

Age-friendly London: Housing Domain Action Plan

VISION: *For all older people to be able to live well in a decent, safe, warm, accessible and affordable home of their choice*

The priorities set out in this Action Plan were developed with older Londoners during 2019-20 and recently reviewed by the Housing Domain Group to take account of the impacts of the Covid-19 pandemic. It was noted that the pandemic has highlighted the critical importance of home to health and made it even more important to ensure that older Londoners are supported to live safely & well in their existing homes (KP 2). A specific new action point was added to address the housing inequalities linked to exacerbated risks/impacts of Covid-19 (KP1). The remaining action points were reviewed and improved to reflect the importance of addressing housing quality in order to improve health and wellbeing in later life.

Key Priorities (KP)	London Recovery Board: Related Missions	Action (12 months)	Who needs to partner with us to achieve the actions?
1) In light of the Covid19 pandemic, identify and address the existing and exacerbated housing inequalities and needs amongst older Londoners, particularly amongst older BAME communities, Disabled Communities, older people without homes (homelessness), those from low income backgrounds and older LGBTQ+ communities.	<ul style="list-style-type: none"> • Building Strong Communities • A Robust Safety Net • Mental Health and Well-Being • A Green New Deal 	<p>Commission research that analyses the links between incidence/impacts of Covid19 and the housing situations of older Londoners, with a focus on inequalities, older BAME communities, older people without secure homes, disability, homeless, those on low incomes, and older LGBTQ+ communities.</p> <p>Use this information to inform proposals for improvements to housing for ageing in the capital.</p>	GLA; Local Authorities; Housing Associations; Voluntary Sector; Community groups; Citizens; Elected members/ representatives of Community Led Groups.
2) Support older Londoners to	<ul style="list-style-type: none"> • A Green New Deal 	Re-establish a pan-London	GLA; Local

<p>live well and safely in their existing homes with better access to aids and adaptations; impartial housing information and advice; and home improvement support services.</p>	<ul style="list-style-type: none"> • A Robust Safety Net • Mental Health and Well- Being • High Streets for All • Digital Access for All 	<p>benchmarking and delivery group to ensure the rapid and integration delivery of home adaptations is included in NHS London recovery plans post Covid19.</p> <p>The Mayor of London to call on National Government to support increased and protected funding for home adaptations and retrofit (e.g. carbon reduction/ Green Deal)</p> <p>Establish a pan London Housing Information and Advice Service as an integral part of NHS plans e.g. health improvement & prevention. .</p>	<p>Authorities; NHS; HIAs; Housing Associations</p> <p>Mayor of London and Deputy Major for Housing</p>
<p>3) Reduce the number of older Londoners living in non-decent homes and in conditions of disrepair</p>	<ul style="list-style-type: none"> • A Green New Deal • A Robust Safety Net • Mental Health and Well- Being • Building Strong Communities 	<p>Quantify scale of older people living in non-decent homes in London and resulting physical and mental health impacts(related examples: “Hidden Costs of Poor Quality Housing in the North” (Smith Institute and Northern Housing Consortium) “Home and Dry” Care & Repair England, Centre for Ageing Better, Building Research Establishment).</p> <p>Highlight links between carbon consumption, non-decent homes and health impacts to ensure that the Green New Deal plans include action to address Category 1 hazards, fuel</p>	<p>GLA; Local Authorities; HIAs; Voluntary Sector; Housing Associations; Research orgs</p>

		poverty, raising thermal standards.	
4) Support older private renters in increased home security and decent living conditions	<ul style="list-style-type: none"> • A Green New Deal • A Robust Safety Net • Mental Health and Well- Being 	<p>Mayor of London to support calls for Government act upon their pledge to abolish Section 21 as part of the Renters Reform Bill.</p> <p>Develop systems and support in place for all London Boroughs to encourage Landlords to maintain properties and adapt them where necessary to meet the needs of older tenants (with enforcement action where necessary).</p> <p>Creation of a pan- London Housing Information and Advice service as actioned in Key Priority 2.</p> <p>Reduce non-decent home in private rental sector by linking to Green New Plans as detailed in Key priority 3.</p>	<p>Mayor of London, Deputy Major for Housing & GLA (Lead Case Worker);</p> <p>Constituency MPs , Local Authorities; Voluntary orgs; HIAs</p>
5) Ensure the views of older residents are heard in housing decision making (including community led housing initiatives)	<ul style="list-style-type: none"> • Building Strong Communities • Mental Health and Well-Being • Digital Access for All 	<p>Consult with older residents from across housing tenures when developing both local and city-wide Housing plans.</p> <p>Mandate an Older Persons' Housing Strategy to be developed as part of each Borough's wider Housing Strategy plans- enable and support older residents to have a central role in developing these plans.</p>	<p>Older citizens from all tenures; GLA (Lead Caseworker); Constituency MPs; Local Authorities; Housing Associations; Elected Resident Representatives; HIAs; Voluntary</p>

		Commission and support local Housing co-production groups in every Borough to engage with older Londoners and ensure their views are listened to and acted upon.	Sector
6) Increase measures to tackle fuel poverty amongst older Londoners	<ul style="list-style-type: none"> • A Green New Deal • A Robust Safety Net • Building Stronger Communities • Mental Health and Well-Being 	<p>As noted in Key Priority 3- Evidence links between carbon consumption/reduction, non- decent homes and health impacts to ensure that the Green New Deal plans include action on addressing category 1 hazards, fuel poverty, raising thermal standards.</p> <p>Review of the GLA's Fuel Poverty Action Plan aim to increasing the energy efficiency of London's homes so they are better insulated and use less energy- what programmes are in place in each Borough, what success have they had and what still needs to be done. Crucial to this is ensuring that the insulation materials used are fire resistant and comply with safety standards.</p>	GLA (Lead Caseworker); Constituency MPs; Local Authorities; HIAs; Voluntary Sector; Local trades people
7) Improved access to truly affordable, accessible and adaptable homes	<ul style="list-style-type: none"> • A Green New Deal • A Robust Safety Net • Mental Health and 	Support introduction of national, mandatory standards to make all new homes accessible, adaptable, energy efficient and sustainable.	GLA (Lead Casework); Constituency MPs) Local Authorities; Housing

	<p>Well- Being</p> <ul style="list-style-type: none"> • High Streets for All 	<p>Collect and promote examples of benefits of building homes that are adaptable and accessible including cost benefit analysis of future-proofing homes e.g. to NHS and Social Care as well as to individuals.</p> <p>NOTE: Such standards already being applied to 90% of new homes and wheelchair accessible standards to 10% of new homes in London,</p>	<p>Associations</p>
<p>8) Increased access to truly affordable, decent, and accessible specialist housing including sheltered, intergenerational and co-housing initiatives.</p>	<ul style="list-style-type: none"> • A Robust Safety Net • Building Stronger Communities • Mental Health and Well-Being 	<p>Set up a Mayoral working group with older people and house associations to help drive a significant increase in building new social housing, including specialist housing for older people..</p> <p>Encourage and promote examples of inclusive and accessible specialist housing initiatives across London (with cost benefit analysis where possible) e.g. The Older Women's Cohousing Initiative in North London.</p>	<p>GLA; Local Authorities; HIAs; Voluntary Sector; Community Groups; Housing Associations; Specialist Housing orgs; Co-housing initiatives; Housing Associations.</p>