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Collaborative Housing and Innovation in Care (CHIC)

Project Report

By Karen West, Jim Hudson, Misa Izuhara, Melissa Fernández Arrigoitia, Aimee Felstead, Kath Scanlon, Jeremy Porteus and Randall Smith

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The CHIC project

Later life housing often polarised between fully independent community dwelling, and specialist retirement housing.

'Collaborative housing' sits between these – benefits of group living, but with more autonomy than retirement communities, extra care etc.

Our question: in what ways might collaborative housing meet the social care and support needs of older people?

- In-depth case study research over nearly 3 years, with a longitudinal element, 100+ interviews, focus groups and other visits

- Care and mutual support in 6 collaborative housing communities in England over a 30 month period.

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Case studies: cohousing

Case 1: Hazel Lanes Cohousing London	Case 2: Meadowridge Cohousing Eastern England	Case 3: Sundial Yard Cohousing South West England
Completed in 2016	Completed in 2019	Completed in 2003
25 flats (1-3 bed)	23 houses + flats (1-3 bed)	34 houses + flats (1-5 bed)
~26 women, aged 50s-90s	31 members, aged 50s-80s	71 residents, intergenerational children-90s
17 owner-occupied + 8 socially rented, community own company freehold	All owner-occupied, community own company freehold	Mostly owner-occupied + rented / lodgers, community own company freehold
No formal care, mutual support	No formal care, mutual support	No formal care, mutual support

Case studies: other models

Case 4: Greenways self-managed retirement devpt.
South West England

Built in 1990s, Right to Manage 2008

54 apartments (1-2 bed)

~60 residents, aged 60s-90s

All residents leaseholders and directors of Right to Manage Company

On-site manager

Case 5: Crescent Crofts self-managed 'very sheltered hsng'
West Midlands

Completed in 1985

53 bungalows

~60 residents, aged 55+

All residents leaseholders and shareholder of not-for-profit management company

CQC registered social care services, 24 hour duty manager

Case 6: Cedarbank older person's housing co-operative
North West England

Formed in 1985

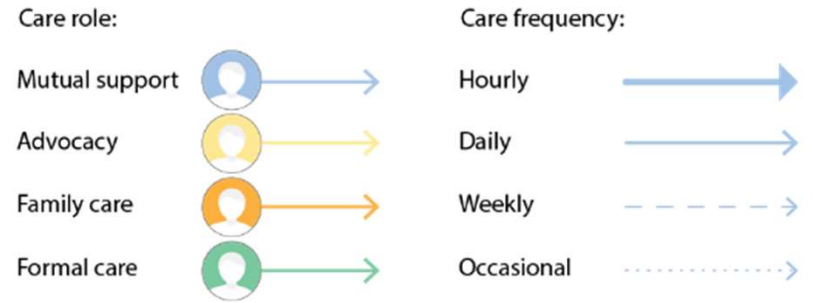64 bungalows + flats (1-2 bed)

~63 residents, aged 60s-90s

A non-profit registered social landlord, residents co-op members that rent home

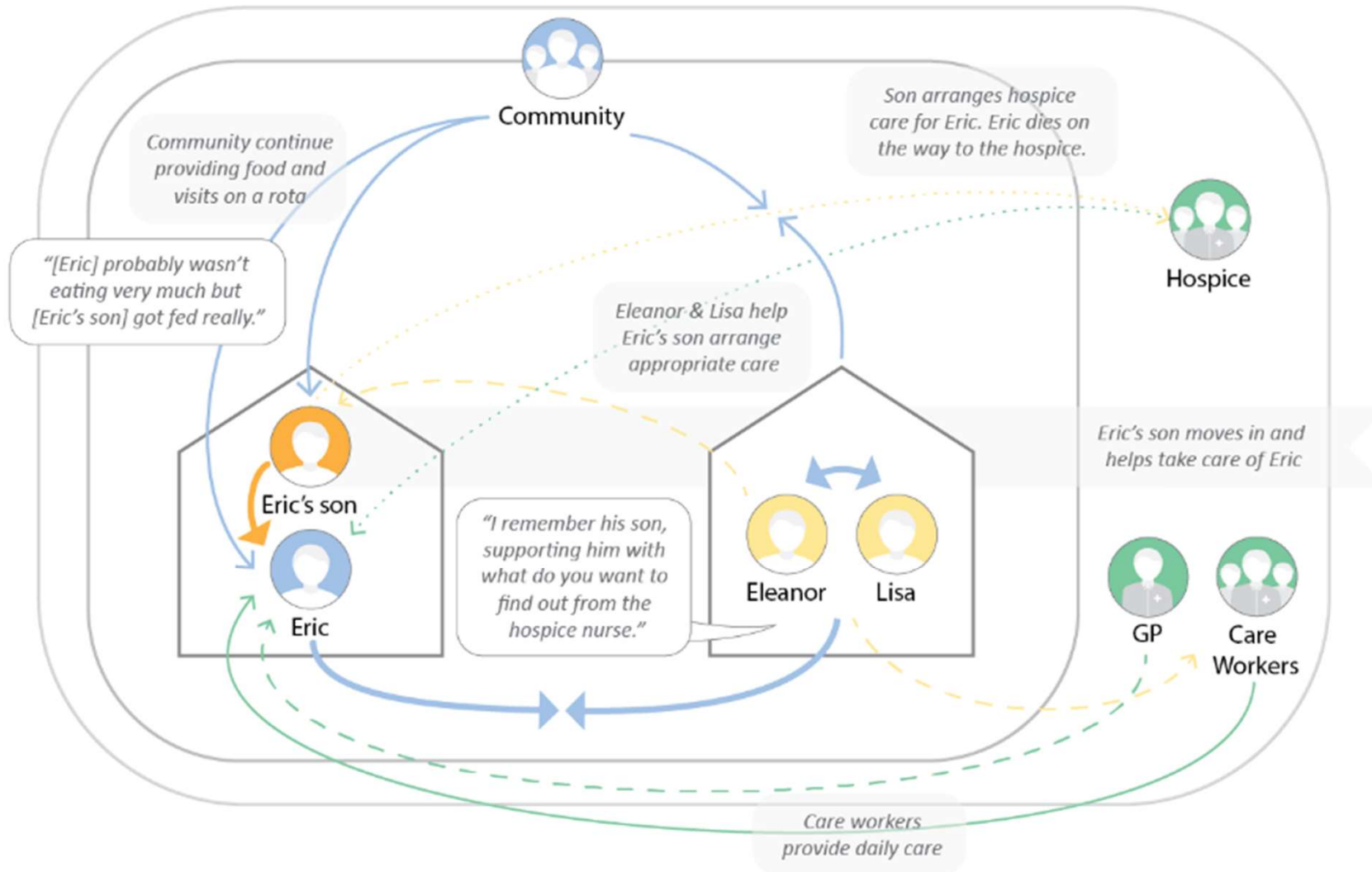On-site manager, shared maintenance services

Key findings

- The benefits of living in self-managed communities generally

- The practical benefits of self-management: control over costs, services, housing

- Mutual support, emotional care

- Managing transitions: intermediary and advocacy roles

- Planning (and not planning) for future care need

- Designing better for members' future needs

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Care network mapping (Eric)

Care role:
- Mutual support
- Advocacy
- Family care
- Formal care

Care frequency:
- Hourly
- Daily
- Weekly
- Occasional

After Trigger Event

Community

Community continue providing food and visits on a rota

Son arranges hospice care for Eric. Eric dies on the way to the hospice.

Hospice

"[Eric] probably wasn't eating very much but [Eric's son] got fed really."

Eleanor & Lisa help Eric's son arrange appropriate care

Eric's son

Eric

"I remember his son, supporting him with what do you want to find out from the hospice nurse."

Eleanor   Lisa

Eric's son moves in and helps take care of Eric

GP   Care Workers

Care workers provide daily care

Recommendations (1)

To central government:

- Reintroduce <u>and maintain</u> funding for collaborative housing

- Maintain the commitment to leasehold reform (coming 2024 ???)

- Introduce 'Community Priority Projects' into planning law through s106 agreements

- Encourage knowledge and promotion across other actors, e.g. AgeUK

To local government:

- Recognise the benefits of CH, including planning authorities: does NOT increase call on adult social services

- Support CH through site release, especially as part of larger redevpt schemes through planning policy

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Recommendations (2)

To specialist housing providers and registered providers

- Learn from cohousing in terms of design for social interaction / mutual support

- Learn from RP's already introducing more resident-led cohousing-like models, i.e. Housing21's forthcoming projects

To cohousing communities (and other CH projects) in development

- Be open and discuss the group's aims in terms of ageing: what will the community look like in 10, 20 years' time?

- Give thought to physical design and adaptability: succession planning and opportunities for right-sizing?

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