



Delivering Lifetime Homes, Lifetime Neighbourhoods

A National Strategy for Housing in an Ageing Society



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Ministerial Foreword



The ageing society presents one of the most pressing challenges facing this country today. By 2020, nearly one in five of the population will be over 65. By 2026, projections show that there will be 2.4 million more older households than there are today.

This has huge implications for the way we think about everything from employment, to education, to social care. It requires us to revisit fundamental assumptions about how we design and deliver services, how we build new homes and towns. Already many people not just in this country, but around the world, are facing the stark reality that their home and neighbourhood were simply not designed for an ageing population.

Our strategy, *Lifetime Homes Lifetime Neighbourhoods*, published earlier this year, outlined our response. First, to focus minds, among councils, planners, housebuilders and all of our partners on the need for a whole new approach. Second, to provide practical help for today's older people to live independent, active lives for longer. Third, to lay the right foundations so that we get it right first time as we build tomorrow's homes and communities.

The strategy has generated comment all over the world. Together with the recent appointment of Joan Bakewell as the older people's champion, and the ongoing debate about the future of care and support, it shows this country remains at the forefront of international debate on ageing.

What is vital now is moving from debate to delivery, and translating ambitions into practical change that people can see and feel and touch.

In the months since the strategy was published, there has already been encouraging progress. The profile of this issue has never been higher: ageing has taken its rightful place in the mainstream of housing policy: and I have seen for myself the energy and commitment of partners who understand the importance of getting to grips with the challenge.

Equally, we have taken important steps to improve the advice available to older people on their housing options. We are on track with plans to make minor repairs and adaptations 'handyman' services available in every top tier local authority. And we have boosted by 20 per cent the funding for large adaptations – such as walk-in showers and stairlifts – that can help people stay in their home for longer, with further increases to come in the next two years.

Our third ambition was to set the right framework for inclusive homes and communities as we build for the future. Since the strategy was published, the context has changed almost beyond recognition. The global financial crisis means that housebuilders both public and private are facing the toughest conditions for a generation. The Government has already taken measures to support people facing repossession, to help keep up the supply of new housing, and to try to ensure that the industry is well placed to respond when the upturn comes – which it will. We stand ready to take further action in the months to come.

I have been asked what this means for our aspirations that all homes should meet lifetime standards by 2013. Our commitment remains the same – to review the progress against the standards in 2010 and to consider the case for regulation to drive progress. The argument for lifetime standards is as strong as ever. Tough times don't mean that people no longer need or deserve well-designed homes. When budgets are tight, it is even more important that money is shrewdly spent and that thought is given to getting things right first time, so that we don't store up greater costs for the future. Therefore we will continue to work closely with industry and key partners, to ensure that builders, planners and decision-makers are supported in this process to make it as simple and easy as possible.

In sum, we have made a strong and positive start, but it is now vital to take our work to the next level. As we said in the Strategy, Government cannot do this alone. Making a success of the Strategy requires a change in thinking among a whole range of public and private organisations and a wider shift in culture. Some have commented that these proposals are “groundbreaking” or “daring”, but I want us to get to the point where these proposals are seen as simple common sense. After that we may even start demanding change as consumers. As things stand, one in four of us can expect to go into a care home at some point in our lives, costing £2-3,000 a month, so we must ask ourselves as consumers can we afford to ignore this? Finally I want to thank our partners for their energy and work to move this programme forward, and I look forward to continuing to work with you, who are making a real difference for older people today and tomorrow.



Baroness Andrews OBE
Communities and Local Government

Section One: Introduction

The ageing society poses one of our greatest housing challenges. By 2026 older people will have accounted for almost half (48 per cent) of the increase in the total number of households, resulting in 2.4 million more older households than there are today. We are building for an ageing society. Good housing is imperative for well-being in later life and critical if we are to manage the mounting pressures of health, care and support expenditure.

We want to prepare our communities for the multiple changes that we will face; to 'future proof' our society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible.

Earlier this year the Prime Minister launched our Strategy, *Lifetime Homes, Lifetime Neighbourhoods*, outlining our response to this challenge. It set out the policy framework and the action we would take. We have moved to the delivery phase and this report is both an update on progress and outlines our next steps on delivery. It includes outlines of the roles of the different partners in delivery. The main section in this report outlines our approach to delivery in the headline areas. Finally, in the last section, we report on all of the individual actions from the Strategy.

Where we want to be in five years

Older people will have housing that supports healthy, active and independent living in welcoming communities. Housing, neighbourhoods and communities will be more inclusive, attractive and sustainable for an ageing population. There will be more mainstream and specialist homes of the right type in the right location for older people. New housing will be planned and built to Lifetime Homes Standards and new communities will be built to be Lifetime Neighbourhoods. The implications of ageing for housing and communities will be well understood by professionals and the public alike.

Excellent information and advice will be available for all. Many more homes will be warm and comfortable. Major and minor adaptations will be more easily obtained. Home improvement and handyman services will be widely accessible in every part of the country. Where housing services are needed they will be more personal, progressive, high quality and joined-up.

Section Two: Headline Delivery Priorities

Help to make the right choice - information and advice

We all need the right information about our housing options in order to live as actively and independently as possible. In the Strategy we argued that there was a need for more and better information about the range of housing choices available to older people. Information about interconnected areas, such as care and finance, can be fragmented and people often access it too late. We proposed to work with partners to develop joined up national advice and information and to support and strengthen local housing advice and information.

Progress so far

Since the publication of the Strategy in February we have been working closely with the major national providers of advice and information and government partners to get a shared delivery approach. We have agreed to provide funding over two years (2009-10 and 2010-11) for FirstStop, a national advice and information service delivering joined up housing advice with care and finance. The FirstStop website and advice line has now successfully gone live and is well placed to move to the next stage of its development. This funding will support the national helpline, website and work on strengthening local delivery of housing advice. We also want to support innovation and so FirstStop will be testing proactive targeting of advice and information on high risk but excluded people. The formal partners who make up FirstStop are Help the Aged, Counsel and Care, Elderly Accommodation Council and NHFA¹. We have also agreed to fund the full independent evaluation of this service to better understand the role of information and advice in promoting better outcomes for older people and to inform future spending decisions.

Next steps

We will continue to work with partners to develop and improve information and advice nationally and locally. Through national evaluation we will monitor delivery and build the evidence base in this area. We will explore the outcomes for individuals, the economic benefits as well as specifics such as impact on downsizing, equity release and homeshare. Next year we anticipate that 50,000 people will be receiving advice and information through FirstStop.

¹ NHFA Ltd – previously Nursing Home Fees Agency.

How will FirstStop help with your housing?

FirstStop will provide free independent advice to older people on a wide range of housing issues, whether staying put or finding a more suitable home somewhere else. For example, if you need advice about where to go to get help with repairs, improvements or adaptations they can help. FirstStop will advise on the new handy person services being developed. Alternatively, if you want a new home without stairs, or something in a more convenient location, nearer family, or without a large garden, there are services to help you find a new home, and others that can help organise and arrange a move. In addition they will be able to advise you on any related care or finance issues to ensure that you have all the right information in one place to make the best decision for you.

That bit of help – minor repairs and adaptations, ‘handyperson’ services

Most older people prefer to stay put rather than move home. However, as health and mobility decline many need ‘that bit of help’ to remain living in their home in safety and comfort. The Strategy set out our plans to develop new rapid repairs and adaptations services, expanding coverage of ‘handyperson’ services across the country from 2009, with full evaluation over two years. Linked to this was the commitment to publish a report on the “future home improvement agency” which could deliver a wider spectrum of housing and related care and support services, including repairs and adaptations, coordinating services around the person.

Progress so far

Progress to expand coverage of minor repairs and adaptations, including ‘handyperson’ services from 2009 is on track. Local authorities have now been offered funding over two years (2009-10 and 2010-11) based on assessed local needs². This process was designed to be as simple, quick and fair as possible to minimise any administration for local authorities. Local authorities are well positioned to plan and commission these services in coordination with Social Services, Supporting People, Housing Authorities and PCTs who are the key commissioners of existing services. It is for local authorities to determine who is best placed to deliver these services. Currently, the voluntary sector and home improvement agencies deliver many of these services where they already exist.

We continue to actively support the development of the Home Improvement Agency (HIA) sector. We have recently tendered and agreed a three year contract with Foundations for the National Body for HIAs to support the development of the sector.

² Further information about this process is available at www.spkweb.org.uk. Allocation banding levels are based on the Supporting People Distribution Formula, Older People Cluster, which also maps onto the Personal Social Service Relative Needs Formula.

Foundations will continue to support the sector in a range of ways including direct local support for HIA staff, training, advice and acting as a link to government.

In September we published a report with Foundations on the Future Home Improvement Agency³, which was a commitment in the Strategy. This report will help to inform HIAs and commissioners in thinking about how to enhance and develop existing services. It covers areas including information and advice, handyperson services, major adaptations, health and care and finance. Funding for service enhancements are being made available to up to 20 local authorities, which has been informed by the principles of the Future HIA project. Local authorities have been encouraged to look at the Future HIA report and were invited to bid for this funding at the same time as being informed about the repairs and adaptations funding.

Next steps

Local authorities will be working with partners to commission the services to begin when funding starts in 2009-10. We anticipate a significant increase in the numbers of older people receiving these services of over 100,000 per year and to observe improved outcomes for older people and economic savings to health and care services. Full independent national evaluation of these services is being tendered and will be in place by the time the services become operational in 2009. Any continuing funding beyond 2010-11 will be through Area Based Grant and subject to the outcomes of the national evaluation.

Modernising Disabled Facilities Grant

The Disabled Facilities Grant (DFG) funds adaptations that enable disabled people and people with mobility impairments to continue to live independently in their own homes. Examples of adaptations funded are walk-in showers and stair lifts. Older people are the main beneficiaries of DFG.

Progress so far

In the Strategy we set out a number of actions that would result in immediate improvements to the way the DFG programme operates and is delivered. These were announced at the same time as a significant increase in funding. We have increased the national budget by 20 per cent providing £146 million in 2008-09, rising to £156 million in 2009-10 and then to £166 million in 2010-11. This represents a 31 per cent increase between 2007-08 and 2010-11. We have now also:

- increased the maximum grant limit to £30,000 from May 2008 and made access to the garden part of the grant entitlement

³ Communities and Local Government and Foundations (September 2008) *The Future Home Improvement Agency: Supporting choice and maintaining independence – A report overview*. www.communities.gov.uk/publications/housing/futurehia

- relaxed the ring-fence around the DFG for all local authorities, providing the flexibility and freedom for them to deliver services that fit with local arrangements and the needs of individuals. From 2008-09 the scope for use of DFG funding has been widened to support any local authority expenditure incurred under the Regulatory Reform (Housing Assistance) (England and Wales) Order. Creating this flexibility will allow DFG to be used for associated purposes such as moving home where this is a more appropriate solution than adaptations to the current property
- re-confirmed that DFG will remain a statutory grant
- improved the means test. The means test is now the fairest it has ever been, with those in receipt of Council Tax Benefit, Housing Benefit and those on a low income and in receipt of Working Tax Credits and Child Tax Credits being passported through the test
- ensured that compensation schemes for the most severely disabled ex-service personnel will be disregarded from the means test later this year and Working Tax Credit and Child Tax Credit will be disregarded as income regardless of income
- limited property charges have been introduced for the first time on the more expensive adaptations enabling funding to be recycled
- a number of local authorities are piloting the complete removal of the DFG ring-fence. This means it will be up to local authorities to determine how best to use the funds taking account of local priorities. DFG continues as a statutory entitlement but local authorities will have the freedom to spend DFG funds without being restricted by grant conditions, which should mean that funds can be more easily pooled with those of linked services where this makes sense to do so. A full evaluation of their experiences will be carried out before any decision is taken about removing the ring fence completely for all other authorities
- a working group has been established which will look at the funding allocation methodology, an update of DFG good practice and will oversee a review of the means test and simplification of the DFG application form.

These are the first steps to modernising and improving the programme. Further work is required to help improve integration of services, facilities and equipment which will mean that, although demand is rising, local authorities and third sector partners will be in a better position to be able to plan for and meet rising demand in the future. Work in this area is also supported by delivery on Lifetime Homes in new housing which is covered later in this report.

The announcement in February of changes to the programme was largely welcomed by the sector. The main challenge is ensuring that with the removal of the match funding requirement that authorities continue to contribute towards the cost of delivering adaptations now that this is no longer a condition. The increased flexibility provides authorities with the ability to design services around the individual and introduce other approaches to the delivery of DFGs which will improve the service but may also result in savings to the authority. Another challenge is to integrate with linked services, such as handyperson services, in order that the funding and planning of DFGs is carried out strategically and that the full benefits of these preventative services can be realised.

Next steps

Important next steps are:

- consolidation of the DFG regulations bringing together all the changes that have occurred over the past ten years, helping authorities to administer the programme
- evaluation of the DFG pilots and decision on future ringfence by 2010-11
- Communities and Local Government is working with the Tenant Services Authority to produce joint guidance for local authorities and Housing Associations on the planning and provision of adaptations, to be published over the next few months
- overhaul of the DFG means test and application form. Any change to the means test will form part of the next spending review discussions
- in discussion with the working group, to consider the options by 2009 for a new funding allocation method.

Lifetime homes

We need to build much more inclusive and flexible housing to meet future demand in an ageing society. In order to achieve this, we set out a roadmap in the Strategy to phase in the implementation of Lifetime Homes Standards for new housing. Lifetime Homes Standards are a set of simple features designed to make homes more flexible and functional for all. We have said that we will ensure that all public sector funded housing is built to Lifetime Homes Standards by 2011. In February the Prime Minister also announced an aspiration to see all housing built to Lifetime Homes Standards by 2013. In order to do this, we will review take-up of the standards in 2010 to consider regulation in 2013 if take-up has not matched expectations.

Progress so far

In the Strategy we set out our key ambitions for the next five years. Since February we have been in dialogue with the building industry on how we can work towards delivery of our plans, particularly given the challenging climate the industry is working in.

Good progress has been established in incorporating and promoting Lifetime Homes Standards through the Code for Sustainable Homes and we will continue to improve support for Code Assessors and designers over time.

The Buildings Regulations Advisory Committee (BRAC) Working Group has been established and has been meeting as a formal expert committee to advise government on accessible housing standards and comment on the British Standards Institution Draft for Development 266 on accessible housing and Lifetime Homes. This includes experts from the home building industry, accessibility experts, disabled people and designers.

We have commissioned research to establish the baseline number of accessible properties in the current UK housing stock, and estimate the adaptability of the housing stock as a whole.

We are working with the Commission for Architecture and the Built Environment and the Department of Health (DH) on a good practice guide on design for care in an ageing society.

Next steps

In the short term there are a number of immediate priorities for delivery. These are to:

- continue to work with BRAC Part M Working Group culminating in a report on recommendations and comments from the working group for submission to the British Standards Institution
- continue to encourage take up of the standards through the Code for Sustainable Homes
- develop technical guidance which will assist code assessors and others in providing a consistent interpretation of the Lifetime Homes Standards where assessing homes
- improve technical guidance for designers and developers to improve the efficiency and application of the standards in the development of improved housing design for accessibility and adaptability

- work with designers and developers to continue to explore the practical issues associated with adoption of standards in conjunction with changes to standards in other areas such as carbon reduction
- commission research on the implications of Lifetime Homes Standards on different housing typologies prevalent in the UK and undertake further studies on the benefits of the Lifetime Homes Standards
- work with stakeholders to develop good practice case studies.

It is vital that industry and government have sufficient lead in time to make adjustments in the most economic way. For this reason we outlined a long term trajectory in the Strategy. This was:

- to ensure that Lifetime Homes Standard are introduced for all public sector housing by 2011
- review progress against target in 2010 and consider the need for regulation to drive progress, taking into account all market conditions
- our aspiration is that by 2013 all new homes will be being built to Lifetime Homes Standards.

Lifetime neighbourhoods

As we grow older, the neighbourhood becomes increasingly important for the quality of our everyday life. That is why we wanted the Strategy to be not only about homes but also the neighbourhood. When local shops, local services, or the leisure centre are inaccessible, older people can become socially excluded. Our public spaces should be comfortable, welcoming and enjoyable. Our parks and shopping centres should be accessible and open to all. It's often the simple things that can stop people getting out and about, like a lack of public toilets and benches. When there are barrier free neighbourhoods with attractive places to go, people get out more, stay active and participate in the community.

The concept of the lifetime neighbourhood is simple and built on a range of approaches such as the 'Age-Friendly Cities' concept. The lifetime neighbourhood is about removing unnecessary, and often thoughtless, environmental barriers, making access better for people of all ages, and improving transport, public services, public space and amenities, so that people have good reasons to get out of the house and actively participate in their community.

Progress so far

We have been working closely with partners to further develop the concept of lifetime neighbourhoods and move towards practical implementation. We have been working with Help the Aged who have established an expert group bringing together the key external partners. We have worked to build the evidence base on which features are most important, understanding the systemic barriers to delivery, given the policy framework is in place. Practical research is available on what older people say are the barriers to outdoor activity, such as poor paving, fear of crime and lack of benches and the features that encourage them to get out, such as green space and socialisation space⁴. Help the Aged also launched their report, *Towards Common Ground*, which describes ten components that suggest should make up a Lifetime Neighbourhood⁵.

A key issue identified has been the role of professionals such as planners, developers and architects in embedding this thinking into their mainstream work practices. We have worked with the Commission for the Built Environment (CABE) and, the Academy for Sustainable Communities (ASC)⁶ to build this work into business planning and promote it to key professions.

We have also worked through our eco-towns work to develop and embed exemplary inclusive design. We commissioned and worked with the Town and Country Planning Association to produce an eco-towns worksheet due to be published shortly. We have also been working with the Olympic Delivery Agency to use the lessons from the continuing development of the Olympic Village as an exemplar of inclusion to inform the developments of eco-towns⁷.

Next steps

The next step is to work with key partners to produce a report to support implementation at a local level. This will be published in 2009. This report will be designed to support the delivery of PSA 17 on older people's satisfaction with home and local area.

⁴ www.idgo.ac.uk/ Inclusive Design for Getting Outdoors

⁵ www.helptheaged.org.uk/en-gb/Campaigns/Neighbourhoods/ci_commong_300408.htm

⁶ Now the Homes and Communities Agency Academy (see www.hcaacademy.co.uk)

⁷ On 4 November 2008 the second stage of the eco-town consultation programme was launched. Closing date for returns is 19 February.

Specialised housing

In the Strategy we argued for a positive vision for specialised housing for older people as somewhere that more people aspire to live in later life and which will match their changing lifestyles. We see the future of specialised housing at the heart of the community, contributing to the community. We also said that we would need more good quality specialised housing of different types to meet demand and greater choice for a diverse ageing population.

Progress so far

We are substantially increasing funding for public housing over the next three years, as well as the Department of Health committing an additional £80 million for innovation in Extra Care housing. Since the publication of the Strategy, 27 Extra Care Housing schemes bids have been successful and were announced in July.

We will work with the new Homes and Communities Agency (HCA) to take forward the Innovation Panel and report to Communities and Local Government and DH ministers by summer 2009. It will show-case inspirational and innovative design in specialised housing, raising the profile of this area and challenging people to think differently and positively about specialised provision in both private and public sectors. It will look at international approaches and new thinking to enhance choice for an increasingly diverse older population.

Next steps

The priority will be to continue to deliver and improve specialised housing working through the private and public sectors. The HCA will be spending £8 billion between 2008-11 on new affordable homes including significant new funding for specialised housing. The focus will be on meeting this major delivery challenge over the short and medium term. The delivery challenge for the private sector is particularly difficult given current market conditions. However, there remains a significant and growing unmet demand for specialised housing which we will assist with better information and advice and support through the planning system. In addition, the Innovation Panel will report next year on its findings.

Section Three: A Partnership Approach to Delivery

We have asked ourselves where we want to be in five years, what has to be done and where do different partners focus their efforts. We know the kind of lasting, fundamental change needed will depend as much on bottom up demand as government leadership. Change will require a range of partners to play their part including older people, local authorities, private developers, planners, the voluntary sector, architects, housing associations and the health sector.

Government's delivery role

Leading the debate

Our first priority was to raise the profile and lead the debate around the issue of ageing, housing and communities. We have had high profile debate in a range of media, from traditional media such as magazines, newspapers and television to new media such as internet videos on YouTube. There has been strong public engagement in the debate who, whilst often welcoming the Strategy, have kept the debate grounded through their own experience of growing old in our communities today. There has been considerable interest at both major mainstream conferences as well as specialised conferences focused on delivering the Strategy at a local level. The continuing debate amongst professional audiences has been reflected with sustained high demand for copies of the Strategy. Further publications, such as the Future Home Improvement Agency report, have built on the Strategy and helped to progress the debate. And this debate is essential in order that government continues to learn and to improve our approach to this challenge. It is our intention to continue the momentum of this debate through other key government publications including the Housing Green Paper, the Care and Support Green Paper and the cross-government ageing strategy, due out early next year.

Setting delivery within the performance framework

We have anchored our delivery approach for Lifetime Homes, Lifetime Neighbourhoods within the national and local performance framework. National delivery is now embedded within the high level cross-government Board taking forward Public Service Agreement (PSA17) on tackling poverty, promoting independence and well-being in later life. This PSA is supported by five indicators from the local performance framework. These include satisfaction with home and neighbourhood among those aged 65 and over. We have worked with partners to determine the key drivers of this indicator, which fit with the key action areas for the Strategy.

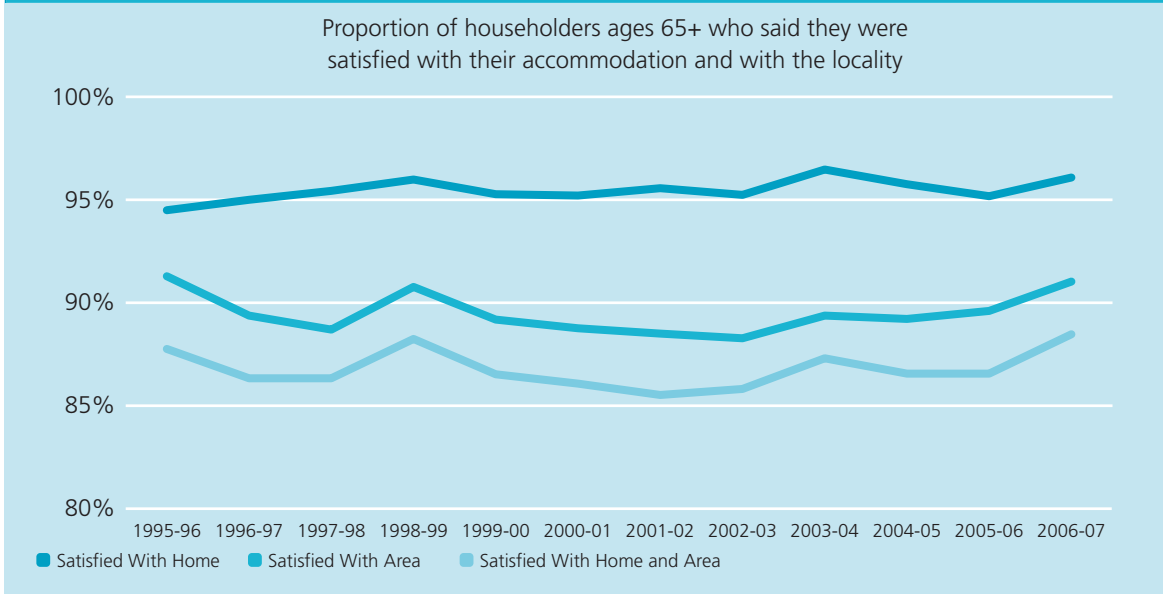
We will continue to use the PSA performance framework to drive and monitor progress at a national and local level. The Strategy also contributes to other cross-government PSAs, including increasing the long-term housing supply (PSA 20), and promoting better health and well-being for older people and the community at large (PSA 18).

Delivering a better deal for older people now and planning housing for our future selves

We outlined in the Strategy an ambitious set of actions for government to improve housing for older people now and to plan better for our future selves. These include significant new investment in new services, such as major and minor adaptations and repairs, which is referred to elsewhere in this document. This investment will begin from 2009. However, its success will also depend on effective planning and commissioning by local authorities and skilled delivery by local public, voluntary and private sector organisations. Government will support this in a range of ways, including through our contract with Foundations, to provide materials, training and support for delivery of repairs and adaptations and information and advice. We will also be commissioning a robust, major evaluation to monitor the outcomes and cost effectiveness of new investment in these services.

Delivery on planning, Lifetime Homes Standards and implementation of lifetime neighbourhoods was outlined as a priority in terms of starting to plan for our future selves. Government has raised the profile of ageing and has embedded it in policy, such as Planning Policy Statement 3 on housing. There has been a strong partnership approach in close engagement with planners, developers and architects to systematically work through the barriers to delivery on this agenda. Government has a strong role to continue to maintain the profile of this issue with these groups and provide the tools to support implementation of policy. Details of the next steps for government action on this are outlined later in this document.

PSA 17 Indicator 4: The proportion of people over 65 who are satisfied with their home and neighbourhood



HOPDEV's role

The Housing and Older People's Development Group (HOPDEV) has acted as an advisory group on the development of this Strategy. HOPDEV is a group of experts from voluntary, public and private sector organisations with interests in improving housing in an ageing society. It includes representatives from across government and from key agencies such as the Homes and Communities Agency.

We will continue to work with HOPDEV, with the DH Housing Learning and Improvement Network and other key stakeholders to implement the Strategy and build capacity and leadership at local and regional levels. HOPDEV has had an active role in supporting the delivery of the Strategy. Its priority has been to raise the profile of the issue of ageing and the Strategy at both a national and local level. Its second key role has been to advise on the implementation of the Strategy, for example as a sounding board to advise on the detailed delivery of minor repairs and adaptations, 'handyman', funding. HOPDEV contains a number of key housing umbrella organisations and there is a delivery role for those organisations in working directly with their members.

Progress so far

Alongside the Strategy, we jointly published a toolkit with the DH Housing Learning and Improvement Network (LIN) to help guide local authorities develop their accommodation with care strategies. Over 4,000 copies of *More Choice, Greater Voice*⁸ have been downloaded and a further 2,000 hard copies distributed.

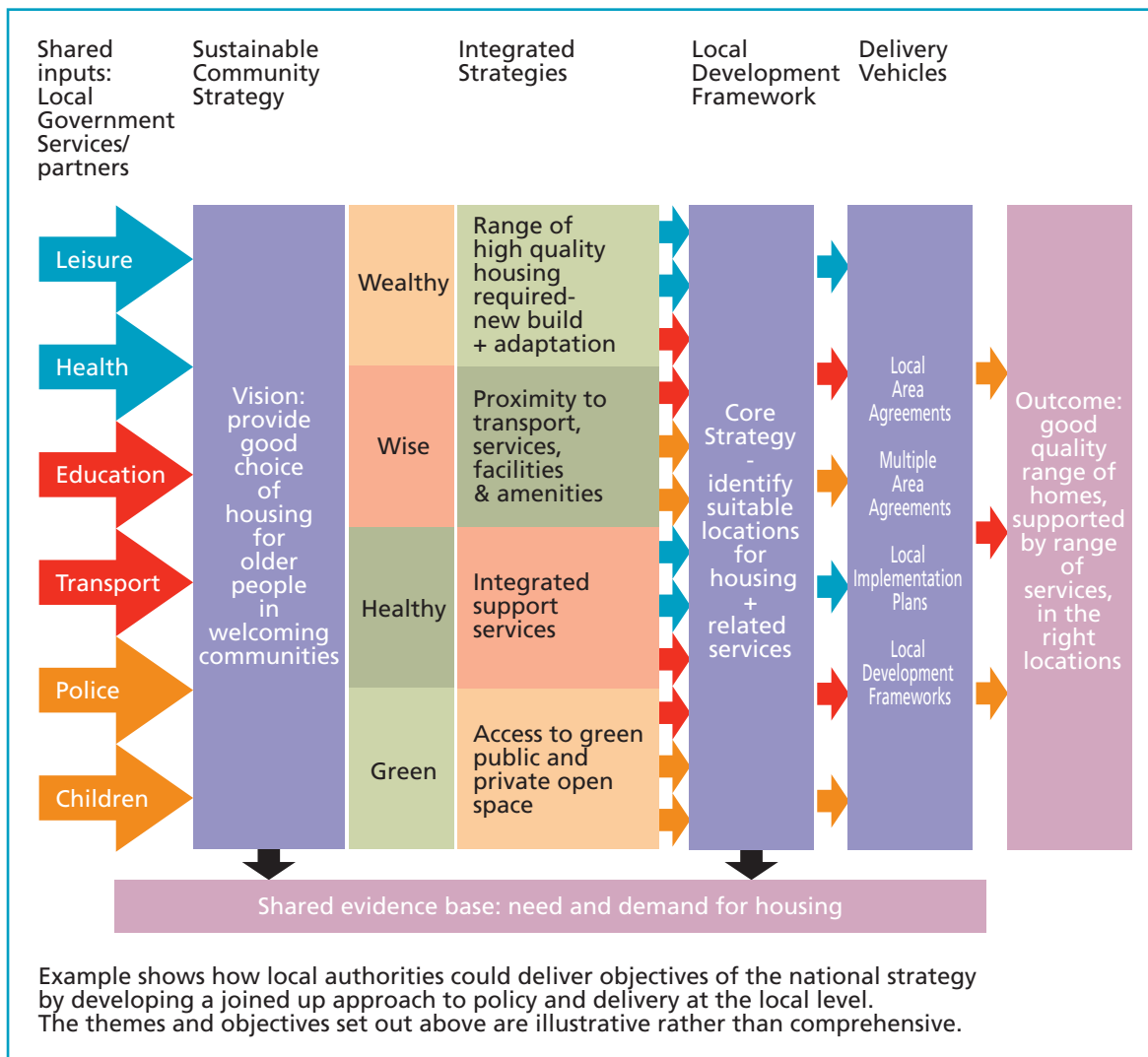
In early 2009, HOPDEV and the DH Housing LIN will publish a Resource Pack containing a series of 'At a Glance' Information Sheets on relevant issues for commissioners, planners, developers and providers of housing for older people.

Local authorities' roles

Local authorities are key delivery partners given their strategic housing role in planning for tomorrow's communities and also in providing for today's older people. Housing, planning, adult services are grappling with the impact of an ageing society already and need to come together, bringing in wider partners such as health, to ensure a coordinated corporate response appropriate to local needs and local priorities. There is often more that can be done to understand local needs and to plan and commission more strategically as part of their place shaping role. When refreshing housing and other strategies, there is an opportunity to do this, taking into account the considerable geographical variation in local needs and projected changes.

Local authority planners have a vital role in delivery of the Strategy, especially in understanding the long term housing implications of ageing in their locality. Taking a more strategic approach to housing will ensure that local authorities consider and plan for the housing needs of all of their residents across the whole housing market. Local authorities are uniquely placed to influence other local and regional partners and ensure that the housing needs of older people in their areas are mainstreamed in Sustainable Community Strategies and delivered through Local Development Frameworks. The following diagram explains how these strategies fit together in relation to ageing and older people.

⁸ See www.communities.gov.uk/housing/supportandadaptations/housingolder/



Regional roles

The regional dimension is also extremely important, particularly in areas such as special planning and housing capital allocations. There are a number of regions, such as the South East who were cited in the Strategy, who continue to provide leadership on ageing issues. In the South West there are new developments such as the Housing Leadership programme and the recently published joint report with the former Housing Corporation, *Putting Older People First in the South West*. We are working with the DH Housing LIN and the South East Public Health Observatory on a practical guide for PCTs on strategic housing issues that should be incorporated in Joint Strategic Needs Assessments.

Other partners

There are a number of other important partners who we will need to work closely with to ensure delivery. These include health sector partners, developers, architects, housing associations, a range of service providers such as home improvement agencies and of course older people themselves.

These partners need to be clear about how ageing affects their sector or themselves as individuals, and about the potential benefits of getting things right now, rather than leaving it too late. Many of these partners have engaged seriously with these issues, especially where the implications are short term. For example, housing associations, for whom older people make up a large part of their client base. The more challenging goal is to galvanise action for longer term outcomes. This applies equally to individuals planning for their own future, as it does for a PCT looking to improve public health in 10 years time, or an architect looking to build a house to stand the test of time.

Government can maintain the profile of the issue of ageing, but without bottom up action we will not deliver change on the scale that is necessary. All of these partners have an interest in getting this right and, given the right information, should be planning their approaches to ensure that housing and communities are part of the solution, not the problem.

Section Four: Action Points Update

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
New housing advice and information service			
<ul style="list-style-type: none"> We will work across government and with external partners to develop national housing advice and information for older people, from 2009. 	CLG, DH 2009	Green	<ul style="list-style-type: none"> CLG is working with partners across government and voluntary/community sector, to provide a one-stop telephone and web based national housing information and advice service for older people, carers and service providers from 2009.
<ul style="list-style-type: none"> We will work with local authorities and other partners to strengthen specialist local housing advice, information and 'moving home' services for older people. 	CLG 2008-09	Green	<ul style="list-style-type: none"> Incorporated in above work.
<ul style="list-style-type: none"> We will consider whether people can be targeted with information about housing options and simple ways of auditing their homes at key transition points such as retirement or onset of ill health. 	CLG 2008-09	Green	<ul style="list-style-type: none"> Incorporated in above work.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
Equity Release			
<ul style="list-style-type: none"> We will continue to work with the Government Offices, local authorities, home improvement agencies and other agencies to publicise and expand the range of products and geographical coverage of regional loans schemes available in the public sector to finance home improvements for vulnerable householders. We will consider how emerging good practice including the regulatory framework can be shared and disseminated to accelerate the availability and take up of loans products. 	CLG 2008-09	Green	<ul style="list-style-type: none"> We are working closely with the Government Offices to take forward this work.
<ul style="list-style-type: none"> The future home improvement agency project (Section 2 Chapter 5) will identify and share existing good practice on the provision of independent advice on equity release across the sector. 	CLG	Green	<ul style="list-style-type: none"> Included in CLG sponsored publication <i>The Future Home Improvement Agency: Supporting choice and maintaining independence – A report overview</i> (Section 4) published on 9 September 2008.
<ul style="list-style-type: none"> The work to strengthen local housing advice will include advice and information on equity release. 	CLG	Green	<ul style="list-style-type: none"> This work is being funded and delivered through FirstStop.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
New national rapid repairs and adaptations service and Warm Front			
<ul style="list-style-type: none"> We will develop new rapid repairs and adaptations services, expanding coverage of handyperson services across the country from 2009-10. 	CLG, DH 2009-10	Green	<ul style="list-style-type: none"> CLG has written out to local authorities informing them about new funding allocations for new repairs and adaptations services.
<ul style="list-style-type: none"> We will sponsor the future home improvement agency project and publish the findings in Autumn 2008. 	CLG 2008	Green	<ul style="list-style-type: none"> CLG sponsored publication <i>The Future Home Improvement Agency: Supporting choice and maintaining independence – A report overview</i> published on 9 September 2008.
<ul style="list-style-type: none"> CLG will provide new funding for a three year CLG contract for a National Body for Home Improvement Agencies from 2008. 	CLG 2008	Green	<ul style="list-style-type: none"> New CLG three year contract for a National Body for Home Improvement Agencies let in September 2008.
<ul style="list-style-type: none"> Defra will invest just over £800 million in the Warm Front Programme from 2008-11. 	CLG, DH, DECC 2010-11	Green	<ul style="list-style-type: none"> Funding for the Warm Front Scheme is expected to be almost £960m from 2008-11, older people being the main beneficiaries of this scheme.
<ul style="list-style-type: none"> The independent review of private rented sector housing will consider what barriers exist in ensuring the sector consistently offers a quality product, and will examine the impact of demographic and social change on the future demand and supply of the sector. 	CLG 2008-11	Green	<ul style="list-style-type: none"> The Review being undertaken by Dr Julie Rugg (Centre for Housing Policy, University of York) is making good progress.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
CLG will implement a number of the Disabled Facilities Grant review recommendations by:			
<ul style="list-style-type: none"> Increasing the national budget by 20 per cent in 2008, 7 per cent in 2009, and a further 6 per cent in 2010. 	CLG 2008-10	Green	<ul style="list-style-type: none"> CLG announced DFG allocations for 2008-09 to local authorities in England in February 2008. 80 per cent of local authorities received an increase in grant in 2008-09 as a result of the immediate 20% increase in the national budget.
<ul style="list-style-type: none"> Raising the maximum grant limit. 	CLG	Green	<ul style="list-style-type: none"> Rules relaxed on how DFGs are managed so that local authorities have the flexibility to work with other funding streams, including handyman services.
<ul style="list-style-type: none"> Improving the Means Test. 	CLG	Green	<ul style="list-style-type: none"> Committed improvements to the DFG means test will come into force on 31 December 2008.
<ul style="list-style-type: none"> Including access to garden. 	CLG	Green	<ul style="list-style-type: none"> Access to the garden is now a formal part of the DFG.
<ul style="list-style-type: none"> Relaxing the ring-fence around DFG. 	CLG	Green	<ul style="list-style-type: none"> DFG grant determination to all LAs is now through s31 providing the promised flexibility since April 2008.
<ul style="list-style-type: none"> Incorporation of Local Area Agreements. 	CLG	Green	<ul style="list-style-type: none"> Eight LAs are piloting the complete removal of the ring fence.
<ul style="list-style-type: none"> Levying limited property charges. 	CLG	Green	<ul style="list-style-type: none"> A general consent to LAs now allows the levying of limited charges on properties for the more expensive DFGs.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
CLG will implement a number of the Disabled Facilities Grant review recommendations by: <i>continued</i>			
<ul style="list-style-type: none"> CLG will promote the concept of Accessible Housing Registers and will support wider adoption of the London and other good practice models as further funding becomes available. 	CLG	Green	<ul style="list-style-type: none"> Code of guidance on Choice Based Lettings issued in August 2008 encouraged the adoption of AHRs within CBL schemes. Research commissioned will look at the effectiveness of AHRs within the context of CBL with a view to issuing good practice in early 2009.
Lifetime Homes To make Lifetime Homes Standards the norm for new housing, we will:			
<ul style="list-style-type: none"> Make adherence to Lifetime Homes Standards mandatory for all public sector housing by 2011. 	CLG 2011	Green	<ul style="list-style-type: none"> CLG announced in February 2008 that it will ensure that all publicly funded housing is built to Lifetime Homes Standards by 2011.
<ul style="list-style-type: none"> Encourage key builders to sign up to implementation of existing Lifetime Homes Standards now. 	CLG	Amber	<ul style="list-style-type: none"> There is continuing interest by some volume builders but no early sign-up at this point.
<ul style="list-style-type: none"> Consult on and then provide detailed design guidance based on the British Standard Draft for Development on Accessible Housing and Lifetime Homes. 	CLG	Green	<ul style="list-style-type: none"> British Standard Draft for Development on LTH Standards published Jan 2008, and hoped to be finalised and published as a full British Standard in late 2009 – to clarify best practice in implementing LTH Standards.

Agreed Action	Dept. Leads	Rating: RED/ AMBER/ GREEN	Actions To Date
Lifetime Homes <i>continued</i>			
<ul style="list-style-type: none"> Work with stakeholders to identify the most economic way to achieve the flexibility that Lifetime Homes require. 	CLG	Green	<ul style="list-style-type: none"> CLG continuing to engage with stakeholders and promote standards through Code for Sustainable Homes, requiring inclusion of Standards at decreasing levels of the code over time.
<ul style="list-style-type: none"> A clear aspiration for the construction of all new housing to Lifetime Homes Standards by 2013. 	CLG 2013	Green	<ul style="list-style-type: none"> CLG announced via Strategy in Feb 2008 that it wants to see all homes built to Lifetime Homes Standards by 2013.
<ul style="list-style-type: none"> Review progress against target in 2010 and consider the need for regulation to drive progress. If necessary this could be in place by 2013. 	CLG 2010	Green	<ul style="list-style-type: none"> CLG announced it will review take up of the standards in 2010 to consider whether there is a need for regulation if their provision has not matched expectations.
<ul style="list-style-type: none"> Create a new Inclusive Housing category in the National Housing Awards and promote best practice from 2008-09. 	CLG 2008-09	Green	<ul style="list-style-type: none"> CLG has agreed to sponsor a new category in Mail on Sunday British Housing Awards.
Lifetime Neighbourhoods To encourage the development of lifetime neighbourhoods:			
<ul style="list-style-type: none"> CLG will publish a report on lifetime neighbourhoods and implementation, working with external partners. 	CLG 2008-09	Amber	<ul style="list-style-type: none"> Will commission this report shortly.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
Lifetime Neighbourhoods <i>continued</i>			
<ul style="list-style-type: none"> The Department for Transport will update its 'Inclusive Mobility Guidance' to support the development of Lifetime Neighbourhoods and how neighbourhoods work for disabled people (of all ages) when we do. 	DfT	Amber	<ul style="list-style-type: none"> Under consideration for possible future action.
<ul style="list-style-type: none"> The Olympic Village will be used to promote exemplary inclusive design for homes and neighbourhood. 	CLG	Green	<ul style="list-style-type: none"> Work by ODA on inclusive design of village progressing.
<ul style="list-style-type: none"> CLG will seek to promote exemplary inclusive design through Eco-towns and will commission practical guidance to support this. 	CLG	Green	<ul style="list-style-type: none"> Draft due for publication shortly.
<ul style="list-style-type: none"> CLG will introduce a new Beacon theme on inclusive planning to recognise Councils providing leadership in this area. 	CLG	Green	Discussions on Beacon themes for next year underway.
<ul style="list-style-type: none"> CLG will work with volunteer local authorities and partner organisations, to identify and share good practice in turning existing neighbourhoods into Lifetime Neighbourhoods. 	CLG	Green	

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
Lifetime Neighbourhoods <i>continued</i>			
<ul style="list-style-type: none"> The Homes and Communities Agency will support the development of Lifetime Neighbourhoods by ensuring that the concept is embedded throughout its work, for example, by ensuring that resources and products are age proofed. 	CLG, HCA	Green	
<ul style="list-style-type: none"> CLG and Local Government will fund CABE to embed inclusive design principles in its advisory and enabling activity, and to develop online resources to disseminate best practice. 	CLG	Green	
Planning Planning will respond to the needs of an ageing population through better intelligence, ensuring that:			
<ul style="list-style-type: none"> Regions and local authorities publish Strategic Housing Market Assessments as quickly as practicable, identifying future older person households as a key element in development. 	CLG		<ul style="list-style-type: none"> Work in progress.
<ul style="list-style-type: none"> The advice that NHPAU will be producing in the spring will support regional and local planning for housing in the future, taking account of future demographic changes, including increasing numbers of older households. 	CLG		<ul style="list-style-type: none"> Work in progress.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
Planning <i>continued</i>			
<ul style="list-style-type: none"> CLG will make available projections of older households and their size at district and regional level to aid planning. 	CLG	Green	<ul style="list-style-type: none"> Work in preparation.
To promote better planning we will ensure that:			
<ul style="list-style-type: none"> Planning Policy Statement 3 (PPS3) requiring regions and local planning bodies to assess and plan for the housing needs of the whole community, including older people is well understood and implemented by local planning authorities. 	CLG	Green	<ul style="list-style-type: none"> In 2007, PPS3 issued requiring local authorities to consider the accommodation requirements of specific groups like older people as part of creating sustainable, mixed communities.
<ul style="list-style-type: none"> Planners have the tools and understand the need for Regional Spatial Strategies and Local Development Frameworks to assess and plan for an ageing society. 	CLG	Green	<ul style="list-style-type: none"> CLG/CSIP/ILC-UK publication <i>Sustainable planning for housing in an ageing population: a guide for regional-level strategies</i> issued in February 2008, to help local and regional planners to better understand and plan for demographic change in an ageing society.

Agreed Action	Dept. Leads	Rating:	Actions To Date
	And Timing	RED/ AMBER/ GREEN	
Planning <i>continued</i>			
In addition, we will support planning authorities:			
<ul style="list-style-type: none"> By promoting Regional planning road shows which will raise awareness and support local planning for ageing. 	CLG	Amber	<ul style="list-style-type: none"> Work in progress.
<ul style="list-style-type: none"> By ensuring that future planning policy reform will reflect the high priority we are giving to the challenge of ageing. 	CLG	Green	<ul style="list-style-type: none"> Work in progress.
<ul style="list-style-type: none"> By requiring local authorities to promote higher standards of housing design. 	CLG		<ul style="list-style-type: none"> Work in progress.
<ul style="list-style-type: none"> By working with CABE to develop on-line tools which integrate design principles for regional and local planning. 	CLG		<ul style="list-style-type: none"> CABE has published <i>Inclusion by design</i>, an online publication that includes a series of best practice case studies on public space, housing, healthcare, culture and leisure projects.
<ul style="list-style-type: none"> By working with local authorities through the Planning Advisory Service and others to develop exemplary examples of plans that address housing need. 	CLG		<ul style="list-style-type: none"> Work in progress.

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
<p>Joining up housing and health and care services Join up housing and health and care services, improve crisis prevention and make housing more personalised:</p>			
<ul style="list-style-type: none"> Department of Health (DH) will test the Preventative Predictive Risk Approach in suitable locations from 2008. CLG will link the development of preventative housing services such as repairs and adaptations to the development of this new approach. 	CLG, DH 2008-09	Green	<ul style="list-style-type: none"> DH has agreed a contract with the Nuffield Foundation to deliver this work.
<ul style="list-style-type: none"> DH will work on the piloting and introduction of a common assessment framework (CAF) that will develop and deploy integrated assessment and care planning processes. CLG is working with DH to integrate housing support into the CAF. 	DH	Amber	<ul style="list-style-type: none"> Work progressing.
<ul style="list-style-type: none"> DH, DWP and CLG, will support the continuing development of the Single Assessment Process (SAP) to promote joined up health, housing care and CLG benefits assessment. 	DH, DWP, CLG	Amber	<ul style="list-style-type: none"> Some delays but work continues.
<ul style="list-style-type: none"> CLG and DH will support local authorities and PCTs with their new statutory status as named partners, in their duty to work together to agree and deliver a single set of priorities for the local area (as set out in the Local Area Agreement). 	CLG, DH 2008	Green	

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
Joining up housing and health and care service <i>continued</i>			
<ul style="list-style-type: none"> The cross-government Independent Living Strategy, to be published shortly, will identify specific actions required to promote independent living for older disabled people. 	ODI	Green	<ul style="list-style-type: none"> Cross-government Independent Living Strategy about independent living for disabled people was published and launched in March 2008 by the Office for Disability Issues. It includes actions to help deliver the strategy objectives.
To Improve Specialised Housing			
<ul style="list-style-type: none"> CLG and DH will commission an Innovation Panel to report to an inter-ministerial group jointly chaired by Communities and Local Government and Health Ministers on specialised housing by 2008-09. CLG and DH will work with the Homes and Communities Agency and the Tenant Services Authority, to consider what options there are for supporting re-modelling and re-provision. 	CLG, DH 2008-09	Green	<ul style="list-style-type: none"> CLG and DH are currently working towards the commissioning of an Innovation Panel.
<ul style="list-style-type: none"> The Homes and Communities Agency will be spending £8.4 billion in 2008-11 on new affordable homes and within this is keen to provide funding for new specialised housing. 	HCA 2010	Green	

Agreed Action	Dept. Leads And Timing	Rating: RED/ AMBER/ GREEN	Actions To Date
To Improve Specialised Housing <i>continued</i>			
<ul style="list-style-type: none"> DH will make an additional £80 million available to support innovation and strategic development of extra-care housing by 2010. 	DH 2008	Green	<ul style="list-style-type: none"> DH announced on 4 March 2008 an additional £80 million to support innovation and strategic development of extra-care housing by 2010. 27 bids received funding.
<ul style="list-style-type: none"> DH will assign £115 million of PFI credits in 2007-08 to projects covering adult social care delivery, including extra-care housing. 	DH 2008	Green	<ul style="list-style-type: none"> DH has assigned £190 million of PFI credits in 2007-08 to projects covering adult social care delivery, including extra-care housing.
<ul style="list-style-type: none"> DH, Homes and Communities Agency and CLG will work together on future work looking at value for money, cost-effectiveness and improving outcomes of specialist housing. 	DH, HCA, CLG 2008	Green	<ul style="list-style-type: none"> DH commissioned PSSRU University of Kent to do this. Further work will be considered by CLG and the HCA.
<ul style="list-style-type: none"> CLG and DH will publish a toolkit for local strategic planning of specialised housing to support local authorities and others to plan and feed into Local Development Frameworks in 2008. 	CLG, DH	Green	<ul style="list-style-type: none"> More Choice, Greater Voice published this year.
<ul style="list-style-type: none"> CLG will develop good practice guidance on Choice Based Lettings for vulnerable people, including vulnerable adults. 	CLG, DH	Amber	<ul style="list-style-type: none"> Likely to be developed alongside work on specialised housing innovation panel.

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