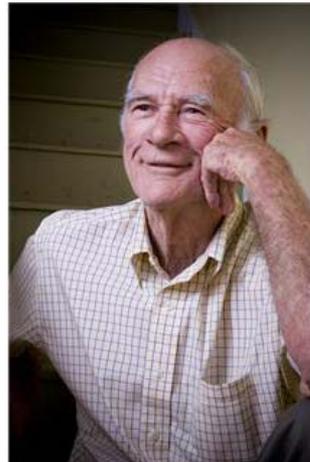


# Haringey's Older People's Housing Strategy

2011 – 2021



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## Foreword

This Older People's Housing Strategy aims to deliver an integrated approach to the housing needs of older people in the Borough. We want to ensure that people are not isolated and detached from the communities in which they live and have the help and support to remain independent for as long as possible.

People should have choice of whether they move into specialist housing or stay in their own homes. We need to provide a range of options regardless of whether they rent or own their own property. Many do not want to leave their homes where they have raised their families and enjoy living in their local area that they know well. However many would welcome the opportunity of moving to a smaller property with less work and expense involved, if attractive opportunities were available. The current economic climate poses challenges in providing this.

We also need to consider the supported housing stock that we already have within the Borough, much of which was built 30 years ago. This strategy gives the opportunity to assess if this is still what is required or indeed meets current housing standards. There have been innovative approaches developed for older people's housing over the past decade, such as extra care housing and assistive technology. We want to ensure through this strategy that we explore these and ensure that there is provision across the Borough, especially in the east where there are higher numbers of vulnerable older people.

Through working in partnership with older people, voluntary and statutory organisations we have developed this draft strategy and identified priorities which we intend will meet our aims.



**Cllr John Bevan**  
Cabinet Member for Housing

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## Executive Summary

This Older People's Housing Strategy aims to deliver an integrated approach to the housing needs of older people in the Borough. We want to ensure that people are not isolated and detached from the communities in which they live and have the help and support to remain independent for as long as possible.

Across the UK more people are living longer, with a significant number of these predicted to live beyond 85 years. Because of increased frailty and health needs in older later life this affects the housing and support choices people make.

This ageing society is one of the greatest challenges for housing and national government has identified this as an area where significant changes need to be made, not only in the actual buildings but in challenging society's perceptions of what housing for older people should mean. There are strong links between older age, housing and health and this strategy recognises the interdependence of these.

In Haringey there is polarisation between the east and west of the Borough in terms of health, wealth and how long people can expect to live and the requirements of older people's housing may differ accordingly.

By providing a range of housing options regardless of whether people rent or own their own property we will enable older people to choose whether they move to specialist housing or remain in their own homes. Many do not want to leave their homes where they have raised their families and enjoy living in their local area that they know well. However, many would welcome the opportunity of moving to a smaller property with less work and expense involved, if attractive opportunities were available.

This strategy builds on and contributes to work already undertaken for a variety of strategies and projects, such as Experience Still Counts which aims to tackle discrimination and promote positive attitudes to ageing in Haringey; the Affordable Warmth Strategy; Supported Housing Review and the strategic commissioning programme for extra care housing.

Haringey Council and its partners are committed to improving housing options for older people and in meeting the opportunities and challenges arising from changing demographics, government initiatives, economic circumstances and the expectations and aspirations of residents of Haringey.

We have identified three outcomes that we will work toward through the implementation of this strategy;

- To enable Haringey's older people to live independently for as long as possible
- To improve the quality of older people's housing
- To offer real housing choices to meet the needs of today's and tomorrow's older people

In order to deliver these outcomes our four priority areas are to:

1. Improve partnership working to provide joined up services
2. Develop a range of housing options that enable people to live independently for as long as possible
3. Ensure specialist housing and support is targeted to those most in need
4. Ensure this strategy supports the wider Council agenda for older people

The strategy delivery plan has been drawn up following consultation with partners and local interest groups. However, we have had to remain mindful of the current economic climate and emerging government priorities in this policy area. In light of this the delivery plan will be a 'live' document and will be developed over the life of this strategy.

The delivery of this strategy as well as the further development of this strategy will be overseen by the Integrated Housing Board, a thematic partnership board of Haringey Strategic Partnership. We will also report to other related boards and forums on the progress and outcomes delivered by the strategy.

## **Introduction and overview**

This strategy has been developed in partnership through the Integrated Housing Board, a theme group of Haringey's Strategic Partnership.

This Older People's Housing Strategy is a sub-strategy of Haringey's Housing Strategy 2009-2019, our over-arching housing policy which details our vision in the Borough.

The document details our approach to delivering appropriate housing choices for older people in the borough and reflects government policy and local priorities. The strategy is ambitious in seeking to respond to and meet the changing housing needs of today's and tomorrow's older generations.

Haringey Council is committed to improving housing options for older people and in meeting the opportunities and challenges arising from changing demographics, government initiatives, economic circumstances and the expectations and aspirations of residents of Haringey.

As well as housing itself, there have been significant changes in the way support and care is delivered and this continues to affect housing choices made by older people. The personalisation agenda<sup>1</sup> over the next few years will impact on the choices people make for their support and how it is delivered.

This strategy is intended to be a living document that will evolve over its life cycle to take account of these changes and will be reviewed regularly to ensure that the priorities agreed are being delivered.

## **Scope of the strategy**

This strategy covers all older people and those approaching older age who live in the borough or who want to move into the area.

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<sup>1</sup> Putting People First: A shared vision and commitment to the transformation of Adult Social Care, Department of Health 2007

It will give future strategic direction when developing new or remodelled housing for this group of people.

All tenures of housing are covered from social rented, private sector rented and owner occupiers. This document recognises that there will be movement between the different tenures.

## **How we produced this strategy**

The development of this strategy was led by the Integrated Housing Board (IHB), a theme Board of the Haringey Strategic Partnership in conjunction with housing providers, the third sector, community groups and older people.

We recognise that providing suitable housing for older people cannot be solved by organisations working alone. Therefore in developing this strategy we sought to be as inclusive as possible and engage with a wide range of organisations, and older people across the borough. All partners are committed to delivering this strategy.

There is a wide range of data available both nationally and locally to support the evidence base for our priorities. We have drawn on these as well as a comprehensive independent study commissioned by Haringey Council on older persons housing and support needs<sup>2</sup>.

## **Consultation on the strategy**

### ***What we know so far***

To start the work on this strategy we devoted Haringey Council's annual housing conference in February 2010 to older peoples' housing. The conference was attended by over 100 people representing statutory and voluntary organisations and as well as a number of older residents of the borough.

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<sup>2</sup> Haringey Older Persons Housing and Support Needs Analysis, Ridgeway Associates 2005

Feedback from this event has helped us form the initial priorities for this draft strategy.

Key questions asked were:

1. What housing do we need for older people in Haringey
2. Where should specialist housing be developed
3. What facilities should specialist housing include
4. How can we future proof general needs housing so that older people can continue to live in their own home

### ***Formal consultation***

We used Haringey Council's Consultation Framework as well as fulfilling the requirements of the Compact agreement when consulting on this strategy.

A sub group of the Strategy steering group focussed on how to undertake the consultation and identified which groups to engage with and the methods to use.

The consultation period was from October 2010 to January 2011 and we engaged with a wide range of groups, organisations and residents to make sure we identified all the relevant issues as well as the development of the delivery plan. This input significantly strengthened the strategy.

We used a wide range of mediums including using the Council's website, newspapers and magazines, meeting community groups, boards and forums and specific events.

This final strategy includes the outcomes of the consultation. A separate consultation feedback report has been produced which details responses. This is available through the Council's web site or on request.

## The national context

An ageing society is one of the great challenges for housing. National Government over the past decade has identified this as an area where significant changes need to be made, not only in the actual buildings but in challenging society's perceptions of what housing for older people should mean. There are strong links between older age, housing and health and we recognise the interdependence of these.

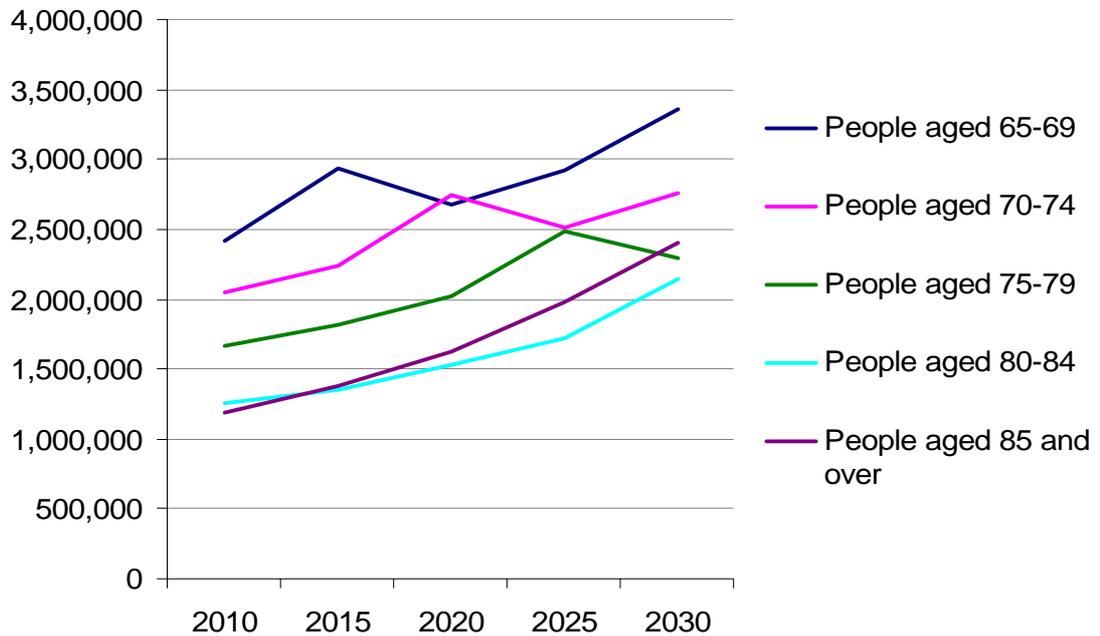
### Did you know?

- Each year, about 650,000 people turn 65
- There are eleven thousand centenarians
- About 3.7 million older people live alone
- 61% of women aged over 75 are widowed
- 46% of pensioner couples and 73% of single pensioners receive over half their income from state pensions and benefits
- 28% of pensioner couples have less than £1,500 in savings
- 1.8 million pensioners (16%) live below the poverty line
- In 2000, 90% of older people were living in 'mainstream housing'. The remainder lived in care homes and supported housing

*UK Age Monthly Factsheet*

The following graph (1) shows the projected increases in the number of older people in England. By 2020, nearly one in five of the population will be over 65 and projections show that by 2026 there will be 2.4 million older households than there are today. More of us will live to be over 100, and on average, 10 of those years will be spent with a disability.

**Graph 1. Population projections: England<sup>3</sup>**



In response to these growing numbers the Government has produced a wealth of guidance on how we need to plan for this.

The Lifetime Homes, Lifetime Neighbourhoods<sup>4</sup>, housing strategy for an ageing population was published in 2008 and was followed by Delivering Lifetime Homes, Lifetime Neighbourhoods<sup>5</sup>. These two documents detail the government's approach to housing for an ageing society.

The strategies recognise that all too often housing options for older people are limited to care homes or sheltered housing and we need to develop appropriate housing choices to relieve the forecasted pressures on homes, health and social care services.

<sup>3</sup> Projecting Older People Population Information System (POPPI)  
Department of Health

<sup>4</sup> Lifetime Homes. Lifetime Neighbourhoods, Communities and Local Government 2008

<sup>5</sup> Delivering Lifetime Homes, Lifetime Neighbourhoods, Communities and Local Government 2008

In addition to this, the direction of social and health care policy has undergone a shift of emphasis with more focus on people's independence and choice. Some of the key documents include:

- Our health, our care, our say. Department of Health (DoH) 2008
- Independence, well-being and choice. DoH 2005
- More choice, greater voice. DoH 2008
- Shaping the future of care together. DoH 2009

In response to government's thinking there have been many reports by third sector organisations that challenge national and local government on how these changes should be made. For example, Local Action for Later Life, by Age UK wants 'a whole systems approach' and states that 'the new government promises radical devolution of power and greater financial autonomy to local government and community groups. If this goes beyond the rhetoric, there may be a real opportunity in some areas to tear up the rule book and start again'.

### ***Supporting people***

The Supporting People Programme funds housing related support for vulnerable people to maintain their independence and lead full and active lives. This type of support does not include care but typically includes help in applying for benefits, budgeting and dealing with debt, help in accessing health and social care services, maintaining social skills, prevention of isolation and for older people, making sure they are safe and well as well as providing an emergency alarm service.

Nationally around 815,000 older people are supported in this way.

### ***Economic climate***

The current economic climate poses many challenges for developing housing for older people and therefore for this strategy we must be clear not to raise expectations that we cannot fulfil. However, we must be equally prepared to make the most of any opportunities that arise. By developing this strategy we will clear about our aims and long term aspirations.

## **Our context – the situation in Haringey**

### **Who lives in Haringey?**

There are approximately 225,000 people living in Haringey<sup>6</sup>. It is a very diverse Borough and ranks as the fifth most diverse borough in London; some 50% of our population overall, and three-quarters of our young people, are from ethnic minority backgrounds, and around 200 languages are spoken in the borough.

27% of Haringey's population live in wards ranked among the 10% most deprived in England.<sup>7</sup>

### **Older people in Haringey**

Haringey Council has undertaken an older people's joint needs assessment<sup>8</sup> to provide information to assist planners in developing services for this group of people. This is one of our sources for the needs data in this strategy.

### **Age and gender**

In 2001, there were 48,295 people aged 50+ in Haringey which is approximately 22% of the total population. 45% (21,841) were male and 55% (26,454) were female (2001 Census).

In 2009 it was estimated that there were 21,200 people aged 65+ which is approximately 9.4% of the total population (2009 Mid Year Population Estimates). About 43% (9100) were male and 56% (12,100) were female.

These numbers are similar to our neighbouring boroughs of Camden, Hackney, Islington and Newham. As with the rest of London the population over 65 declined slightly between 2001 and 2007 as a proportion of the total population. There is a marked difference in the number of older people living in the

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<sup>6</sup> Office for National Statistics (ONS) 2009

<sup>7</sup> ONS Indices of Deprivation 2007

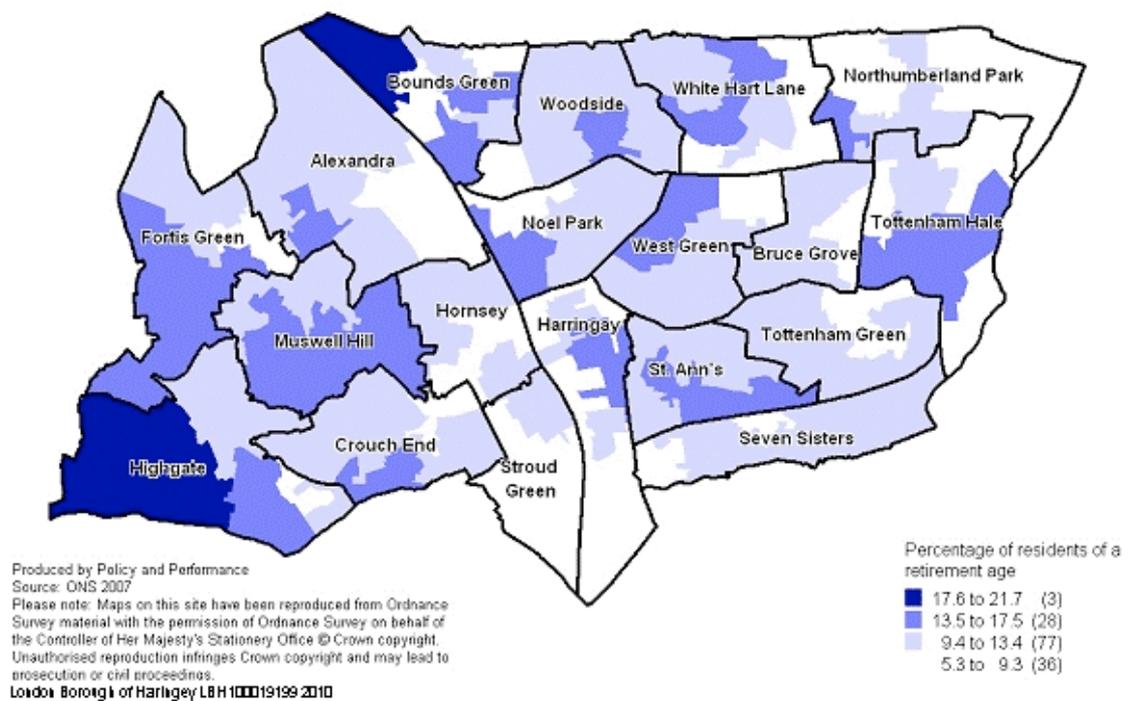
<sup>8</sup> [www.haringey.gov.uk/index/social\\_care\\_and\\_health/olderpeople/profile](http://www.haringey.gov.uk/index/social_care_and_health/olderpeople/profile)

inner and outer London boroughs, with greater percentages of older people in the outer boroughs.

The map below shows the spread of older people across Haringey with highest proportion of residents of retirement age in Highgate and Bounds Green.

### Map 1. Percentage of residents of retirement age

Percentage of residents of a retirement age (Women 60+, Men 65+)  
Haringey Lower Level Super Output Areas  
2007 Mid Year Estimates



It is interesting to compare this with projections for 2026 where there is a projected overall increase to 24,200 aged 65 and over. By the same year, the number of residents aged 10-39 is projected to fall by 3.4% while the number of those aged 40-69 years will grow by 22.4%

In 2026 the wards with the highest number of residents of retirement age will be Alexandra, Bounds Green, St Ann's and White Hart Lane.

## Map 2. Total number of retirement age population 2026, Haringey wards

Total number of retirement age population 2026  
Haringey Wards  
GLA 2008 low projections

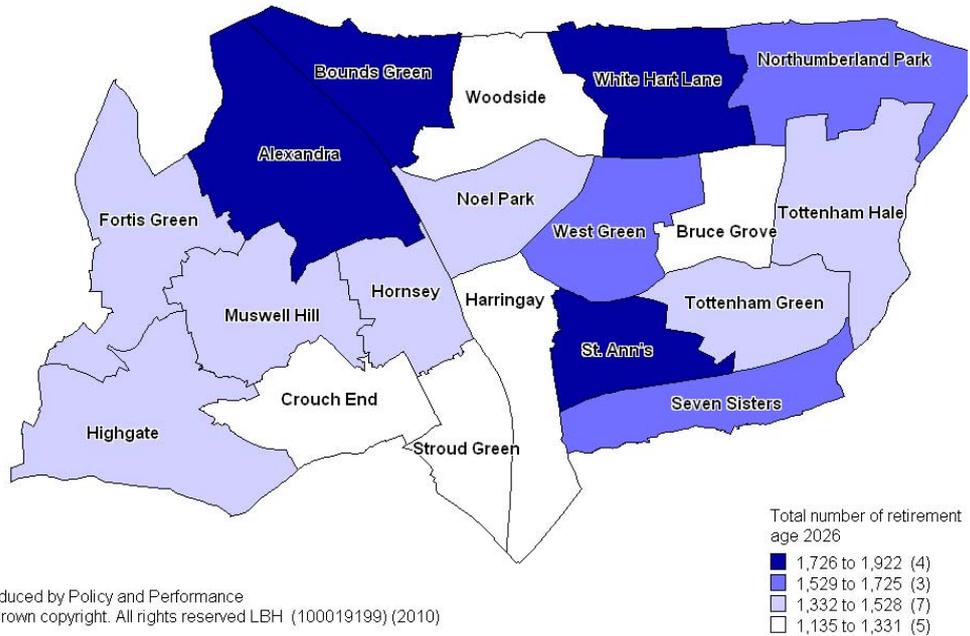


Table 1 overleaf breaks the total number of retirement age population into gender and age bands. As would be expected there is a greater number of women than men. By 2030 the overall number of people aged 65 and over will increase by 6,700 and of these, 1,300 will be 85+. It is this age group that typically requires more support and care than younger age groups.

**Table 1. Gender and age<sup>9</sup>**

<b>Gender/age group</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Males aged 65-69	2,700	2,900	2,800	3,400	4,200
Males aged 70-74	2,500	2,200	2,500	2,400	2,900
Males aged 75-79	2,000	2,000	1,800	2,000	2,000
Males aged 80-84	1,000	1,400	1,400	1,300	1,500
Males aged 85 and over	800	900	1,100	1,400	1,500
Females aged 65-69	3,300	3,700	3,600	4,200	4,800
Females aged 70-74	3,000	2,800	3,200	3,100	3,600
Females aged 75-79	2,400	2,500	2,300	2,700	2,600
Females aged 80-84	1,600	1,800	1,900	1,800	2,200
Females aged 85 and over	1,700	1,800	1,900	2,300	2,400
<b>Total population aged 65+</b>	<b>21,000</b>	<b>22,000</b>	<b>22,500</b>	<b>24,600</b>	<b>27,700</b>

### *Ethnicity*

In 2007 the majority of older people were white (67%), which is close to the 65.6% across all ages. This ranks Haringey as the fifth most diverse borough in the country. Based on Greater London Authority population projections, by 2026 BME groups will account for 36% of our population. In actual numbers of people, the biggest increase will be Black African and Chinese residents.

The next table (2) details the breakdown by age and ethnicity of our older people in Haringey.

<sup>9</sup> Office for National Statistics

**Table 2.**  
**People aged 65 and over by age and ethnic group, year**  
**2007<sup>10</sup>**

<b>Ethnicity</b>	<b>People aged 65-74</b>	<b>People aged 75-84</b>	<b>People aged 85+</b>
<b>White</b> (this includes British, Irish and Other White)	8,279	5,372	2,145
<b>Mixed Ethnicity</b> (this includes White and Black Caribbean; White and Black African; White and Asian; and Other Mixed)	236	101	21
<b>Asian or Asian British</b> (this includes Indian; Pakistani; Bangladeshi; and Other Asian or Asian British)	853	330	59
<b>Black or Black British</b> (this includes Black Caribbean; Black African; and Other Black or Black British)	2,184	876	124
<b>Chinese or Other Ethnic Group</b>	262	94	11
<b>TOTAL</b>	<b>11,814</b>	<b>6,774</b>	<b>2,361</b>

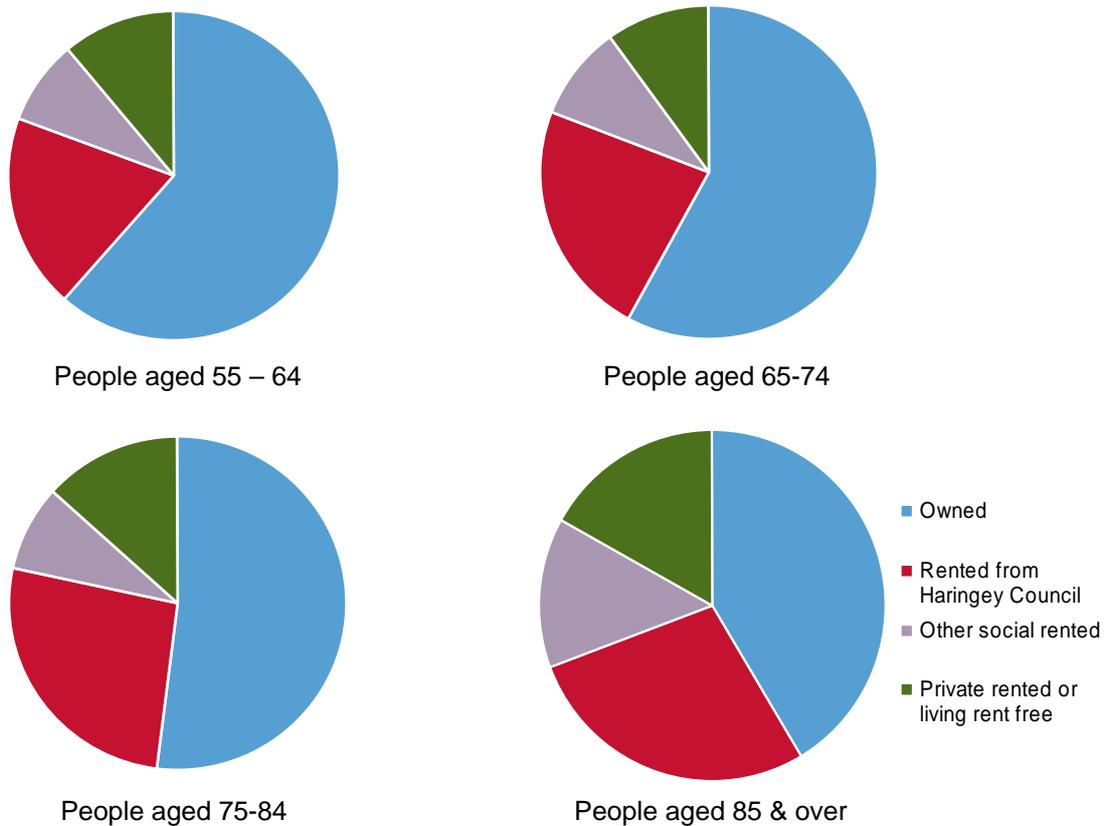
### *Tenure*

The 2001 Census showed that 58% of people aged over 50 in Haringey were owner-occupiers. 73% of residents in Muswell Hill and 78% in Alexandra wards owned their own homes whilst only 38% in White Hart Lane and 40% in Northumberland Park do.

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<sup>10</sup> Figures are taken from Office for National Statistics (ONS) Table PEEGC163, Ethnic group of adults by custom age bandings, mid-2007. This table is a commissioned table from the Population Estimates by Ethnic Group. The Estimates, released in April 2009, are experimental statistics. This means that they have not yet been shown to meet the quality criteria for National Statistics, but are being published to involve users in the development of the methodology and to help build quality at an early stage.

## Graph 1. Tenure and age<sup>11</sup>



The graphs above clearly show that there are greater numbers of owner occupiers in the younger age groups (61% people aged 55-64, 58% people aged 65-74 compared with 41% for people aged 85+). However we know that these figures are not evenly spread across the Borough. The requirements of the increasing numbers of home owners need to be reflected in the priorities of this strategy.

<sup>11</sup> Office for National Statistics 2001 Census

## The health of our older people

Health significantly affects lives of older people and has a major impact on a person's ability to continue to live fulfilled lives within their communities. Appropriate housing and location, with or without care and support, plays a key role in enabling people to live independently.

Life expectancy is rising generally, in line with national trends, but we remain below the national average for male life expectancy. Men in the west will live, on average, 6.5 years longer than those in the east<sup>12</sup> (Fortis Green 78.2 years and Tottenham Green 71.3 years).

Women's life expectancy is above the national average; while the east/west divide is less apparent, the gap between the highest and lowest life expectancy has widened (Stroud Green, 86.5 years and White Hart Lane and Tottenham Hale, 76.8 years).

Data from the General Household Survey, carried out in 2004 indicated that by 2008, 6,947 people over 65 would be living alone. Of these, 4518 would have a limiting long term illness<sup>13</sup>.

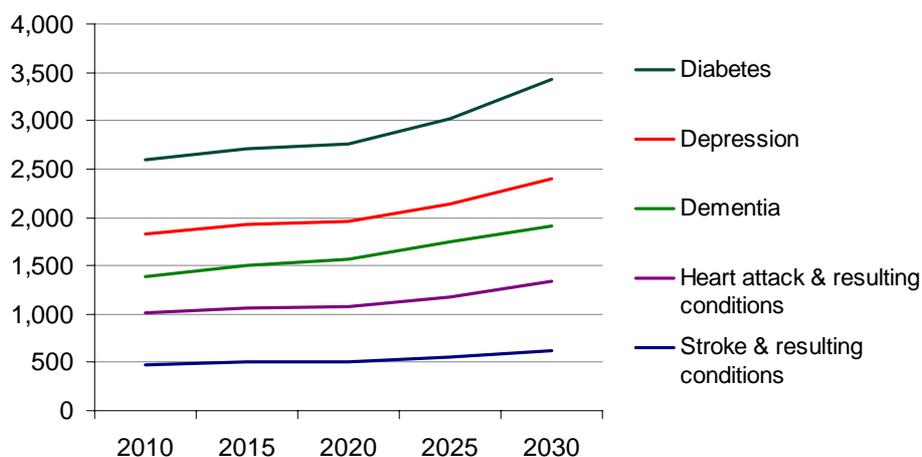
The number of people living alone is projected to rise to 9,096 by 2025, and of this number, those living alone with a limiting long-term illness is predicted to increase to 5,521 over the same period.

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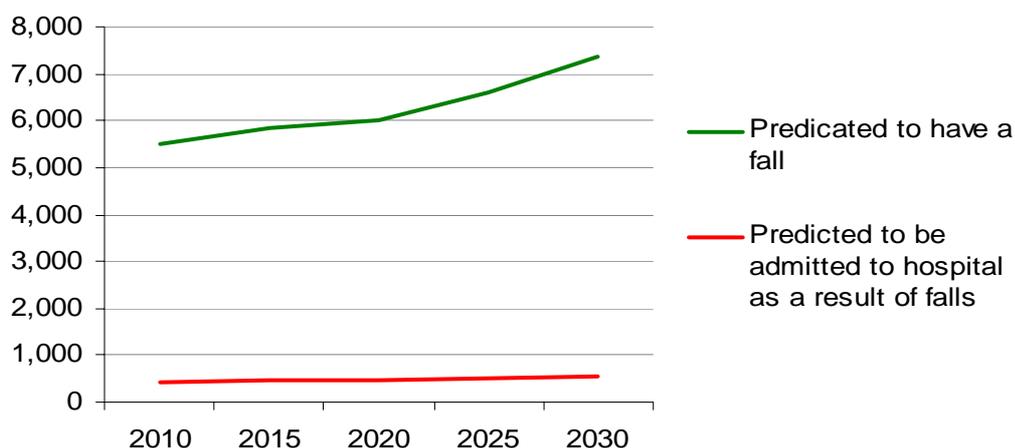
<sup>12</sup> Haringey Borough Profile 2010

<sup>13</sup> (Figures are taken from Office for National Statistics (ONS) Table C0839, Age (65 and over in 5 year age groups) and Limiting long-term illness (LLTI) by household size, a commissioned table from ONS using information from the 2001 census. Numbers have been calculated by applying percentages to projected population figure)

**Graph 2 shows the projected numbers of older people likely to suffer from the top 5 health conditions<sup>14</sup>**



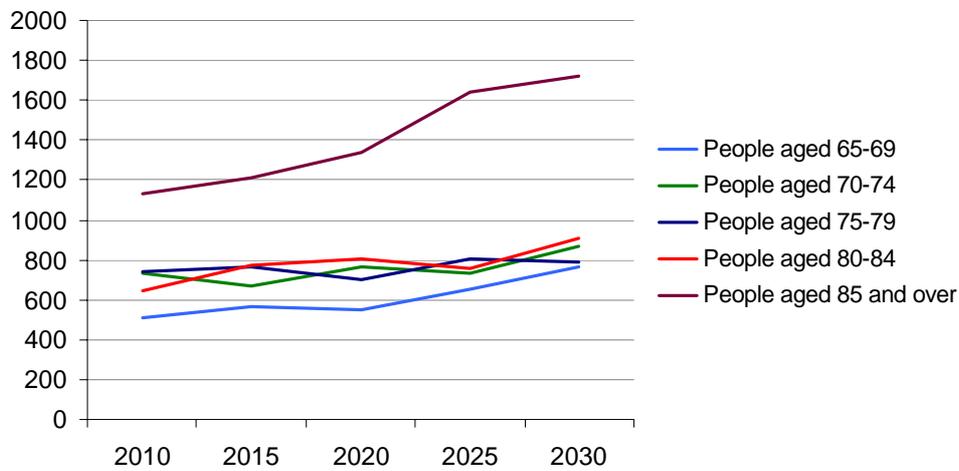
**Graph 3 shows the projected numbers of older people likely to have a fall and admitted to hospital as a result. NB this does not include those taken to hospital for emergency but not admitted<sup>15</sup>**



<sup>14</sup> Projecting Older People Population Information System (POPPI)  
Department of Health

<sup>15</sup> Projecting Older People Population Information System (POPPI)  
Department of Health

**Graph 4 below shows the projected number of people likely to have mobility problems<sup>16</sup>**



## Housing in Haringey

Buying a home in Haringey is expensive; the average price is £327,804 whereas the average wage is £27,368 which is lower than the London average. There is polarisation in wealth between the east and west of Haringey. These lower wages and high house prices make it impossible for some people to ever buy a house.

### *What housing do older people want?*

We know from many national studies that older people want to remain independent and have clear and strong views about what they want from their homes. Good Homes in Which to Grow Old<sup>17</sup> summarises evidence already collected by many organisations and has identified 6 key themes

1. a voice and influence
2. personalisation and choice
3. information and advice
4. affordable homes
5. joined-up services

<sup>16</sup> Projecting Older People Population Information System (POPPI)  
Department of Health

<sup>17</sup> Good homes in which to grow old?, Local Government Group 2010

6. Access to neighbourhoods, amenities, friends and families

These themes reflect what older people in Haringey have told us they want.

*What our housing and support research told us*

In 2005 Haringey Council commissioned Ridgeway Associates to undertake an older persons housing and support needs analysis to give a clear understanding and detail of the current and future requirement for housing and support. Although five years old and there may be some changes to the demographic and tenure details, it is not felt to be so different as to have a negative impact on their findings.

We asked them to consider:

- What is the need to traditional forms of supported housing for older people over the next 5, 10, 20 and 30 years
- What is the need for supported housing
- Does the existing stock meet or exceed that need
- What are the likely changes in demand
- What models of housing and support may be appropriate for Haringey in the future
- How can we reconfigure existing Council provision to meet any changed need
- How may assistive technology be used to help people stay in their own homes for longer

They found that people move into supported housing for a variety of reasons and not all require support at this stage:

- Security – concern about living alone
- Health
- Loneliness
- Trading down from a larger property – not being able to do the housework and garden
- Family break up
- Ageing - in need of more support
- Partner unwell
- Lack of family nearby or no family
- To be near family
- Recommendation from others

They also found that people were confused about sheltered housing, residential care and extra care housing.

### *Recommendations from the Ridgeway report*

The report concluded that a range of significant changes are required to deliver appropriate housing and support services to those living in both supported housing stock and in the community over the next 20-plus years. Since the study in 2005 we have been working towards meeting the recommendations and have made good progress across a number of areas.

Appendix 1 details the recommendations and work undertaken so far.

### **Current housing for older people in Haringey**

There are 4 main types of specialist housing for older people, residential, sheltered, community good neighbour schemes and extra care housing.

#### *Residential care*

Nationally we know that many older people move into long-term residential or nursing care because there are no alternative care options for very frail older people, or older people with mental health needs.

We also know that many who live on their own go straight from receiving limited or no care services into long-term residential care as their care needs are not identified at an earlier stage.

Alternative housing options may be more appropriate and cost effective.

Currently in Haringey we have 19 registered care homes, both Council and private. Between them they offer 607 places for older people across a broad spectrum of need. This includes learning disability and mental health needs. Only 8 of these homes offer double rooms for couples who wish to stay together.

## *Sheltered housing*

Sheltered Housing schemes are normally for people over retirement age although people in their 50s and early 60s who have support needs can apply. The aim is to help people lead an active and independent life for as long as possible. Each scheme has a communal lounge, kitchen and laundrette.

Each flat or bungalow has an alarm system which alerts the Sheltered Scheme Manager in case of an emergency. If the Sheltered Scheme Manager is not on duty the alarm call will go to a communication centre and help will be given.

Currently there are 945 units of sheltered accommodation owned by Haringey Council and 809 by Housing Associations, giving a total of 1754.

The model that we now recognise as conventional sheltered housing began to emerge shortly after the Second World War. Growth during the 1950s was relatively slow. Most of the accommodation, in flats and self-contained bungalows, came from local authorities.

Further government guidance on sheltered accommodation set the tone for the next thirty years. It suggested a model of housing which combines self-contained accommodation with communal facilities. Further, it supported a particular model of community care which ensured that people move along a continuum of built provision as their need for care increases: moving from general housing to sheltered housing, on to residential care when care needs became more pronounced and, for some, on to nursing care, whether in a nursing home or in a long-stay hospital setting.

These schemes included communal facilities, warden accommodation and office, an alarm system, a guest room, laundry facilities and a common room. Many of our schemes in Haringey are this older type of sheltered housing.

Haringey's Supporting People Strategy (2005) identifies the borough as having a greater than average supply of supported housing and a lower than average population aged 65+ than both London as a whole and England.

Table 3 below shows this.<sup>18</sup>

	Units per 1000 people over 65
Haringey	107
London	51
England	68

### *Community Good Neighbour Scheme*

We currently support 421 older people households through our Community Good Neighbour scheme. Tenants living in Community Good Neighbour schemes tend to be somewhat younger and more active than people in sheltered schemes so vacancies tend to be less frequent. A Community Scheme Officer will make regular visits to the schemes, keep an eye on tenants' well-being and offer advice with day-to-day problems. Each flat or bungalow has an alarm system which is connected to the Community Scheme Officer's office and to the Communication Centre. Emergency help is available around the clock, just as in sheltered housing. Some Community Good Neighbour schemes have a few communal facilities.

### *Extra care housing*

Extra care housing is sometimes called very sheltered housing. It provides well designed homes that are suitable for increasing frailty and illness in older age. This type of housing is designed to support independent living, allowing care to be delivered to people in their own homes without necessarily having to go into residential or nursing care. Care services can be offered 24 hours per day, 7 days per week.

The communal facilities in extra care housing usually exceed those found in conventional or in enhanced sheltered housing schemes and are focussed on the maintaining independence rather than just being seen as recreational. Often they include gyms and wellbeing facilities, IT and educational resources as

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<sup>18</sup> Haringey's Supporting People 5-year Strategy 2005-2010

well being the focus for the promotion of health and communal activities in the local community.

Extra care housing can provide social rented, part ownership or full ownership depending on the model and area the scheme is developed in.

Care costs are often lower when delivered in extra care housing when compared to residential care.

The Department of Health has been particularly active in promoting this style of provision, supporting a programme of capital subsidy that has encouraged the spread extra care housing across England.

In February 2004, the Department of Health awarded Haringey capital funding to upgrade 60 supported housing units owned by Hornsey Housing Trust to extra care standard. This scheme is in the west of the borough and is for rent. However since then specifications for extra care housing have now advanced.

There are 2 extra care schemes currently being developed by a Registered Housing Provider. These are in the west of the borough and will have 80 apartments. These are currently identified as being for rent.

The Ridgeway report identified a need for another 350 units of extra care housing to meet existing and future need up to 2013. The development of these 2 additional schemes in the west together with the existing one means that currently all the extra care provision is in the west of the borough (140 units). This disadvantages those older people, across many minority and ethnic groups, living in the east that would benefit from this type of housing and support.

### *Funding for supported housing*

Haringey's Supporting People contract with housing providers (including the Council), to provide housing related support to older people to enable them to continue to live independently. This does not include any personal care. People are assessed before moving into a sheltered scheme or receiving a good community neighbour service that they need this type of

support. Generally if a person receives housing benefit then the support is paid for by the Council. If not, they pay themselves.

It currently costs £4.65 million pounds per year to provide this housing related support. This includes a community alarm service provided to people living in their own homes and not in a sheltered scheme.

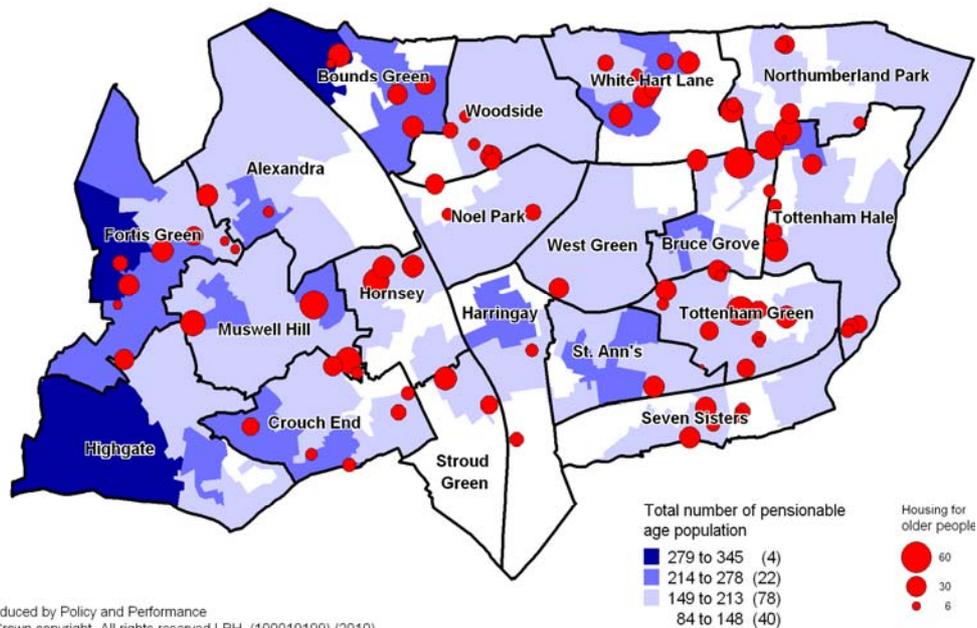
The table below gives the total number of specialist housing spilt into Council provided and Housing Association numbers. There are 1563 units (71.9%) in the east of the borough and 612 (28.1%) in the west. These units are all social rented and this spilt reflects the tenure generally in Haringey.

**Table 4. Housing for older people in Haringey**

Ward	Community Good Neighbour Scheme	Sheltered Housing	HA Units For Older People	Total
ALEXANDRA	-	32	10	42
BOUNDS GREEN	26	38	126	190
BRUCE GROVE	-	31	87	118
CROUCH END	55	-	56	111
FORTIS GREEN	25	32	105	162
HORNSEY	-	79	30	109
MUSWELL HILL	58	95	35	188
NOEL PARK	-	20	12	32
NORTHUMBERLAND PARK	26	161	32	219
SEVEN SISTERS	14	63	32	109
ST ANNS	2	-	60	62
TOTTENHAM GREEN	69	91	114	274
TOTTENHAM HALE	84	120	14	218
WEST GREEN	-	29	2	31
WHITE HART LANE	39	90	49	178
WOODSIDE	23	64	45	132
<b>Total</b>	<b>421</b>	<b>945</b>	<b>809</b>	<b>2175</b>

## Map 3 plots the housing for older people in Haringey against the retirement population.

Total number of population who are of a pensionable age (Women 60+, Men 65+) and housing for older people  
Haringey SOAs  
2008 Mid Year Estimates



Produced by Policy and Performance  
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Although this map shows the relationship of specialist housing for older people, it does not demonstrate the high levels of vulnerability found in the east of the Borough.

### Who lives in our specialist housing for older people?

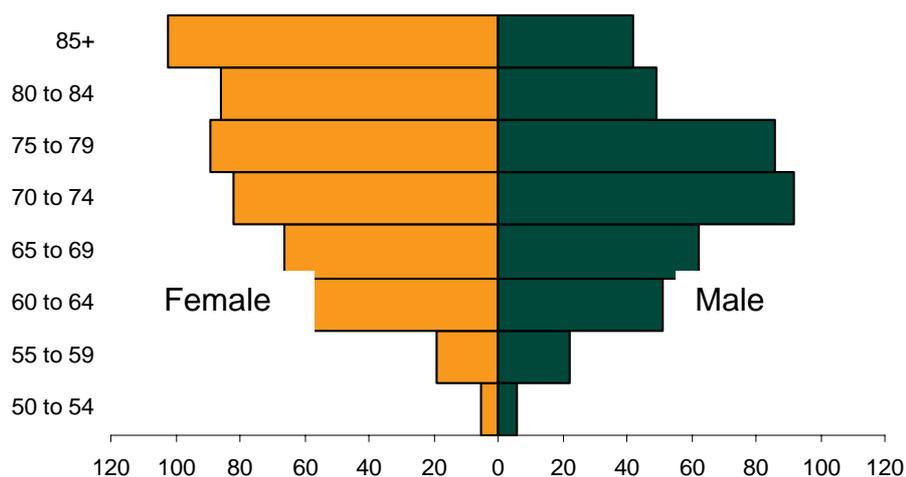
There has been a 33% turnover of sheltered units and 39% community good neighbour schemes in the last five years. We do not know the reasons for this high turnover and through the delivery plan for this strategy we intend to further examine these figures in order to fully understand why. We do not know for example, whether people are moving from sheltered stock into residential care because their care needs cannot be met in their current accommodation.

**Table 5. Number of allocations to all sheltered housing and community good neighbour schemes since 2005**

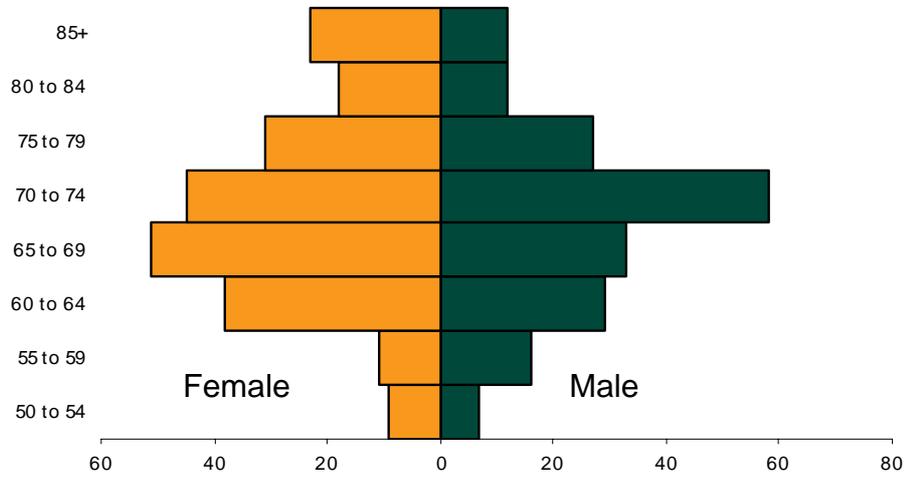
Year	Community Good Neighbour Scheme	Sheltered Housing
2005-06	19	106
2006-07	38	124
2007-08	23	94
2008-09	36	98
2009-10	36	118
2010-Present	12	46

The following graphs show the current age and gender profile of Haringey's sheltered housing stock and community good neighbour schemes.

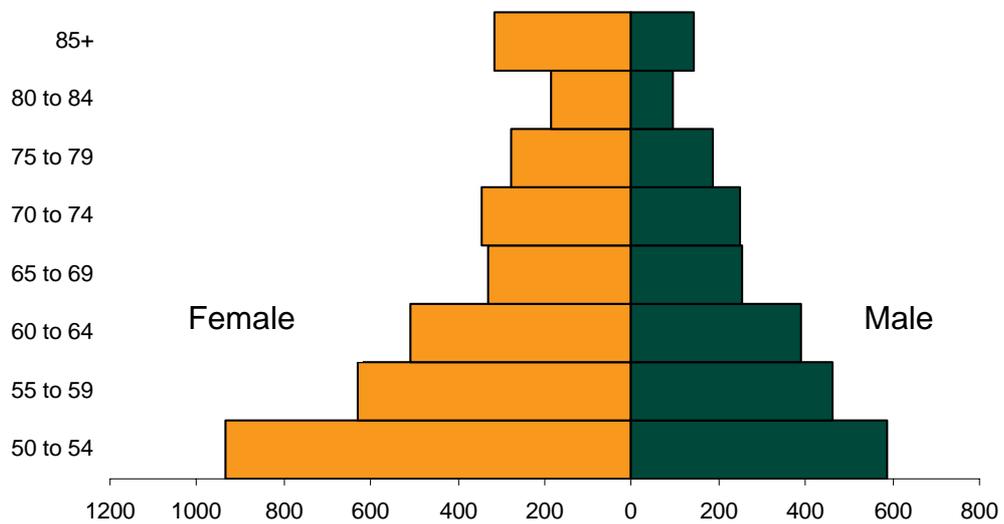
**Graph 5. Age and gender profile of Haringey Council sheltered housing tenants**



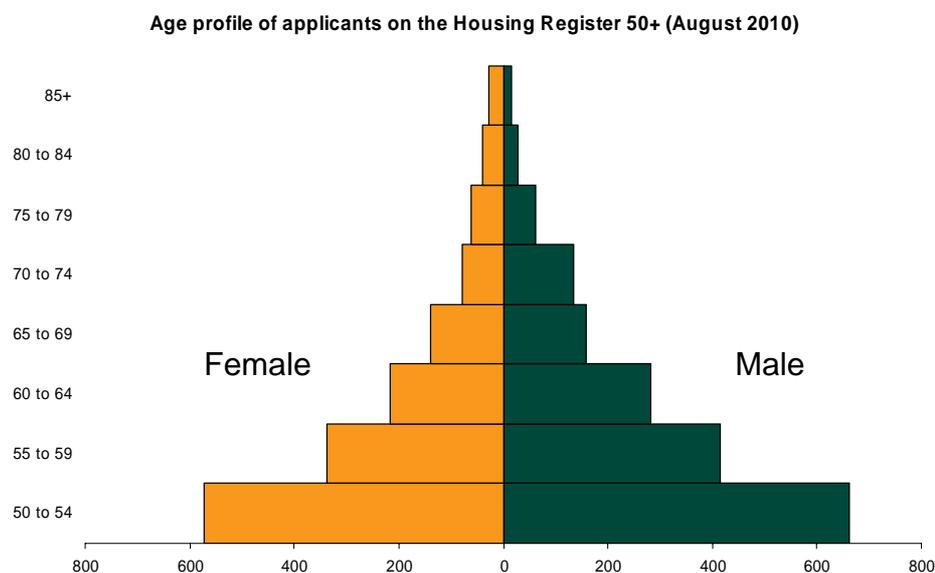
**Graph 6. Age and gender profile of Haringey Council Good Neighbour tenants**



**Graph 7. Age and gender profile of Haringey Council general needs tenants aged 50+**



## Graph 8. Age and gender profile of applicants on the Housing Register aged 50+



We have examined the ethnicity of people who are living in sheltered and community good neighbour schemes. Predominately for sheltered accommodation the majority of people are White British (31%) followed by Black Caribbean (19%). For community good neighbour schemes 31% are White British and 22% are Black Caribbean.

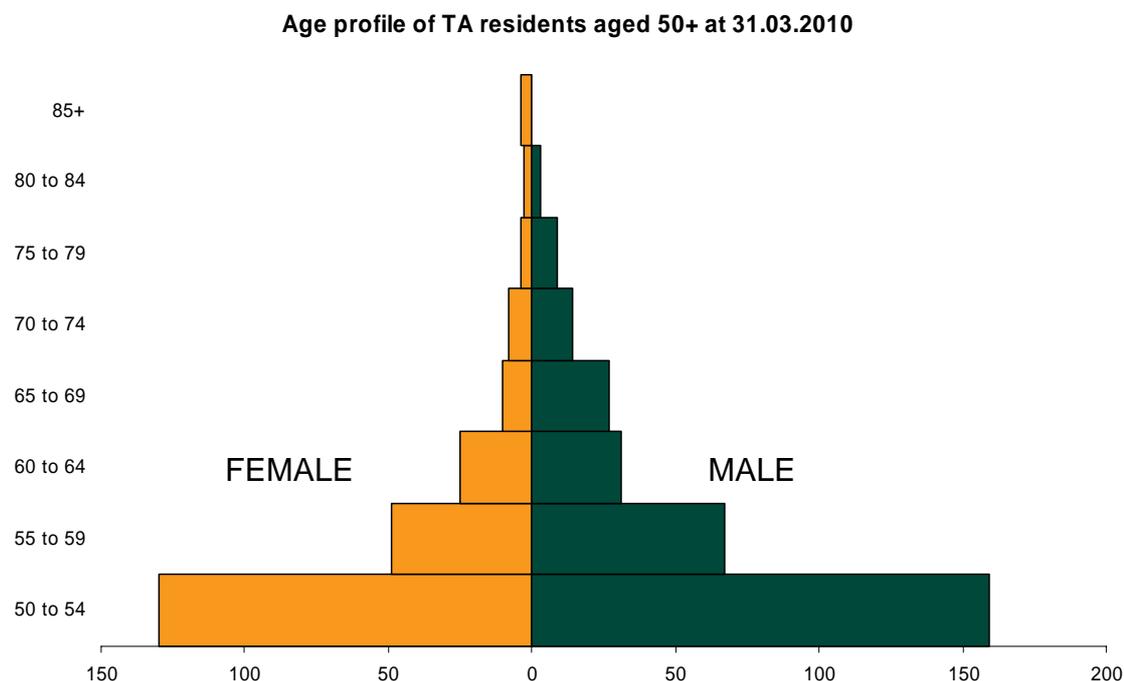
**Table 6. Breakdown of ethnicity (where recorded) for people living in sheltered and community good neighbour schemes**

<b>Ethnicity</b>	<b>Sheltered</b>	<b>Good Neighbour</b>
Any Other Ethnic Group	38	12
Bangladeshi/UK Bangladeshi	1	4
Black African	69	51
Black British	5	6
Black Caribbean	180	99
Black Caribbean and White	3	2
British Asian	1	1
Chinese	15	1
East African Asian	8	1
Indian or UK Indian	17	5
Mixed Asian and White	2	1
Mixed Black African/White	2	7
No Response	15	15
Other Asian	34	3
Other Black	5	5
Other White	7	14
Other White European	21	2
Unknown (data take on)	11	10
White British	377	139
White Greek Cypriot	33	14
White Irish	56	32
White Kurdish	14	4
White Turkish	17	10
White Turkish Cypriot	17	11
<b>Grand Total</b>	<b>948</b>	<b>449</b>

*Profiling older people living in temporary accommodation*

At 31 March 2010 there were 543 people over the age of 50 living in Temporary Accommodation (TA). This equates to just 4.8% of the 11,334 people living in TA at that time (3547 households). The majority of those over the age of 50 (53%) fall into the younger 50 to 54 age bracket.

## Graph 9. Age and gender profile of Temporary Accommodation residents aged 50+



Gender analysis of the TA population reveals that the majority of residents over the age of 50 are male (57%), a situation which is reversed in favour of a greater female population if the younger TA residents are considered.

Excluding those for whom we have no ethnicity data 93% of the residents in TA over 50 years old have ethnic backgrounds other than 'White British'. The greatest concentration being Black Africans at 23%.

### Heating and fuel poverty

Vulnerable groups on low incomes, especially older persons, are typically most affected by fuel poverty; in some cases faced with a choice that would be unimaginable to most; whether to heat or eat.

According to 2001 figures, 14.75% of Haringey's population aged 65 and over lived in homes with no central heating. This equates to 3124 people out of the 65+ population of 21,175.

Even those that have central heating have had to contend with gas bills doubling between 2003 and 2009<sup>19</sup>. Research carried out in summer 2010 revealed that 44% of adults are concerned about the impact of the winter freeze on their energy bills, rising to 50% for people who are retired<sup>20</sup>

The consequences of fuel poverty can be severe; fuel poor householders are more susceptible in particular to respiratory illness such as bronchitis and asthma, and are at increased risk of strokes and heart attacks. The associated stress and anxiety that often goes hand in hand with fuel poverty can also lead to feelings of helplessness and depression.

There is an estimated 40,000 excess winter deaths between December and March every year. For every degree centigrade below the winter average, 8000 people will die. These figures are far in excess of those in much colder countries such as Russia and Finland. While it is not possible to say that these are related to cold weather only, it is widely recognised that fuel poverty is a likely factor. If fuel poverty is eradicated, savings to the NHS would run into the millions.

In Haringey there were 30 excess winter deaths in 2006-07, according to the Office for National Statistics. This has dropped from a high of 110 in 2002-03.

Not limited to the effects on householders, fuel poverty often results in increased household maintenance and repair costs sending householders deeper into fuel poverty. The associated negative impacts on the home will be increased condensation, dampness and mould growth as well as increased levels of dust mites which can exacerbate health problems.

By reducing or eliminating the causes of fuel poverty, households will be able to achieve 'affordable warmth' by ensuring that no more than 10% of its disposable income will need to be spent on its total fuel bill.

In Haringey, as might be expected, there are variations between wards in the number of households in fuel poverty. Wards with the highest incidence are mainly in the east of the borough and include Seven Sisters, Northumberland Park and Noel Park. In

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<sup>20</sup> Home Heat Helpline poll, YouGov research 2010

the west there are fewer incidences with the lowest being Fortis Green, Muswell Hill and Crouch End. This is not to say, however, that within these wards there are not variations between individual households.

Haringey's Affordable Warmth Strategy 2009-2019 has been developed to reduce the number of people living in fuel poverty. Through a partnership approach the Delivery Group is tackling this issue. Of notable success is Warm Front, a national scheme for vulnerable people, that will increase the thermal efficiency of homes by insulation, installing new boilers and central heating £3,600 (October 2010).

In 2008/09 261 vulnerable older households were assisted through this scheme rising to 350 in 2009/10.

## **Summary of our needs analysis**

The needs analysis clearly shows that the number of older people will increase over the next 15-20 years, especially those over aged over 85. This age group typically requires more care than younger people. The cost of this to local authorities will increase exponentially.

We know that older people want to remain in their own homes if possible and not move into residential or nursing care when their needs become too great.

There will be growing numbers of people who own their own homes and do not necessarily want to move into the social rented sector when they are older, but will choose to buy instead.

The personalisation agenda gives a new emphasis on choice and people will be buying the services directly and not being reliant on the Council to just provide the service. Information and advice agencies will be central to the success of this.

We know we are over provided for in sheltered housing provision when compared to London and the rest of England. Haringey has 107 units of sheltered housing per 1000 population compared with 51 in London and 68 in England.

There are more women than men in the older age ranges although men's life expectancy is rising.

The needs analysis evidences our priorities for this strategy.

## **Other housing related services to older people**

### **Home improvement agency**

Metropolitan Care and Repair service was established in 1991 as a working partnership between Haringey Council and Metropolitan Housing Partnership. It supports mainly vulnerable people, including older people (98% of its clients) and those with disabilities who live in the private sector. The service usually helps people on low incomes to get disabled adaptations and essential repairs to their homes. The service is funded by Haringey's Supporting People plus raising money from other sources.

Metropolitan Care and Repair also provide:

- Technical building service
- Anti-burglary support service incorporating home security
- Hospital homelink
- External handyperson scheme
- Care and repair in the garden
- Emergency shopping service
- Energy efficiency and central heating projects
- Free advocacy and support including welfare benefit advice
- Fall prevention
- Protecting people from 'cowboy' builders
- Helping people to apply for grants

It can often be small tasks that the service provides that means the difference between an older person staying in their own home and moving into residential care as the following case study below illustrates.

## Case Study 1

Mr F is 76 and lives alone. He was recently discharged from hospital and social care put in place a care package to meet his increased needs. However, due to the severity of his disability, he was unable to open the door to allow his carers in. A key safe was thought not to be appropriate and there was an 18 month waiting list for a community therapy intercom system.

Using Care and Repair's hardship fund, the handyperson was able to supply and fit free of charge a door entry intercom system.

### Added Value

1. new door entry intercom system fitted at £480
2. carers now had access to give Mr F the care he needs, ensuring he remains in his own home and not have to move into residential care, saving £27,300 per year

## Aids and adaptations

Older people may be entitled to have adaptations made to their homes to meet their physical needs. Haringey Council's Occupational Therapy service will assess individuals to find out what difficulties they experience in doing day to day activities both inside and outside the home. Some aids can be loaned and others will need to be purchased. The service offers a 'try before you buy' service for clients who are eligible for help through the Council to make sure the equipment is right for them before buying.

Funding for major adaptations such as low level showers, ramps and stair lifts depends on who owns the property. The Council can carry out these for Council owned homes, while other tenants and owner-occupiers may be eligible for a disabled facilities grant.

Currently the Council spends around £3 million each year on aids and adaptations, however given the budget reductions all

local authorities are having to make it is unclear at the time of writing, what the future budget for this will be.

What we do need to ensure is that the money that is spent on adapting social rented properties is maximised. By developing an adapted properties register we can 're-use' the property for new clients, if appropriate.

## Case Study 2

Mrs X is an 78 year old Greek Cypriot lady, who lives alone in a one bedroom ground floor council flat. She has a chronic degenerative condition of osteoarthritis and recently been diagnosed with early stages of Alzheimer's.

Mrs X daughter was concerned that her mother was alone for most of the time and was experiencing difficulty accessing her bath, so she contacted the Council who organised for an Occupational Therapist to come out to her house to complete an assessment.

The Occupational Therapist looked at how Mrs X was coping with all aspects of daily living and made recommendations.

Initially Mrs X was prescribed equipment to support her with accessing the bath, but due to her limited mobility it was felt the provision of a level access shower would be best to support her.

Mrs X was also referred to the Greek Cypriot Centre and given information on dial-a-ride.

Mrs X now is independent with her personal care, attends the Greek Cypriot centre every week and her daughter has been given advice on how to support her Mum with memory cues.

The Occupational Therapy service will review Mrs X annually to make sure that she continues to be safe, independent and supported in her home environment.

## **Assisted technology**

The use of assisted technology can greatly enhance independence and give security both to the older person and their families. The term assisted technology includes community alarms, which are familiar, to less known uses such as movement detectors, tracking devices and medication reminders. The growing use of technology will help us care for people with dementia and increased frailty in their own homes whether rented or owned

## **Advice, information and advocacy**

Older people are often confused about the options they have about their housing. This can range from 'what type of housing is there for me' to 'who can help me with jobs in my house'.

Often people need information, advice and access to advocacy services when they face a crisis such as illness or bereavement. There are statutory and voluntary organisations that can help, such as Age Concern, and it is one of the priorities within this strategy this promoted and made widely available.

## **Links with other strategies and projects**

We have identified direct links to a number of existing key strategies and projects. We will ensure that the aims of this strategy are embedded within these and will work together with partners to deliver common priorities. Considerable work has already been delivered to improve older people's housing and this strategy aims to bring this together as well as the priorities identified through this work and have one delivery plan.

## **Strategies**

### **Sustainable Community Strategy 2007 – 16**

The Sustainable Community Strategy is Haringey's Strategic Partnership overarching plan for the Borough that has as its

vision 'A place for diverse communities that people are proud to belong to'.

The development of this strategy contributes to the Sustainable Community Strategy outcome 'Healthier people with a better quality of life' which recognises the need for more high quality, safe, settled and affordable housing. It seeks to 'promote independence and provide high quality support and care for those in the greatest need'.

### Haringey's Housing Strategy 2009 - 2019

This Older People's Housing Strategy is one of the sub-strategies of Haringey's overarching Housing Strategy. Haringey's Housing Strategy 2009-2019 vision is to create:

*Neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations*

The housing sub-strategies have been developed through a multi-partnership approach, recognising that one organisation alone is unlikely to achieve the outcomes required.

### Haringey's Affordable Warmth Strategy 2009 - 2019

As detailed on page 32, Heating and Fuel Poverty, the Affordable Warmth Strategy links to this Older People's Housing Strategy as many vulnerable people live in poor quality housing and their low incomes mean that they live in fuel poverty. We will ensure these two strategies work together to improve outcomes for older people.

### Experience still counts

The original Experience Counts strategy 2005-10 was developed by the Haringey Strategic Partnership. Its purpose was to tackle discrimination and promote positive attitudes towards ageing in Haringey. The strategy was updated and relaunched as Experience Still Counts covering the period 2009-2012. This coincides with the Transforming Social Care and the Personalisation programme. It continues to be aimed

at active and independent older people as well as those who are more vulnerable

Experience Still Counts has 10 priorities and this Older People's Housing Strategy clearly supports or contributes several of these:

- Priority 2 Keeping informed: to ensure that older people have accurate information on which to base their decisions
- Priority 3 Staying healthy: to promote healthy living
- Priority 6 Feeling Safer: to create safer communities
- Priority 7 Having a safe, comfortable and well-maintained home: to ensure that older people have a safe, comfortable and well-maintained home (and garden) which meets their needs
- Priority 8 – Living with support: to enable older people to live independently with support for as long as possible in their own homes

### Supporting People Five Year Strategy 2005 - 2010

This five year strategy sets out the commissioning intentions across all the client groups they fund. In relation to older people as well as identifying that we have an over provision of sheltered stock when compared to other authorities they found that:

- tenants of Local Authority sheltered housing wanted to see more on-site support with sheltered housing having greater capacity to meet increasing needs of individuals and with Scheme Managers having a wider range of skills
- there was a strong feeling that Good Neighbour schemes were isolating
- there is clearly significant unmet need for support services for older people in other tenures

With the impending significant reduction to the SP budget it is not clear at the time of writing which housing related support services will continue and the impact this may have on older people. We do know that SP is currently looking at remodelling some accommodation based services for this client group that offers a more flexible approach to service delivery as well as ensuring that they give value for money.

## Projects

There are 2 projects relating to extra care housing running in tandem with this strategy

### Supported housing review

Following a stock condition survey undertaken in 2005 to assess the Council's housing stock for inclusion within the Decent Homes Programme, 4 sheltered housing schemes were deemed to be unsuitable to be included. The Council have decided to return one of these to the Programme and are currently looking at options for another 2, with the aim of redeveloping one as an extra care scheme. The Council will make a decision on the 4th scheme when the priorities within this strategy are agreed.

### Extra care housing strategic commissioning pilot

The extra care housing commissioning pilot is part of a wider strategic commissioning programme being undertaken by the Council. This programme will set the future direction for commissioning services which seeks to deliver better outcomes and meet local needs when there are reduced resources, changing expectations and continued increase in demand for services.

The extra care pilot has been undertaken as developing this type of specialist housing, that offer choice, independence and give value for money is one of the Council's priorities.

The work undertaken to date includes financial modelling for extra care housing, agreeing a design guide and developing a framework to increase the supply of this type of housing and support.

## Older people's housing strategy outcomes

We have identified three outcomes that we will work toward through the implementation of this strategy;

1. to enable Haringey's older people to live independently for as long as possible
2. to improve the quality of older people's housing
3. to offer real housing choices to meet the needs of today's and tomorrow's older people

## What are our priorities to deliver the outcomes and how are we going to achieve them?

The strategic priorities and the actions contained within the delivery plan have been drawn up following consultation with partners and local interest groups. However, we have had to remain conscious of the current economic climate and emerging government priorities in this policy area. In light of this, the delivery plan will be a 'live' document and will continue to be developed over the life of this strategy.

### **1. Improve partnership working to provide joined up services**

#### **Key actions are to:**

- Set up an Older Peoples Housing Strategy Delivery Group to achieve the strategic priorities
- Provide comprehensive advice and advocacy to help older people make choices about their housing and support

### **2. Develop a range of Housing Options that enable people to live independently for as long as possible**

#### **Key actions are to:**

- Develop a range of models of housing for older people which offer choice, such as extra care housing across all tenures that are affordable
- Ensure that the accessibility of local amenities and transport links are considered as part of the planning application process for all new housing schemes for older people
- Adopt minimum space standards for new developments
- Agree a minimum property specification for existing Council sheltered stock to ensure compliance with decent homes standard
- Increase the use of assisted technology to enable people to stay in their own homes
- Make sure homes are as energy efficient as possible to reduce those households in fuel poverty
- Develop a housing options approach to housing solutions for older people
- Ensure that older people can access practical support such as repairs
- Ensure schemes providing practical support are expanded or developed

**3. Ensure specialist housing and support is targeted to those most in need**

**Key actions are to:**

- Making best use of Supported Housing stock for older people
- Ensure that specialist housing and support meets the needs of all communities in Haringey
- Compile a register of adapted properties in Council and housing association stock

**4. Ensure this strategy supports the wider Council agenda for older people**

**Key actions are to:**

- Ensure current and future older people have a voice and can influence decisions
- Ensure that the priorities from the older people's housing strategy inform the outcomes of the supported housing review
- Ensure Strategic & Community Housing Services is represented and contributes to future extra care housing strategic commissioning
- Support the delivery of Experience Still Counts

### **How we will implement and monitor this strategy**

Once the strategy is agreed we will establish a multi-agency delivery group to take forward the key actions in the plan.

The delivery of this strategy will be overseen by the Integrated Housing Board, a thematic partnership board of Haringey Strategic Partnership. We will also report to other related boards and forums on the progress and outcomes delivered by the strategy.

**Ridgeway report  
Actions against recommendations**

Recommendations	Progress
<b>Stock</b>	
1. Address overprovision of sheltered housing	Supporting People's review of older people services now complete. Consideration being given to alternative models Overprovision will be included within priorities for Older People's Housing Strategy
2. Develop schemes using assistive technology to meet needs such as dementia	Since the Ridgeway report there have been significant developments in the area of assistive technology and recommendations on this will be included within priorities for Older People's Housing Strategy as well as any definitions on extra care housing model for Haringey
3. Develop extra care housing in Haringey	Registered Provider currently developing 2 schemes in Highgate and Hornsey providing 80 units. These will be for rent. Supported Housing Review established to look at 4 Council sheltered schemes deemed to not meet Decent Homes Standard – Council decision Nov 09 to undertake options appraisal and consultation on demolishing one scheme and redeveloping as an extra care one. Following this, a further Council decision is due Nov 10. This is in east of Borough and at this stage include rent

Recommendations	Progress
	and leasehold
4. To address requirements of growing numbers of owner occupiers consider developing leasehold retirement properties	See above. Also this will be included within priorities for Older People's Housing Strategy
5. Consider identifying a minimum space standard for supported housing as well as appropriateness of access and security	This will be considered by the Older People's Housing Strategy Development Group if it should be included as a key action
6. Address the outcomes of stock condition survey that identified several Council sheltered schemes that would not meet the Decent Homes Standard	See 3 above
<b>Service provision</b>	
7. Extend partnership working to develop whole systems approach to implement change	There has been improved partnership working since 2005 but the Older People's Housing Strategy Development Group will consider what else needs to be done
Review eligibility criteria for supported housing to ensure Supporting People funding used appropriately and potentially redirecting resources to cater for other	This will be included will be included within priorities for Older People's Housing Strategy

Recommendations	Progress
unmet needs	
Consider reconfiguring the current pattern of service delivery for supported and floating support services to improve and extend services	Supporting People's review of older people services now complete. Consideration being given to alternative models. This needs to be extended to cover Council provision and will be included within the Older People's Housing Strategy
Provide more care and support services for the 'older old' population living in the more affluent areas in the west of the borough	Extra care housing is being built by a registered provider in Highgate and Hornsey to provide 80 units. Recommendations for different service provision will be included in the Older People's Housing Strategy
Consider extending preventative services e.g. Care and Repair	Preventative service provision will be considered as part of the Older People's Housing Strategy
Address needs of growing population of BME residents	Diversity and equality issues will be addressed in the Older People's Housing Strategy and it's Equality Impact Assessment
Review Aids and Adaptations service to seek improvement	This has been completed
<b>Advice and information</b>	
Improve referral routes for supported housing	Special needs team has been established as part of restructure of Strategic and Community Housing Services. This has

Recommendations	Progress
	resolved issues identified in Ridgeway report
Improve access to information, advice and guidance and different housing and support service available	This will be considered by the Older People's Housing Strategy Development Group and is likely to be a priority area
Re-brand and re-market housing and support options	This will be considered by Older People's Housing Strategy Development Group

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HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

**Older People's Housing Strategy 2011-2021 Delivery Plan**

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
<b>1. Improve partnership working to provide joined up services</b>	<b>Set up an Older People's Housing Strategy Delivery Group to achieve the strategic priorities</b>	Delivery group established	Sept 2011	Within existing resources	Phil Harris, Assistant Director for Community Housing Services
	1.1.1 Appoint Chair for the delivery group	Chair appointed	Oct 2011		
	1.1.2 Develop terms of reference which ensure membership champion partnership approach to improve housing and relating support services	Terms of reference agreed	Oct 2011		

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
	<p><b>Provide comprehensive advice and advocacy to help older people to make choices about their housing and support</b></p> <p>1.2.1 Work with partners to develop a guide for housing and related service providers</p> <p>1.2.2 Liaise with ACCS to ensure that all housing related information is included in Haricare</p> <p>1.2.3 Arrange Haricare briefings for housing staff and the Older People's Housing Strategy Delivery Group</p> <p>1.2.4 Develop an agreed approach to promoting housing information for older people</p>	<p>New Housing Guide for Older people that applies to all tenures</p> <p>Information included</p> <p>Briefings delivered</p> <p>Plan developed and agreed</p>	<p>March 2012</p> <p>March 2012</p> <p>March 2012</p> <p>Sept 2011</p> <p>March 2012</p>	<p>Within existing resources</p>	<p>Older People's Housing Strategy Delivery Group</p> <p>Older People's Housing Strategy Delivery Group &amp; Experience Still Counts 2009-2012 ( through actions 2 and 7.2)</p>

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility	
<b>2. Develop a range of Housing Options that enable people to live independently for as long as possible</b>	<b>Develop a range of models of housing for older people which offer choice, such as Extra Care Housing across all tenures, that are affordable</b>			Within existing resources	Nick Powell Head of Strategy Development and Partnerships	
	2.1.1 Include in Haringey's Borough Investment Plan the development of Extra Care Housing as an investment priority	Extra care Housing agreed as an investment priority	Complete	Dependant on Capital Funding	Michael Kelleher Enabling Manager	
	2.1.2 Through the strategic commissioning pilot of extra care, agree criteria for the development of new housing	Criteria agreed	Complete		Rosie Green Housing Strategy and Partnerships Manager	
	<b>Ensure that the accessibility of local amenities and transport links are considered as part of the planning application process for all new older people's housing schemes</b>	Local amenities and transport considered by Planning		December 2011	Within existing resources	Michael Kelleher Enabling Manager
	<b>Adopt minimum space standards for new developments</b>	Included in the Planning Policy Housing SPD		Complete	Within existing resources	Michael Kelleher Enabling Manager
<b>Agree a minimum property specification for existing council sheltered stock to ensure compliance with decent homes standard ( Supported Housing</b>	Specification agreed and implemented		December 2011	Within existing resources	Older People's Housing Strategy Delivery Group	

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
	<b>Review)</b>				
	<p><b>Increase the use of assisted technology to enable people to stay in their own homes</b></p> <p>2.5.1 Work with ACCS to promote the use of assisted technology as a tool to maintaining an independent life, as an alternative to specialist housing</p>	Number of people supported by assisted technology increased	March 2015	Within existing resources	Older People's Housing Strategy Delivery Group
	<p><b>Make sure homes are as energy efficient as possible to reduce those households in fuel poverty</b></p>	Reduction in the number of older people in fuel poverty	March 2019	Within existing resources	Affordable Warmth Strategy 2009-2019

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
	<p><b>Develop a housing options approach to housing solutions for older people</b></p> <p>2.7.1 Assist people that want to downsize from a family home to smaller homes, through the development of an Under-occupation Strategy</p> <p>2.7.2 Promote schemes to encourage greater mobility for older people wishing to move such as:-</p> <ul style="list-style-type: none"> <li>➤ Seaside and Country Homes</li> <li>➤ Pan London mobility</li> </ul> <p>2.7.3 Promote the use of the personalisation agenda to support people to remain in their own homes</p>	<p>New procedures /guidance developed and implemented. Links to 2011 Homelessness Strategy</p> <p>Overcrowding and Under-occupation Strategy agreed and Implemented</p> <p>Increase the number of people accessing these schemes</p> <p>Increasing the number of older people having individual budgets</p>	<p>March 2013</p> <p>October 2011</p> <p>December 2011</p> <p>March 2012</p> <p>2012</p>	<p>Within existing resources</p>	<p>Older People's Housing Strategy Delivery Group &amp; Homelessness Strategy Delivery Group</p> <p>Overcrowding and Under-occupation Strategy Delivery Group</p> <p>Older People's Housing Strategy, Homelessness Strategy and Overcrowding and Under-occupation Strategy Delivery Groups</p> <p>Experience Still Counts Delivery group ( delivered through action 8.2)</p>

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
	<p><b>Ensure that older people can access practical support such as repairs</b></p> <p>2.8.1 Promote use of care and repair scheme for owner occupiers</p>	Increase take up of services	2012	Within existing resources	Experience Still Counts Delivery group ( delivered through actions 7.1 and 7.2)
	<p><b>Ensure schemes providing practical support are expanded or developed</b></p>	Flexible, Personal and costs effective services in place	2012	Within existing resources	Experience Still Counts Delivery group ( delivered through actions 7 and 8)

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
<b>3. Ensure specialist housing and support is targeted to those most in need</b>	<b>Making best use of Supported Housing stock for older people</b>	Resources and Need evaluated and number of units required known		Within existing resources	Older People's Housing Strategy Delivery Group
	3.1.1 Analyse the appropriateness of all sheltered housing placements over the last 3 years and the number of people on the waiting list, to establish the actual number of units required in Haringey	Value for money for Supporting People Contracts Achieved	Sept 2011		Older People's Housing Strategy Delivery Group
	3.1.2 Review the eligibility criteria for supported housing for older people to ensure supporting people funding is used appropriately	Criteria Review and amended	January 2012		Older People's Housing Strategy Delivery Group & Supporting People Partnership Board
	3.1.3 Ensure that eligibility criteria is reflective of emerging regional and national priorities	Criteria Review and amended	January 2012		Older People's Housing Strategy Delivery Group

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
	<p><b>Ensure that specialist housing and support meets the needs of all communities in Haringey</b></p> <p>3.2.1 Ensure that supported housing stock can be utilised flexibly in response to different and changing support needs including Supporting People support service remodelling</p> <p>3.2.2 Consider the needs of the growing number of older people with learning disabilities</p> <p>3.2.3 Develop services to help sustain independent living for those with dementia</p> <p>3.2.4 Increase rehabilitation or step down provision</p>	<p>Housing is being used appropriately</p> <p>Fewer Transfers due to unmet need</p> <p>Increase the number of people with learning disabilities living in specialist older people's housing</p> <p>Increase the number of Extra Care Housing units</p> <p>Increase the number of units</p>	2016	<p>Within existing resources</p> <p>Dependant on Capital Investment</p>	<p>Older People's Housing Strategy Delivery Group &amp; Supporting People Partnership Board</p> <p>Older People's Housing Strategy Delivery Group, Supporting People Partnership Board and ACCS Commissioning Managers</p> <p>Older People's Housing Strategy Delivery Group, Supporting People Partnership Board and ACCS Commissioning Managers</p> <p>Supporting People Partnership Board and ACCS Commissioning Managers</p>
	<p><b>Compile a register of adapted properties in council and Housing Association stock</b></p>	Register complete	2012	Within existing resources	Older People's Housing Strategy Delivery Group & Head of Housing Assessment

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
					and Lettings
<b>4. Ensure this strategy supports the wider council agenda for older people</b>	<b>Ensure current and future older people have a voice and can influence decisions</b>	Representation on the Delivery Group confirmed and future consultation to include older people groups	Sept 2011 & ongoing	Within existing resources	Older People's Housing Strategy Delivery Group & Experience Still Counts
	4.1.1 Include voluntary sector organisation and older people's groups representatives in the OPHS DG	Linked to Experience Still Counts (1&2)	Sept 2011		
	<b>Ensure that the priorities from the Older People's Housing Strategy inform the outcomes of the Supported Housing Review</b>	Supported Housing Review Completed	Sept 2011	Within existing resources	Supported Housing Review Project Team
	<b>Ensure that the Strategic and Community Housing Service is represented and contributes to future Extra Care Housing strategic commissioning</b>	Strategic Commissioning Pilot Report agreed by Cabinet	Complete	Within existing resources	Extra Care Strategic Commissioning Pilot Board

HARINGEY'S OLDER PEOPLE'S HOUSING STRATEGY 2011-2021

Priority	Key Actions	SMART Target	By when	Resources	Responsibility
	<p><b>Support the implementation of Experience Still Counts</b></p> <p>4.4.1 Ensure appropriate Community Housing Services representation on the Experience Still Counts Delivery Group</p>	<p>Delivery Plans aligned and shared monitoring in place</p> <p>Review representation</p>	<p>2012</p> <p>Sept 2011</p>	<p>Within existing resources</p>	<p>Older People's Housing Strategy &amp; Experience Still Counts, Delivery groups</p>