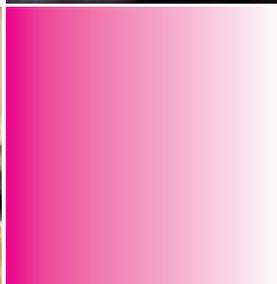
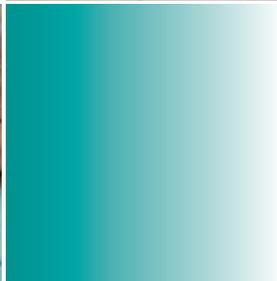
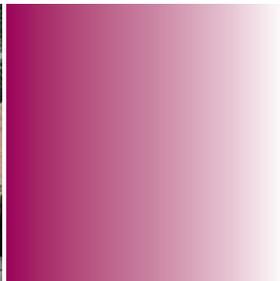
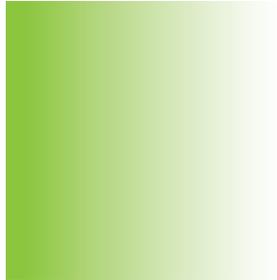


Great places to grow old

Bradford District's Housing Strategy for the Over 50s

Short version



2011 – 2021

City of Bradford MDC

www.bradford.gov.uk

This booklet is intended to be read by anyone interested in housing for people aged over 50 years old.

The booklet should help you understand how the Council will work with other organisations to make sure housing in the district will meet our needs as we all get older.

We recommend professionals read the full version of this strategy which is available for all residents on Bradford Council's website: www.bradford.gov.uk/bmdc/housing/strategies_policies_plans_and_research/housing_and_related_strategies.htm

This booklet has been written by the City of Bradford Metropolitan District Council.

The wording in this publication can be made available in other formats such as large print and Braille. Please call: 01274 434454

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Introducing our strategy

Great places to grow old is Bradford's housing strategy for the Over 50s. It sets out what we would like to see in the future and how we expect to achieve it. We have involved lots of people of all ages to help us write this strategy. The strategy will help individuals and organisations work together in a coordinated way.

This is a housing strategy for the over 50s. This age is chosen not because it marks the start of 'old age' but because for many people it is a point at which their circumstances start to change in ways which affect their future.¹

We want to encourage more people to think about where they would like to live when they get older so that they can remain healthy, active and independent. The places where we live become more important as we age. As we age we still have lots to offer society – if we can make sure our homes continue to work for us, everyone will benefit.

¹ For more detail please see the Bradford District's Older People's Partnership Strategy.



This strategy isn't about council housing. Most people own their own homes and want to stay home owners as they get older. Others live in rented homes either through a social or private landlord.

The Council has not managed any housing since 2003 when all its housing was transferred to a separate organisation called Incommunities. However, we still provide social care and housing support to vulnerable people, including older people.

Our role is to coordinate lots of different organisations to help provide what the people of our district need.

Providing choice



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In the future we want everyone to have a choice of where they would like to live as they get older.

This could be helping people stay in their current home by:

- assisting them to adapt their homes making it easier to get around
- helping to find trustworthy organisations to keep their homes and gardens maintained
- ensuring support and care is available so they can stay well and remain independent in their own home.

It could be by making sure there are other housing choices.

For example:

- bungalows
- flats where there are no steps
- specially designed housing in familiar neighbourhoods
- places where neighbours are of a similar age so they feel safe and part of a community
- housing where older people can live the rest of their lives with peace of mind even if they become poorly or struggle to get around.
- living with younger members of the family
- living in a self contained flat attached to a family member's home.

Some people naturally plan ahead and we would support them to do this by making sure we don't always restrict housing to just those that need help right now.

Being more flexible about who can live in housing aimed at older people makes retirement communities feel less like institutions of frail people. They will become more like positive places where neighbours naturally support each other to live life to the full.

But we know moving home is difficult at any time of life, and can be much harder as we get older.

We will look at how we can assist people who want to move.



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A nice place to live

Housing specifically designed for older people has a lot to offer. It helps people stay independent by offering special features for example:

- easy access showers
- no steps
- higher plug sockets so you don't have to bend down as far
- being cheaper to keep warm
- being easier to maintain

We want this housing to be attractive so people will be excited about moving and happy living in their chosen home. These days older people's housing can look just as good as or even better than family housing. We will plan to ensure a mix of one and two bedroom properties so families can still stay over for the night.

However, we also know some of the existing housing for older people is too small, out of date or built in the wrong location.

We will work with the landlords to help them improve or rebuild this poor quality housing.



To own or rent

We know lots of older home owners are interested in moving home but don't know where to start or have found it too expensive. **We will challenge house builders to build high quality housing which meets people's current budgets.**

Sometimes people's homes aren't worth enough for them to buy more suitable housing. **We will work with social landlords to provide more flexible home ownership options.** For example, part buy/part rent where part of the house is bought and part is rented.

Often tenants in rented housing can't afford to buy properties. **We will work with social landlords to make sure they continue to provide affordable rented housing for older people.**

Some people may wish to build their own retirement home or get together with others to build a retirement community. This is popular in Europe and is just beginning to happen in this country.





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Including everyone

We live in a very diverse district so we need to ensure everyone is included and that different needs are met.

For example, there will be more older men and more elderly people from a wider range of ethnic backgrounds in the future.

Some older lesbians and gay men have specific housing concerns.

People with physical or learning disabilities also have specific housing needs.

We will work with other organisations and landlords to make sure that everyone has a choice.



Looking to the future

Lifetime homes at Pavilion Gardens, Bradford



Keeping you informed

We want to make sure that everyone is aware of their options so they can make their own decisions about where they want to live in their old age.

We will make our advice and information clear, up-to-date and more accurate. We will make information available in different ways so that everyone can access it.

Sometimes when we try and make things better for all of us it can cause disruption to a few. For example, when outdated housing needs improving, we will keep people involved in the decisions which affect them. We will try to minimise disruption and support people through the changes affecting them.

Housing can last a long time so as we age it needs to work well both now and in the future.

We will work with house builders to make sure new family and retirement housing is designed to work well over people's entire lives. We want to make it easy and affordable to adapt these

homes so the people living in them can stay there as their circumstances change.

As it's particularly important for older people to keep warm we also want housing to be as energy efficient as possible to keep gas and electricity costs down.



Making things happen

There's a lot of work to be done to achieve this strategy which is why it runs to the year 2021.

We will monitor our progress and have a written action plan which we will review each year to make sure things are happening

If you are interested in finding out more about our Housing strategy for the over 50s we recommend you read the full version which is available on Bradford Council's website:

www.bradford.gov.uk/bmdc/housing/strategies_policies_plans_and_research/housing_and_related_strategies.htm



For further advice on your housing options

If you want to find out more about the options available to you, a good place to start is the national First Stop Advice Service for Older People.

First Stop Advice Service for Older People.

Tel: 0800 377 70 70
www.firststopcareadvice.org.uk

City of Bradford Metropolitan District Council:

Adult Services

Tel: 01274 431704
www.bradford.gov.uk/adultcare

Benefits Service

Tel: 01274 432772
www.bradford.gov.uk/benefits

Housing (for Council and Social Housing see Incommunities)

Tel: 01274 433531
www.bradford.gov.uk/housing

Safe & Sound (Telecare and Community Alarms)

Tel: 01274 434994
www.bradford.gov.uk/adultcare

Age UK Bradford

Bradford Information Point
32 Kirkgate, Bradford, BD1 1QN
Tel: 01274 391190

Keighley Information Point

8 Cooke Lane, Airedale Centre
Keighley, BD21 3PF
Tel: 01535 610100
www.ageconcernbradford.org.uk

Incommunities

Incommunities now own and manage two thirds of the social housing in the district. They also operate the social housing waiting list on behalf of the Council.

To become a new tenant:

Open Moves,
City House, Bradford, BD1 4HR
Tel: 0845 141 6666
www.openmoves.co.uk

For existing tenants:

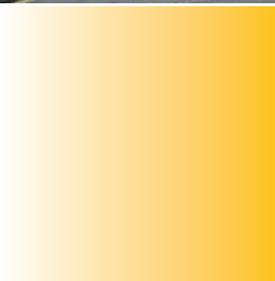
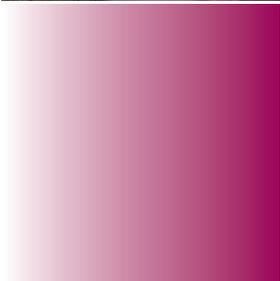
Contact your local housing office or Tel: 01274 254000
www.incommunities.co.uk

Bradford Older People's Partnership

Tel: 01274 437963
www.bradford.gov.uk/bmdc/BDP/partnerships_and_forums/older_peoples_partnership

Bradford & District Older People's Alliance (BOPA)

Tel: 01274 395144
www.bopabradsford.org.uk



Housing Employment and Skills Service
 Department of Regeneration and Culture
 1st Floor, Jacobs Well, Bradford, BD1 5RW
 Tel: 01274 434454. Email: will.ridley-ellis@bradford.gov.uk

City of Bradford MDC
www.bradford.gov.uk