

# Oldham Partnership Older Peoples Housing Strategy 2009- 2011

## Action Plan 2010-2011

### 1. Introduction

The Older Person's Housing Strategy 2008-11 highlighted a number of the key challenges and housing related service issues in Oldham around Older People. This action plan covering 2010-11 highlights key activity by partners in the Oldham Housing Partnership enables to respond to the challenges faced by addressing older people's housing needs.

Our one year Action Plan has been developed around the themes of -

- **Quantity:** Make best use of Oldham's adapted stock.
- **Quality:** Improve the quality of housing for Older People
- **People:** Increase the range of housing options and support services for Older People

The three themes, and subsequent priorities and actions, reflect the challenges highlighted as a result of our evidence base and previous consultation with a range of stakeholders.

### 2. Monitoring and Communications

The Strategy Action Plan will be monitored by a multi agency steering group on a quarterly basis and reported back to the Oldham Strategic Housing Board. This is the final action plan relating to the current Older Person's Housing Strategy 2008-11, which will be revised in 2010.

We recognise that it is important to share our progress with Oldham's residents and partners. Progress on the Older People's Housing Strategy will be made available to all residents and partners through the Housing Section of the Council and Oldham Partnership website. This will provide an update of actions and detail any key achievements or particular difficulties we might be having. All residents and partners will be encouraged to give us your feedback, ideas and thoughts as we deliver our actions.

All Oldham residents will be able to keep up to date on housing achievements or issues through the One Magazine which is delivered to every house in the Borough.

**Oldham Partnership Older People's Housing Strategy 2009- 2011**  
**Action Plan Monitoring (2010- 2011)**  
**Quantity – Make the best use of Oldham's new and existing adapted stock**

Action	Lead Organisation	Quarter 1 10/11 milestones	Quarter 2 10/11 milestones	Quarter 3 10/11 milestones	Quarter 4 10/11 milestones	Milestones 2010/11	Outputs 2010/2011	Outcome 2010/2011
1. Ensure improved coordination to improve best use of adapted housing stock and increase value for money	Strategic Housing First Choice Homes Adult Services	Identify outcome of downsizing/overcrowding project (Bryonie Shaw)  Identify outcome of aids and adaptations review with RSL'S/FCHO ( Bernard Audini)  Identify priorities based on outcome of private sector housing stock condition survey (Nick Cumberland)  Confirm baseline position and performance in 2009/10 (Louise Currie)	Marketing campaign delivered re. sheltered housing (Martin Farrell/Michael Beaman/Julie Jones)  Ensure Linkages to review of Enhanced Housing Options service ( Nick Summercales)  NROSH brief data collection targets agreed with all RSL partners (Alison Stuart)	New allocations scheme launched. (Barbara Neville)    Complete NROSH data collection for all affordable housing stock (Alison Stuart)	Scoping for requirements of supported housing register completed (Nick Summerscales/ASG)  Baseline information gathered for adaptations in public sector housing stock (Adapted Housing Steering Group, ASG)	New Allocations Scheme launched  Enhanced Housing Options Service Launched  Better intelligence/data on adapted housing stock	10 people assisted to downsize	All tenants and residents benefit from an improved use of Oldham's housing stock and deliver greater value for money to a cash limited capital aids and adaptations budget.  'Residents ease of access to rented accommodation is improved.'
2. Ensure effective delivery of the PFI sheltered housing construction phase	Housing 21	40 bungalows units delivered	40 bungalow units delivered	40 bungalow units delivered  60 flat units delivered	100 flat units delivered	Bungalow Programme completed by Quarter 3  Chew Vale July 10 Throstle Court Aug 10 Millgate Sept 10 Old Mill House Nov 10	120 refurbished bungalows completed  134 refurbished flat units completed	Sheltered Council housing stock refurbished and modernised. Will provide Oldham's Older residents with attractive and flexible affordable housing options
3. Increase numbers of new affordable homes to be delivered that meet lifetime homes	Strategic Housing Oldham Housing Investment Partnership	Baseline target for delivery in 2010/11	Great Places 8 new build bungalows at St Georges Square Tim English)		67 Lifetime homes delivered	75 new lifetime homes delivered in 10/11( Barbara Neville)	75 new affordable units that meet lifetime homes standards delivered	Council assets will have been modernised to help meet the future needs and demands of Oldham's residents
4. Increase supply of Older People's Supported Housing units.	Strategic Housing Adult services PCT	30 extra care units in place (Dorothy Philips)  Subject to decision on Expression of interest of DOH extra care scheme, consultation and site investigations completed (Chris Kelsall)	Subject to EOI, Outline Business Case for 110 new units submitted (Chris Kelsall)	30 extra care units in place (Dorothy Philips)	Decision made on Outline Business Case re. DOH bid	Old Mill House returned from construction phase Nov 10  Outcome of decision by DOH in March 2010	60 additional extra care units in place in 10/11  Additional investment of £20m achieved	Oldham residents will benefit from increased affordable housing choice which has greater flexibility to meet a wider range of acute needs

**Oldham Partnership Older People's Housing Strategy 2009- 2011**  
**Action Plan Monitoring (2010- 2011)**  
**Quality**

Action	Lead Organisation	Quarter 1 10/11 milestones	Quarter 2 10/11 milestones	Quarter 3 10/11 milestones	Quarter 4 10/11 milestones	Milestones 2010/11	Outputs 2010/2011	Outcome 2010/2011
1. Improve energy efficiency of homes, ensuring vulnerable residents benefit from improved measures to address fuel poverty	Affordable Warmth Steering Group  Speak to Angela for some milestones before you send out to others please	Consultation and development of a new Affordable Warmth Strategy for Oldham  Agreement of a marketing plan for the year's activities  Identify key professionals to receive AWARM training	Affordable Warmth Strategy approved, with targets in place to increase awareness, referrals and improved energy efficiency  Start the communications package of measures (possibly a 'kill the chill' campaign or similar)  Integrate affordable warmth into the benefits advice service	Targeted mail outs to vulnerable groups  Propose new standards for RSL partnership plans  Subsidised insulation scheme, targeted at vulnerable groups to be in place	Add AWARM to single assessment process form for all agencies  All Ambulance and Health Trainers to receive AWARM training  Assess communications achievements for 2010/11  Arrange a 1 year review of strategy	New Affordable Warmth Strategy in place and being delivered	Increase number of AWARM referrals year on year  Number of interventions increased through Warm Front  Increase number of calls to the ESTAC from Oldham residents	Vulnerable people benefit from warmer homes, reduced heating costs and improved health  People suffering from, or at risk of developing health issues (e.g. respiratory illness, mental health etc) are offered increased access to affordable warmth and energy saving initiatives
2. New Older Persons' Housing Strategy developed 2011 -14 to ensure improved co-ordination and targeting of measures to improve housing options for older people	Strategic Housing	Refresh evidence base (Louise Currie)  Feedback from Private Sector stock condition survey (Nick Cumberland)	Hold scoping seminars with key stakeholders (John Rooney/Tim English)  Hold consultation event with Forum4Age (Tim English)	Draft Strategy completed for consultation event. (John Rooney/Tim English)	Sign off new strategy with housing partnership and health and well being partnership (John Rooney/Tim English)	Consultation completed with a range of stakeholders and partner agencies.	New Older Persons Housing Strategy in place for 2011-2014	Older Oldham residents will benefit from improved partnership working and delivery of frontline services.
3. Ensure improved delivery of a range of HIA type services for Older People across the private housing sector.	Health and Well Being	Scoping paper completed (Liz Fryman)  Hold Briefing workshop with foundations (Lynda Megram)	Agree approval for way forward (Carl Bell)	Complete Action Plan (Carl Bell)	Sign off Action Plan through Oldham Partnership (Tom Wolstencroft)	Stakeholders Consulted 1 Quarter 1  Action plan completed and approved by Quarter 4	Efficiency savings to be identified	Improved and better co-ordinate services to the Private Housing Sector on a wide range of housing and housing related issues that matter to Older People.
4. Improve protocols/funding arrangements around adaptations with RSL partners	Health and Wellbeing	Steering group established with RSL/FCHO (Bernard Audini)  Report completed on way forward/recommendations approved by OHIP (Bernard Audini)	Process map agreed by partners /Action plan in place and monitored by OHIP steering sub group (OHIP)	Feed commitment of FCHO into transfer agreement	Stock transfer	Adapted Steering Group established March 10 with agreed action plan by partners  Stock Transfer agreement completed.	RSL's contribution to DFG more transparent and equitable  Stock transfer agreement secured £1m per year towards DFG for first five years	Improved processes and value for money of future funding arrangements around DFG.across the affordable rented housing sector

# Oldham Partnership Older People's Housing Strategy 2009- 2011

## Action Plan Monitoring (2010-2011)

### People

Action	Lead Organisation	Quarter 1 10/11 milestones	Quarter 2 10/11 milestones	Quarter 3 10/11 milestones	Quarter 4 10/11 milestones	Milestones 2010/11	Outputs 2010/2011	Target 2010/2011
1. Continue to increase the awareness of older people's housing options, in particular for key groups such as BME.	Strategic Housing Housing 21 FCHO	Aster House Extra Care Scheme Open day Event (Michael Beaman)	Diversity/Celebrating Age event organised to include existing sheltered housing residents (Kath Miller)  Communication plan established to promote older people's housing options (Nick Summerscales)  Linkage to enhanced housing options in place, including improved marketing/information (Martin Farrell/Nick Summerscales)	Hold promotion day for PFI stock/including extra care with frontline staff (Kath Miller/Dorothy Philips/Martin Farrell)	Review of overall progress/outcome of marketing events (Steering group)	Extra Care scheme event March and November 10  Holts Village Bungalows May 10  Hathershaw Bungalows June 10	Detailed Programme of promotional events delivered and Increased awareness of older people's housing options. Enquiries ? 40 bme residents attend open events	All tenants and residents, regardless of background/ethnicity benefit from access to an excellent housing options service offering a range of housing advice and information regardless of housing tenure
2. Increase reach of Supporting People funded services and related accommodation for older people	Strategic Housing FCHO Supporting People	Scope out how we can better meet accommodating more challenging older people who have a higher level of support needs (Lynda Megram)	Review completion of RSL sheltered housing service which may identify alternative uses. (Lynda Megram/Barbara Neville)	Action plan in place to increase reach to deliver more supported housing for wider groups of older people (Lynda Megram)	Review overall progress and development of action plan	Review completed July 10  Action plan in place Sept 10	To be identified	A range of supported housing is available to meet the growing needs of Oldham's ageing population, some of whom will carry with them into old age, complex problems, relating to alcohol, substance misuse and mental health issues.
3. Improve use of all affordable rented Sheltered housing stock.	Strategic Housing Supporting People RSL partners FCHO	Continue dialogue with RSL partners resulting from the review (Lynda Megram/ Barbara Neville)  Complete feasibility of restructuring SP charge to housing management costs with Housing Benefit	Track the impact to residential care services and demand to other providers (Lynda Megram/Barbara Neville/Dorothy Philips)  Implement SP service review of PFI contract			Conclude SP service review of PFI contract	Better value for money for Adult Services commissioning budget	Ensure Oldham Residents retain a balanced older persons housing offer
4. Ensure improved involvement of Older People in affordable rented sheltered homes with other Oldham Partnership Projects services	Steering Group Oldham Prevention Alliance	Ensure PFI stock is captured in this years Britain in Bloom entry (Glen Dale)	Scope out linkages to Community Gardening/ Orchard and allotments activities (Glen Harrison)	Scope out linkages to existing PCT outreach services i.e. healthy legs clinics (Jonathon Sutton)		Successful contribution to Britain in Bloom entry	Increased sense of health and well being  10 untidy gardens to be made good	Oldham residents will benefit from a more one stop, one location approach to frontline services and ensure that the new PFI communal facilities are used to increase the health and well being of the local populations of Older People.

**Oldham Partnership Older People’s Housing Strategy 2009- 2011  
Action Plan Monitoring (2010-2011)**

**Notes and comments**

Reference	Comment
<b>Quantity</b>	
<b>Quality</b>	
<b>People</b>	