilise decommissioned buildings and land to minimise the impact on the wider neighbourhood. Finally, as we need to reconfigure the way our services are delivered, we need to manage the impact of change on the people that currently use them.

Why

Growth	An increasing population of elderly people means we will need more specialist housing, and more support services (both within specialist housing and also for the general housing stock).
Quality	Some existing specialist housing is of poor quality, or in low demand. Some will be adaptable to bring them up to standard but others will require demolition or change of use – these will be people’s homes and we’ll need a clear plan of how we will deal with this situation to minimise disruption.
Inclusion	Often, elderly people living in specialist accommodation will need additional support to help them cope with a move – this support will need to reflect the needs of that individual

What could this include?

- Transitional arrangements for decommissioning or renovating stock
- Strategic decommissioning & re-use planning
- Reconfiguring services for individual budgets
- Computer literacy

Where is the evidence for this?

- Page 9 Outcome Three – Reconnecting Housing, Health and Care
- Page 24 Adult Services 5 Year Strategy 2007-2012
- Page 28 Population estimates and projections
- Page 36 Lifestyle
- Page 47 Sheltered Housing
- Page 51 Care, Nursing Homes and Extra Care
- Page 62 Issues and Challenges
- Page 67 Supporting People Needs Assessment for Bradford MDC – June 2008
- Page 68 Residential Care

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