

Age Friendly Check In: Give us your input

Housing



Older people in Bristol have accommodation that meets their needs

Bristol Ageing Better has been working with the City Council and partners to get Bristol recognised as an Age Friendly City by the World Health Organisation.

To gain status as an Age Friendly City, we have been building up an action plan that will demonstrate what Bristol is currently doing as a city to help older people, and also what needs to change in the city to make it even better for older people in the future.

This draft document is one part of the action plan and focuses on the Housing domain. We have created this based on conversations and involvement from older people and partners. This draft document contains some examples of age friendly work that is happening in the city, however more examples can be found on the age friendly website here: <http://agefriendlybristol.org.uk/>

We would like to invite you to take a look at this draft document and give your input before we submit it to the World Health Organisation.

When you are looking through this draft action plan please consider the following questions:

- 1) Do you think that the “what do older people think” section reflects opinion in the city?**
- 2) Do you think we have identified the right factors affecting housing? Would you want to include anything else?**
- 3) Do you agree with the outcomes?**
 - i. What actions do you think are needed?**
 - ii. What can you do to help?**
- 4) What other age friendly examples are you aware of for the Housing domain?**

If you would like to give your input please fill out the online form here:

<https://www.surveymonkey.co.uk/r/R2PFHWG>

Please do this by 5:00pm on 24th July.

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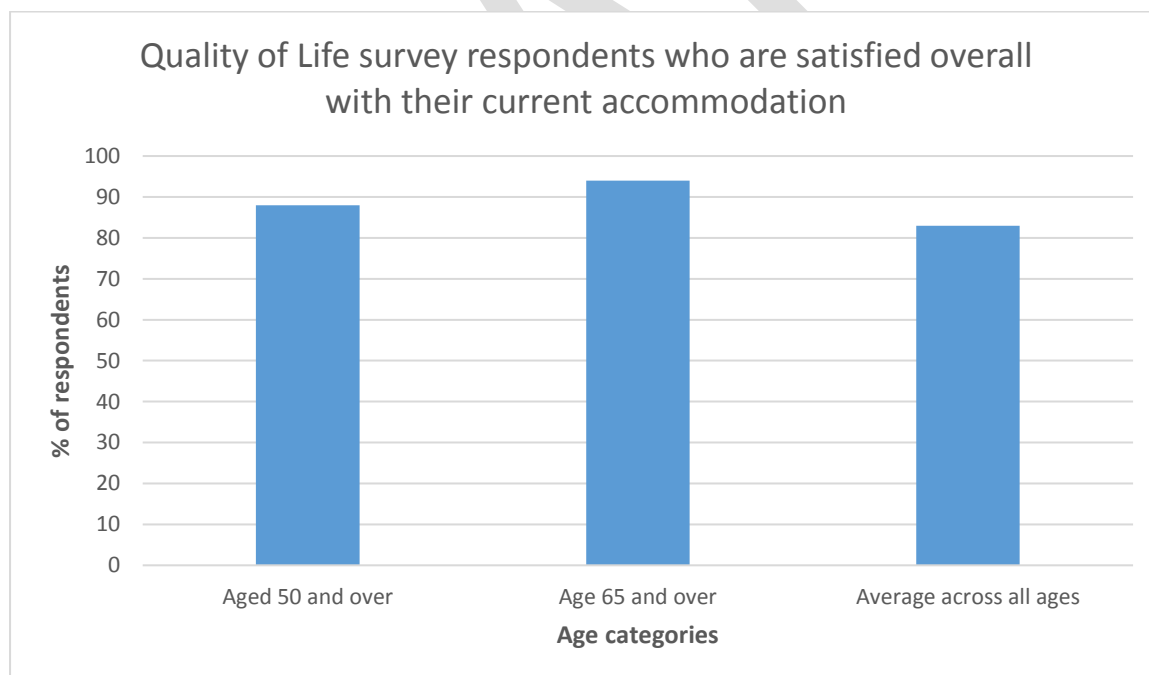


Housing is essential to safety and well-being. There is a link between appropriate housing and access to community and social services and in influencing the independence and quality of life of older people. The World Health Organisation research shows that housing and support to allow older people to age comfortably and safely with the community to which they belong are universally valued.

In May 2018 Bristol Ageing Better held the event 'Age Friendly Homes: Building Solutions Together'. The purpose of this event was to hear the views and experiences of people in Bristol and together learn about the barriers to Age Friendly housing and the possible short-term and long-term solutions. Much of the learning from this event has informed the actions below

What do older people think about Housing?

88% of those aged 50+ who responded to the 2017 Quality of Life survey said that they were satisfied overall with their current accommodation. This increases to 94% satisfaction among respondents aged 65 and over. These figures are both above the Bristol average of 83% satisfaction, as seen in the graph below:



Moreover, a large proportion (85%) of respondents aged 50+ reported being satisfied that they could stay in their home for as long as they choose to. This increases to 90% for those aged 65 and over. Again, these figures are above the average for all ages in Bristol (81%).

78% of respondents aged 50+ reported being satisfied with the state of repair of their home. This increases to 87% of respondents aged 65 and over. Direct comparisons with previous years cannot be made as the methods for conducting the survey changed quite considerably in 2017. Moreover this question has not been asked every year. However it appears that the levels of satisfaction

among those aged 50+ regarding the state of repair of their home have remained reasonably constant since 2006. Furthermore in the most recent survey the average for all ages in Bristol was 74%, suggesting that those aged 65+ in particular showed above average levels of satisfaction in this area.

The most recent Quality of Life survey found that respondents aged 50+ had low levels of satisfaction with the financial costs associated with their housing. Only 56% of those aged 50+ were satisfied with the cost of their rent or mortgage payments, increasing very slightly to 60% of those aged 65 and over. Similarly, only 46% of respondents aged 50+ were satisfied with the cost of heating their home.

Factors affecting Housing

What should we feel positive about?

Organisations in Bristol are helping older people to lead independent lives for as long as possible. The Anchor Society's housing project is especially designed for people aged 55 and over while Knowle West Media Centre and White Design have brought together Knowle West residents, artists, academics, designers, architects and policy makers to try out new ideas for sustainable, affordable housing.

The fact that these houses are available to anyone over the age of 55, raises another important issue, older people need to start thinking about their housing options at an earlier stage in their lives. This enables people to start thinking about this as an option early and to move while they are in their 50s, before they need it, so that they are prepared.

There are organisations in Bristol who are doing great work around the city to enable older, vulnerable and disabled people to continue to live independently in their homes, such as home adaptation services, community development projects and home share initiatives.

What could be better?

It is unsurprising that Housing is one of the more difficult issues to make totally age friendly. Based on population growth estimates, 80% of the homes needed by 2050 have already been built. This means that when we talk about the need for housing to be age friendly, we need to remember that in most cases we are not starting from scratch – these buildings have already been built.

The complexity of the different housing options available is a common problem. Many professionals and older people reported that they lacked information and yet were also unsure where to go to find out the information they needed.

The lack of easy-to-access information about the housing options available increases the chances that professionals and older people alike will rely on stereotypes such as assuming that bingo will be the only activity available in supported housing. In some cases this will be true, however other schemes foster self-organisation and enable residents to have a lot of control, in some cases leading to political groups.

While there are lots of ideas about making housing age friendly, the reality is that the finances are not always available to make these changes. An example is extra care housing schemes which have coproduction as a central value, aiming to be flexible and shaped by the residents. While some seem

to be successful at meeting this aim, others had to compromise due to funding difficulties. This included funding for activities and resources, but also the capacity of staff to help physically move those with higher support needs into the communal space in cases where the building was not fully accessible.

Actions

Building on from the charter and the above exercise, these actions will reflect that and set out some goals over the next 3 years.

<i>Outcome</i>	<i>Actions</i>	<i>Guidance Indicator</i>
Older People know what housing options are available and how to access them.	<p>Develop a shared vocabulary when we have conversations around housing</p> <p>Encourage older people to think about their housing options at an earlier stage in their lives</p>	
Service Providers understand the needs of older people and change their service and their offer to address them.	<p>Training for staff and volunteers in supported housing settings</p> <p>Challenging stereotypes and creating a cultural shift in attitudes around housing</p> <p>Undertaking further research in order to have better understanding about the experiences of older people living in supported housing schemes</p>	
It is easy and affordable to make adaptations to your home		

What is Bristol already doing to be Age Friendly?

The Anchor Society Housing project in Lawrence Weston

The Housing project in Lawrence Weston is especially designed for people aged 55 and over. These are eight houses which are fully adaptable, fully accessible and relatively inexpensive. They have adaptable living arrangements, for example if residents have difficulties with taking the stairs then it is also possible to live on the ground floor and to keep the upstairs for visitors or for

a live-in carer. Because these houses are available to anyone over the age of 55, it enables people to start thinking about this as an option early and to move while they are in their 50s, before they need it, so that they are prepared.

In the 246 years since it was formed in 1769, The Anchor Society has concerned itself with the care of the elderly in the Bristol area. Working in partnership with many organisations and charities who care for the elderly in the region, we aim to support isolated and lonely older people in Bristol and the surrounding area.

WHAM Warmer Homes Advice and Money

Working with Talking Money and WE Care & Repair to improve awareness of housing options by providing a comprehensive service to Bristolians living in fuel poverty and financial hardship

The Centre for Sustainable Energy is an Independent national charity that shares our knowledge and experience to help people change the way they think and act on energy

We Can Make

This Housing initiative supports communities to create the homes they want and need. The project has recently seen the Construction of the first prototype house: the TAM (Transportable Accommodation Module) an eco-friendly home.

A new affordable home design that would suit the many 'microsites' that exist in Knowle West (located in large gardens, spaces between houses and on the corners of streets), and which would allow building work to be carried out by local contractors and at local cost.

Knowle West Media Centre and White Design have brought together Knowle West residents, artists, academics, designers, architects and policy makers to try out new ideas for sustainable, affordable housing.

WE Care & repair Private bathroom adaption service

This is a specialist bathroom design and adaptations to enable older people to remain living independently. This programme has been scaled up. Service size increased by 100%, reducing falls risk and generating surplus' to continue providing services (e.g. casework) that were previously entirely funded by LA contracts.

WE Care and Repair was established in Bristol in 1986, our guiding purpose is to enable older, vulnerable and disabled people to continue to live independently in their homes. We do this by providing trusted affordable practical services that respond directly to individuals' housing needs and where necessary assist in gaining funding from local authority and charitable partners for interventions.
