



# Housing with Care Matters

020 7820 8077  
info@housinglin.org.uk  
www.housinglin.org.uk  
@HousingLIN  
#HLINenews

E-news from the Housing Learning & Improvement Network

- 2 Policy & funding news
- 3 Market news
- 3 Skills for Care/Housing LIN films
- 4 New Housing LIN publications
  - 2 Briefings
  - 4 Case Studies
  - 5 Viewpoints
- 6 Other useful resources
  - On housing and ageing
  - On health and social care
  - On housing and dementia
- 8 Telecare update
- 9 Consultation / Calls for Info
- 9 Housing LIN regional highlights
- 13 Housing LIN events
- 13 Other events
- 14 Forthcoming resources
- 14 Poetry corner



Delegates at the Housing LIN annual conference 2014

## HOUSING LIN ANNUAL CONFERENCE - RECORDS BROKEN

Last month a packed audience heard an impressive cast of keynote speakers, panellists and session leaders provide the most up-to-date ideas, research policy announcements and funding developments in extra care housing and dementia.

Unbelievably, all 300 places went within 5 hours of our online booking arrangements opening. Such was the demand that over 700 people tried to register and there were still 97 on the reserve list with 24 hours to go.

On the day, many people followed the event on twitter (#HLINconf2014) and for those unable to attend, you can now view the presentations and films of the keynote addresses at:  
[www.housinglin.org.uk/Events/ECHAnnualConference2014](http://www.housinglin.org.uk/Events/ECHAnnualConference2014)

We are also extremely grateful to all those who supported this year's event. They include: Castleoak, EAC, ExtraCare Charitable Trust, Faithful+Gould, Guinness Partnership, Housing 21, Joseph Rowntree Foundation, PRP Architects, Thomas Pocklington Trust, Tunstall Telecom, Willmott Dixon and Winckworth Sherwood Solicitors. Without their support the conference would not have been possible. A big thank you!

And finally, as mentioned at the conference, we are extending our learning and improvement programme into Wales and support from Keepmoat will help us strengthen our regional activities in England this year (see p.9 for more details).



Jeremy Porteus speaking at the Housing LIN annual conference 2014

We are grateful to Willmott Dixon for their support of this issue of *Housing with Care Matters*



## POLICY & FUNDING NEWS

*Policy and funding news across housing, health and social care since our last newsletter includes:*

### HCA Affordable Housing Programme 2015-2018

The Homes and Communities Agency have launched their 2015-2018 prospectus inviting housing associations, councils, developers and others to bid for a share of up to £1.7bn of grant funding for delivery of new affordable housing outside London. It will support the delivery of 165,000 additional affordable homes from April 2015.

The prospectus makes a number of references to attracting quality bids for supported housing and housing for older people. There is also a helpful supplementary document which provides more detailed information on housing choices and specific design criteria for vulnerable and older people. This includes details on affordable rented housing and mixed tenure options such as shared ownership and housing for home ownership, as well as information on making the case for remodelling existing provision and signposting to the HAPPI design criteria.

The deadline for receiving bids is **noon, 30 April 2014**. If you have any specific queries, email the HCA at: [AHPFAQ@hca.gsi.gov.uk](mailto:AHPFAQ@hca.gsi.gov.uk) or visit their website at: [www.homesandcommunities.co.uk/ourwork/affordable-homes-programme-2015-18](http://www.homesandcommunities.co.uk/ourwork/affordable-homes-programme-2015-18)

And finally, for those readers interested in the Department of Health's Care and Support Specialised Housing Fund, as this newsletter was being prepared, we still had not received any indication of when Phase Two of the programme will be announced. Watch this space!

### Government Contestable Policy Fund



*Terrie Alafat speaking at the Housing LIN conference*

As announced by Terrie Alafat, Director of Housing, DCLG, at the Housing LIN annual conference, her department has been successful in attracting monies to commission high quality advice from outside the Civil Service on their Ministers' priority policy areas; drawn directly

on the thinking, evidence and insight of external experts. We were delighted to learn that DCLG have issued two tender opportunities. The first is

on housing for older people policy development and, the second, into research into the provision of housing for older people. The deadline for both was Monday, 3 March 2014 and we look forward to finding out more about the successful bids and the scope of the work to be delivered under this programme in due course.

### Better Care Fund

As reported in last month's Telecare LIN newsletter, the deadline for the first cut of 152 Better Care Fund Plans has now passed. The 152 local authorities and 211 clinical commissioning groups in England will have outlined how they will reinvest £3.8m in 2015/16, in addition to the further NHS funding transfer to local authorities in 2014/15.

Few plans were submitted to full Health and Wellbeing Boards (HWBBs) at an advanced stage before the first deadline - many were relying on a partly-completed template. Some Health and Wellbeing Boards have not met since 2013, so it is likely that their first cut plans must have been signed off under delegated authority without public discussion.

### 190,000 new 'dementia friends'

Last month, the Secretary of State for Health, Jeremy Hunt, made a packaged announcement about dementia. The announcement included:

- Fulfilling the government's ambition that by March 2015 two thirds of people with dementia will receive a diagnosis with a focus on the importance of people receiving a timely assessment and getting the right care at the right time following a diagnosis of dementia, and
- Major businesses who have committed over 190,000 of their staff with Dementia Friends training to help support a better experience for their customers with dementia.

More at: [www.gov.uk/government/news/nhs-to-tackle-long-waits-for-dementia-assessments](http://www.gov.uk/government/news/nhs-to-tackle-long-waits-for-dementia-assessments)

And to read about the latest on housing and dementia, go to p.8.

### Big Lottery Funding

Congratulations to Sue Adams and the team at Care & Repair England on their successful bid to the Big Lottery to roll out its 'Silverlinks'. To find out more about the programme, go to: <http://silverlinksprogramme.wordpress.com>



## Health Committee - Seventh Report Public Expenditure on Health and Social Care

In its report of the 2012-13 Session on public expenditure in health and social care, the Committee heard evidence and made a series of recommendations about integrating health, social care and other services and bringing together funding, planning and commissioning of services around the forum of the Health and Wellbeing Board. More at:

[www.publications.parliament.uk/pa/cm201314/cmselect/cmhealth/793/79306.htm](http://www.publications.parliament.uk/pa/cm201314/cmselect/cmhealth/793/79306.htm)

## MARKET NEWS

*In this new section we capture latest news affecting the world of housing with care. For local information on extra care housing developments, check out regional updates.*

### Legal & General unveils £5bn plans to build up to five new towns

Insurer Legal & General (L&G) have announced that they will spend £5 billion building five new towns in Britain in the next 10 years. Additionally, L&G have started to invest in the care home market in partnership with Methodist Homes and are now looking at opportunities with the extra care housing sector. L&G have enlisted EAC and Action on Elder Abuse to strengthen their social investment approach. We will be following developments with interest.

### Dwelling stock estimates: 2013 England

General information on the latest estimates DCLG statistics show there were an estimated 23.2 million dwellings in England as at 31 March 2013, of which 4 million were social and affordable rented dwellings (Private Registered Providers plus local authority tenures). In addition, there was an overall increase of 125,000 dwellings from the previous year with social and affordable rented stock increasing by 19,000 dwellings and the private stock by 93,000 dwellings. More at:

[www.gov.uk/government/publications/dwelling-stock-estimates-in-england-2013](http://www.gov.uk/government/publications/dwelling-stock-estimates-in-england-2013).

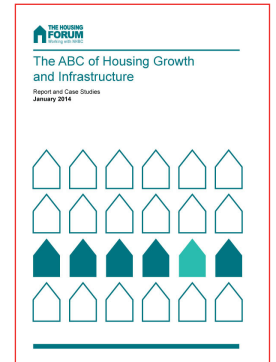
And for a breakdown of social and affordable rented dwellings by LA area, the DCLG have published the number of dwellings by tenures and district at:

[www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants](http://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants)

## ABC of Housing Growth and Infrastructure

The Housing Forum have published a case study report which highlights that, although there have been significant improvements in design and quality, we still face enormous problems in building on the scale required, and creating homes within the reach of all. The report usefully sets out how to overcome some of these problems through innovation and new approaches to funding, collaboration and design. Read at:

<http://housingforum.org.uk/news/report-released-abc-housing-growth-and-infrastructure>



### Housing Market Bulletin

The most recent HCA's Housing Market Bulletin is available and provides details on house prices, house building, mortgages and the wider economy.

View at: [www.homesandcommunities.co.uk/ourwork/market-context](http://www.homesandcommunities.co.uk/ourwork/market-context)

## SKILLS FOR CARE / HOUSING LIN SHORT FILMS

*The way care and support is delivered at home makes a real difference to the ability of older people and those with complex needs to lead independent lives, whatever their housing setting. Here we feature 3 'Oscar quality' care films we have jointly produced with Skills for Care.*



### Bringing care home: promoting independence through integrated working

These short films powerfully demonstrate how housing, care and support staff in three different organisations skilfully work to respond to the needs and wishes of residents and clients to deliver tailored care and support across a range of homely environments.

Each film sensitively captures the views and experiences of residents in extra care and supported housing, where there is access to on-site personal care and support, along with those receiving at home services in ordinary housing. And whether planned care, crisis interventions or





personalisation or a mixture of all three, at their heart they show the commitment to delivering person-centred outcomes determined by customer choice and control.

In the first film, staff at an Extra Care Housing scheme in Yorkshire, managed by Guinness Care & Support, enable older residents to overcome loneliness and isolation and build new social networks and meaningful relationships.

In the second film, staff in a busy supported housing scheme in Hackney, managed by Family Mosaic Housing Association, work closely with residents with enduring mental illness to provide an environment that enables them to live independently in the community.

And lastly, the third film showcases the integrated approach that SEQOL have pioneered to deliver effective whole-system working in Swindon. Joining up community matrons, therapy and care staff, including the use of telehealth, staff can deliver seamless care at home and prevent admissions into more institutional care. To view the films, visit: [www.housinglin.org.uk/pagefinder.cfm?cid=9104](http://www.housinglin.org.uk/pagefinder.cfm?cid=9104)

## NEW HOUSING LIN PUBLICATIONS

*Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent selection of new and diverse publications from the Housing LIN. Keep them coming in!*

### NEW BRIEFINGS

*Two new briefing papers, launched at the Housing LIN annual conference, go into extensive detail into why there isn't more high quality housing for older people to rent privately in mainstream or specialist accommodation. What are the barriers? What sort of private rented housing do older people want? Would more of it encourage downsizing?*

### Quality and choice for older people's housing: what can a new Private Rented Sector offer?

This briefing explores whether the PRS could extend the choice of housing options for older people who prefer to live in all-age communities. It argues that market rent could extend the choice of housing options for older people in retirement and extra care housing, including those who may prefer to move from larger family housing.

### Market rent in retirement and extra care housing: a new offer for older people

This briefing looks specifically at market rent in specialist retirement and extra care housing. Both briefings can be accessed at: [www.housinglin.org.uk/pagefinder.cfm?cid=9108](http://www.housinglin.org.uk/pagefinder.cfm?cid=9108)

## NEW CASE STUDIES

*We are delighted to draw to your attention four new case studies that showcase the improvements in the quality of life of the residents achieved in an Extra Care Housing scheme in Blandford Forum; take a detailed look at what makes an Extra Care Housing scheme near Milton Keynes such a success for people with dementia; highlight a customer-focussed approach to care in Sussex; and reveal how to make catering pay.*

### Blazing a trail: Extra Care Housing in Blandford Forum, Dorset

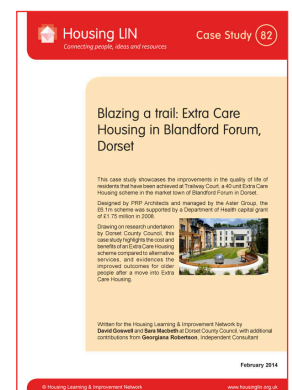
Designed by PRP Architects and managed by the Aster Group, the £6.1m Trailway Court was supported by a Department of Health capital grant of £1.75 million in 2008. As part of the development process, Dorset County Council undertook an evaluation of the scheme. The aim was to give commissioners a better understanding of costs and outcomes to inform the efficient use of resources by addressing the questions:

- Does ECH provide better outcomes than alternative forms of care over time?
- Is ECH cheaper than alternative forms of care over time?
- Are there differences in costs for agencies?

Find out more about this important new case study from the Housing LIN written by Dave Goswell, Sara Macbeth and Georgiana Robertson at: [www.housinglin.org.uk/TrailwayCourt\\_CaseStudy](http://www.housinglin.org.uk/TrailwayCourt_CaseStudy)

### Breaking down the enigma of dementia: Extra Care at Bletchley Park

With a recent article in 'Time' magazine stating that dementia care in Europe leads the way, this excellent new Housing LIN case study focuses on Flowers House, a scheme comprising 34 flats,





providing assisted living for people with dementia in Bletchley, near Milton Keynes. Written by Debbie Stuart, Anne Walker and Janice Beaton, the scheme is a unique partnership project between a housing provider and a local authority to deliver much needed accommodation and support for people

living with the condition. However, it was a scheme which would not have come to fruition had it not been for the late intervention of the housing developer, Grand Union Housing Group, and one which today offers a stimulating environment, based around independent living for its residents. The key theme along the journey has been partnership. View at:

[www.housinglin.org.uk/Flowershouse\\_CaseStudy](http://www.housinglin.org.uk/Flowershouse_CaseStudy)

### **A customer focused approach to a new extra care housing development**

This case study for the Housing LIN by Helen Bailey explores the findings from a piece of bespoke market research that was undertaken for Sussex Housing and Care, a not-for-profit housing association, to better understand the needs of potential residents for a new extra care housing development in Seaford, East Sussex. The research was undertaken twelve months before the marketing commenced or a digger had arrived on site. Access at:

[www.housinglin.org.uk/Seaford\\_CaseStudy](http://www.housinglin.org.uk/Seaford_CaseStudy)

### **Making catering pay in extra care housing: a case review**

This case study for the Housing LIN, also by Helen Bailey, summarises the key learning from two catering review projects undertaken with providers of residential accommodation with care for older people. Both were the result of providing a bespoke approach to the specific objectives of the project.

The case study highlights the benefit of using the expertise of a catering specialist to provide objective feedback and draws on this experience to provide direction on how to improve the financial performance and quality of the catering. For more, go to: [www.housinglin.org.uk/Catering\\_CaseStudy](http://www.housinglin.org.uk/Catering_CaseStudy)

## **NEW VIEWPOINTS**

*This bumper selection of new viewpoints covers everything from housing wealth on the market for older people's housing, a call for accessible and adaptable housing registers to improve housing choice, to measures on how local planning can support an ageing society and the 'wacky races' of commissioning care and support.*

### **A changing housing market for providers**

The market for housing providers is going through a traumatic time. Changes to the economy and funding make for provocative and emotive headlines, particularly where this relates to meeting the needs of an ageing society, argues Dr Beverley Searle, University of Dundee, in Housing LIN viewpoint no56.

In order to meet the challenges of this demographic shift, 'major changes' are needed in attitudes to ageing, employment and savings amongst other things. A major shift, and one that is likely to happen sooner rather than later, are attitudes towards housing and the wealth tied up in bricks and mortar. But there is much spin when it comes to talking about housing, in particular, the extent to which housing wealth can support care costs in later life. So, whilst there is no doubt times are challenging, this changing context and nature of housing wealth may also provide the opportunities for positive change for the housing sector. Read at: [www.housinglin.org.uk/HousingWealth\\_Viewpoint](http://www.housinglin.org.uk/HousingWealth_Viewpoint)

For a different take, see DEMOS' new report, 'Unlocking the Potential' on p.7.

### **Adapting to the Challenges of an Ageing Population for Social Housing**

Drawing on research by Heriot-Watt University, commissioned by the DCLG, Housing LIN viewpoint no57 makes the case for improving access to information on local accessible and adaptable accommodation to enhance the housing choices of older and disabled people.

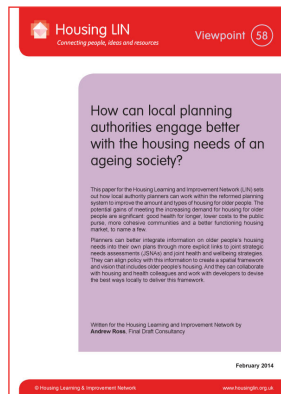
With the scarcity of accessible and adaptable housing and increasing pressures on capital budgets for aids and adaptation, it suggests that having a local Accessible Housing Register in place not only improves the allocation of suitable housing to those who need it but also can ensure more efficient use of stock by reducing the cost of adaptations in the first year after a move. More at: [www.housinglin.org.uk/AccessibleHousingRegister\\_Viewpoint](http://www.housinglin.org.uk/AccessibleHousingRegister_Viewpoint)



## How can local planning authorities engage better with the housing needs of an ageing society?

An article in 'The Economist' and a recent feature in Inside Housing bemoaned how planning is blighting the development of housing for older people. In this new Housing LIN viewpoint no58, Andrew Ross sets out how local authority planners can work within the reformed planning system to improve the amount and types of housing for older people. The potential gains of meeting the increasing demand for housing for older people are significant: good health for longer, lower costs to the public purse, more cohesive communities and a better functioning housing market, to name a few.

Planners can better integrate information on older people's housing needs into their own plans through more explicit links to joint strategic needs assessments (JSNAs) and joint health and wellbeing strategies. They can align policy with this information to create a spatial framework and vision that includes older people's housing. And they can collaborate with housing and health colleagues to devise the best ways locally to deliver this framework. Read at: [www.housinglin.org.uk/Laplannerandageing\\_Viewpoint](http://www.housinglin.org.uk/Laplannerandageing_Viewpoint)



## Commissioning Sustainable Care & Support Services: A call for action

In an opinion piece for Inside Housing last year, Brendan Sarsfield, CEO of Family Mosaic, called for reform of the way care and support services are commissioned. He highlighted that the 'Wacky Races' approach to winning new contracts drives down wages, destabilises services, crushes innovation and draws limited resources away from the real work with service users.

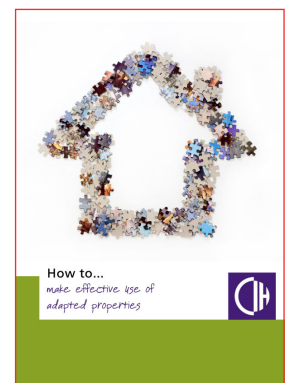
In this viewpoint for the Housing LIN, he expands on last year's piece for Inside Housing and sets out why we need a call for action to address how the sector can best deliver sustainable care and support services for older and vulnerable adults. Read at: [www.housinglin.org.uk/CommissioningCareAndSupportServices\\_Viewpoint](http://www.housinglin.org.uk/CommissioningCareAndSupportServices_Viewpoint)

## OTHER USEFUL PUBLICATIONS / RESOURCES HOUSING FOR OLDER PEOPLE

*In this section we bring you details on other new resources on a range of themes related to ageing, and housing for older and disabled people.*

### How to... make effective use of adapted properties

This guide from the Chartered Institute of Housing provides guidance, examples and tips to support those working in housing management to help better understand the housing needs of older and disabled people for adapted accommodation and how it can facilitate independent living. In particular, it covers how to match adapted properties with households who need an adapted property and explores the viability, and alternatives, to adapting existing accommodation. Available at: [www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/How\\_to\\_make\\_effective\\_use\\_of\\_adapted\\_properties\\_January\\_2014](http://www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/How_to_make_effective_use_of_adapted_properties_January_2014)



## Senior momentum: What have the planners ever done for us?

Following on from the above, this new LIN viewpoint no59 by Daniel Scharf has been written to identify some of the ways in which themes being discussed and implemented through the planning system could hinder or help in the supply of suitable and sufficient housing for the elderly. Housing suitable for the elderly is wrapped up in the housing system seen as a whole. There are reasons to believe that by meeting the needs of the elderly, the shortages of housing affecting other groups might also be relieved. It is important that housing is regarded as a public good and that the planning system is used to control supply and adaptation in the wider public interest – addressing the problems being caused by short term political interests. Download at: [www.housinglin.org.uk/PlanningForSeniors\\_Viewpoint](http://www.housinglin.org.uk/PlanningForSeniors_Viewpoint)





## Unlocking the potential

This new pamphlet from DEMOS seeks to provide fresh insight to inform the development of new options to address obstacles people faced when making financial provisions for the costs in later life. It proposes two possible options built around housing equity: an incentivised 'savings' model and a discounted 'insurance' model or a combination of the two. It suggests that up to 80% of older home owners could benefit but recommends further exploration of these options with the finance sector, government and wider stakeholder groups to determine an affordable system of care and one that older people can also fully understand. Read at: [www.demos.co.uk/publications/unlockingthepotential](http://www.demos.co.uk/publications/unlockingthepotential)

## HEALTH & CARE

*This section features new papers/resources that have a connection across housing, health and/or social care. They include:*

### On the Cusp?

This new brochure by Care & Repair England lists the practical steps which everyone can take to help to ensure housing is included in commissioning plans. It provides useful 'at a glance' information on how best to meet the aspirations of more integrated health and care in partnership with housing, enabling older people to live independent, healthier lives, reducing admissions to hospital and care homes. Download at: [www.careandrepair-england.org.uk/pdf/on\\_the\\_cusp.pdf](http://www.careandrepair-england.org.uk/pdf/on_the_cusp.pdf)

### Making our health and care systems fit for an ageing population



Our fragmented health and care system is not meeting the needs of older people, who are most likely to suffer problems with co-ordination of care and delays in transitions between services. With several useful references to housing, this new report from the King's Fund sets out a framework and tools to help local service leaders

improve the care they provide for older people across nine key components. Download at: [www.kingsfund.org.uk/publications/making-our-health-and-care-systems-fit-ageing-population](http://www.kingsfund.org.uk/publications/making-our-health-and-care-systems-fit-ageing-population)

## Community Services: how they can transform care

This report from the King's Fund argues that significant changes to community services are needed to realise the ambition of moving more care out of hospital and closer to people's homes. Taking a fresh look at the important role of community services, it identifies that this would reduce hospital admission rates, releasing resources for patients to be cared for at home and stemming growing demand for hospital beds. In particular, reaching out into the wider community to improve prevention, provide support for isolated people, and create healthy communities. More at: [www.kingsfund.org.uk/projects/future-community-health-services](http://www.kingsfund.org.uk/projects/future-community-health-services)

### Think integration, think workforce: Three steps to workforce integration

This paper by the Centre for Workforce Intelligence, with input from the Institute of Public Care (IPC) at Oxford Brookes University, provides a framework for people considering integrating health and social care services so they can think about the workforce implications and various different approaches. Whilst this practical resource intends to act as a tool to raise questions, and stimulate debate and discussion, its explicit intention is to strengthen the place of workforce on the integrated health, care and support agenda. Available at: [www.cfw.org.uk/publications/think-integration-think-workforce-three-steps-to-workforce-integration-1](http://www.cfw.org.uk/publications/think-integration-think-workforce-three-steps-to-workforce-integration-1)

### Safe, compassionate care for frail older people using an integrated care pathway

This document from NHS England summarizes the evidence of the effects of an integrated pathway of care for older people and suggests how a pathway can be commissioned effectively using levers and incentives across providers. More at: [www.england.nhs.uk/ourwork/pe/safe-care](http://www.england.nhs.uk/ourwork/pe/safe-care)



### A minimum price for home care

This report from the UK Homecare Association illustrates the real cost of home care and recommends that greater transparency by commissioners and providers would be positive. However, it also points out that there are major issues of sustainability and finds that a fair rate for care was only paid in just 4 of 101 cases it reviewed. Read in full at: [www.ukhca.co.uk/downloads.aspx?ID=434](http://www.ukhca.co.uk/downloads.aspx?ID=434)

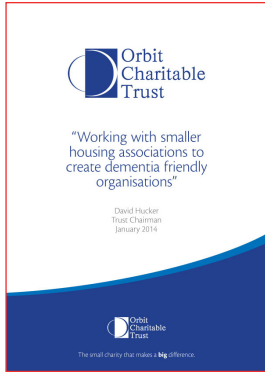


## HOUSING & DEMENTIA

We are immensely grateful to Brunelcare who have agreed to support our housing and dementia webpages and Sue Garwood, our dementia lead, for the following items.



### Working with smaller housing organisations to create dementia friendly organisations



This guide by Orbit Charitable Trust is primarily aimed at small housing associations, but equally useful for all housing providers. It looks at how social landlords can work with care, charity and community partners to improve support for older people living with dementia to improve their quality of life and maintain their

independence for longer. It also provides useful guidance on creating an action plan to become a 'dementia friendly' organisation and offers best practice examples of successful initiatives piloted by housing providers across the country. Download at:

[www.housinglin.org.uk/pagefinder.cfm?cid=9106](http://www.housinglin.org.uk/pagefinder.cfm?cid=9106)

### Dementia Action Alliance

We have added a page to our website focusing specifically on the Dementia Action Alliance. On it, we provide links to a brief synopsis of the topics covered at meetings of the national Alliance, and to presentations. Many of these are of great relevance to staff working in the housing sector. View at:

[www.housinglin.org.uk/DAA](http://www.housinglin.org.uk/DAA)

### Flowers House case study

As reported on p.4-5, 'Breaking down the enigma of dementia: Extra Care at Bletchley Park' is a new Housing LIN case study of Flowers House, an extra care scheme built specifically for people with dementia. More at:



Flowers House, Milton Keynes

[www.housinglin.org.uk/Flowershouse\\_CaseStudy](http://www.housinglin.org.uk/Flowershouse_CaseStudy)

## TELECARE UPDATE

This section, supported by the Assisted Living Innovation Platform at the Technology Strategy Board, highlights relevant Telecare and Telehealth items that may be of interest to Housing LIN members

### The status of housing provisions for older adults in the UK and other EU countries

This report outlines the case for a revolution in long term care and captures some of the supporting material that has aided the development of the Technology Strategy Board's 'Long Term Care Revolution' Programme. It includes evidence about the views of older people and their carers in the UK, lessons from abroad, the implications for industry/providers and makes recommendations to government and industry leaders. View at: <http://tinyurl.com/ne3rjmg>



### Tunstall Unveils the First Tablet-Based Supported Living Applications Suite

To coincide with the launch of their new App, David Cockayne, Managed Services Director, Tunstall Healthcare, has written an interesting blog for us, 'Why we all need to carry the torch for technology enabled support'. Read at:



David Cockayne

[www.housinglin.org.uk/pagefinder.cfm?cid=9156](http://www.housinglin.org.uk/pagefinder.cfm?cid=9156)

And for more on the new supported living application, visit: [www.ehealthnews.eu/tunstall/3826-tunstall-unveils-the-first-tablet-based-supported-living-applications-suite](http://www.ehealthnews.eu/tunstall/3826-tunstall-unveils-the-first-tablet-based-supported-living-applications-suite)

### A new tool developed in conjunction with the DALLAS MI programme

A tool to capture the impact of interventions on individuals and their communities has been developed by UK technology company Rescon, using the Technology Strategy Board funded DALLAS Mi programme as a springboard. Lincus was developed for a Liverpool based Big Lottery project that is focused upon utilising a variety of interventions to address the needs of people with any three of the following:

- poor physical health
- homelessness history





- substance misuse issues
- mental ill-health
- offending risk

For a summary practice note, go to: [www.nice.org.uk/usingguidance/sharedlearningimplementingniceguidance/examplesofimplementation/eximpresults.jsp?o=714](http://www.nice.org.uk/usingguidance/sharedlearningimplementingniceguidance/examplesofimplementation/eximpresults.jsp?o=714)

**Have we got even more news for you!**

If you are switched on to the above items, the February Telecare LIN newsletter is now available. Packed with everything you need to know about latest policy, practice and product developments. The latest edition and accompanying supplement covering journal articles are now available at: [www.telecarelin.org.uk](http://www.telecarelin.org.uk)



## CONSULTATION / CALLS FOR INFORMATION

The Department of Health has published a consultation on Care Quality Commission registration requirements that set out a basic level of care that all health and care organisations must provide. The consultation asks for views on new draft regulations that will introduce fundamental standards as legal requirements that all providers of health and social care, including extra care, must meet to be registered with the Care Quality Commission (CQC). The closing date for responses is **4 April 2014**. More at: [www.gov.uk/government/consultations/fundamental-standards-for-health-and-social-care-providers](http://www.gov.uk/government/consultations/fundamental-standards-for-health-and-social-care-providers)

And there is an opportunity to have your say in a Skills for Care commissioned research project into workforce development issues and homelessness. Ekosgen, at Sheffield Hallam University, have been appointed to undertake research into the opportunities and challenges arising from the overlap between the adult social care and homelessness workforces. They are very interested in understanding the points at which the two workforces interact and in particular would welcome any research or relevant materials that you may have on the subject. Please contact [sarah.thompson@ekosgen.co.uk](mailto:sarah.thompson@ekosgen.co.uk) if you have any such materials or if you would like to be involved in the study.

## REGIONAL HIGHLIGHTS

*We are grateful to Keepmoat for coming on board and sponsoring our regional news. Keepmoat is market leader in community regeneration and housing solutions on a national scale.*



Paula Broadbent

*Announcing the regional partnership, Paula Broadbent, Retirement Solutions Director, said: "We are proud to support the activities of the Housing LIN Regional Networks, because of the excellent work they do in supporting commissioners and providers across the country to ensure*

*there are sustainable housing options with care choices for people in their later years. The services of the Housing LIN are in synergy with Keepmoat's belief that people should have the opportunity to live full and active lives, ageing well in their chosen communities".*

*As always, there is extensive networking going on amongst Housing LIN members. This section has updates from our regional leads on recent developments. For further information of what's happening in your region, go to the Housing LIN regional pages and, remember, contribute to your regional noticeboard so we can share latest developments!*

### Yorkshire & Humber

Paula reports that there will be a Regional networking event kindly hosted by Guinness Partnership at Fitzwilliam Court Extra Care scheme, Hoyland, Barnsley in April, date to be confirmed in the next week. This scheme featured in the recent workshop that Guinness partnership presented at the annual Housing LIN conference and Heather Colbeck Business Development Director Care & Support will be presenting the findings of work looking at the role of care staff in an extra care setting and the results of working with Skills for Care and the Housing LIN at a National level looking at how further improvements can be made to this sector to promote a positive perspective to retain quality staff (see our short film of Fitzwilliam Court on p.4)

She also reports North Yorkshire County Council are consulting further with advisors relating their



very ambitious procurement of an extra care development partner, which the region and wider await to see the outcome of North Yorkshire are continuing to deliver extra care housing with a number of partners including some very rural locations. This includes a new extra care scheme in Thirsk, North Yorkshire currently in development in partnership with the County Council, Hambleton DC and Housing 21. 'Meadowfields' will provide 52 units of accommodation, including 31 one-bedroom apartments and 21 two-bedroom apartments.

Also in North Yorkshire, Keepmoat have commenced construction on a new 60 unit extra care scheme, 'Jazz Court', in Scarborough with Sanctuary Group. This is the 1st phase of a 1,350 new homes master plan, is taking shape and is due to complete in September this year. The Partnership includes both the Borough Council and County Council who have worked closely to facilitate this exciting development that will be the catalyst to wider regeneration of the area, including replacement of a residential care home offering residents the opportunity to move back into a home of their own with the peace of mind that 24/7 care and support is available on site through Sanctuary Care.

Calderdale MBC have now instigated a competition through the HCA DDP2 to select a Strategic Partner/s who can work closely with them and their housing partners to develop a number of sites across Halifax focused on the first site to be developed delivering a 60 unit extra care scheme that will provide care/support and community facilities for the whole area. Calderdale have a couple of extra care schemes already but have tried to accelerate delivery for some time through dialogue with providers, and now believe this approach will enable them to secure a Strategic partner who will be able to drive development forward.

And finally, in other developments, Houses for Homes has acquired the leases of a significant number of properties from Rotherham, Doncaster and South Humber NHS Foundation Trust – protecting disabled and elderly tenants and securing their long-term futures. And it is also full steam ahead in West Yorkshire with the Kirklees Council and Pinnacle PSG expected to open its 3rd extra care housing scheme in Huddersfield this summer.

## North West

Libby and Jean report that Your Housing Group have started on two sites in Chester. At Kingsway, they will deliver 82 units of one and two bedrooled accommodation for rent, shared ownership and leasehold and at Helsby Village they are developing a 77 unit scheme.

In Manchester, The Valuing Older People Team at Manchester City Council is now called the Age-friendly Manchester team. This new name reflects the city's membership of the World Health Organisation's global network of 150 age-friendly cities and communities.

In Widnes, Halton Housing Trust are on site with their second mixed tenure scheme that will offer 50 units of two bedrooled accommodation at Ashley Green.

In Knowsley, the Council have announced the development of three new extra care schemes with Plus Dane, creating 231 units of accommodation in Prescot, Huyton and Halewood.

In Northwich, Wulvern Housing Association are in the final stages of development of their new extra care housing scheme on the Kingsmead Estate.



*Artist's rendering of Anderton Place, Northwich*

In Tameside, the council is inviting views on the future of sheltered housing and extra care for older people as part of its review of funding of spending. More at: [www.tameside.gov.uk/tbc/neighbourhoods/sheltered](http://www.tameside.gov.uk/tbc/neighbourhoods/sheltered). The deadline for response is 31 March.

In Oldham, the council have launched Dementia Friendly Oldham with a commitment to improving support for people with dementia, inviting all businesses and organisations to attend.

Similarly, Golden Gate Housing Trust in Warrington are promoting training and awareness for staff to support people with dementia to ensure that people remain independent as long as possible.

In St Helens, the council have commissioned an independent evaluation of their 'Going Home Project'. This supports older people to achieve improved health and wellbeing following a life changing event and following a stay in hospital.

And finally, in Workington, local councillors have approved the development of a £5m, 40 unit extra care housing scheme for people with dementia on the site of a former fire station.



## South East

Sue reports that Oxfordshire County Council have published their 4th Extra Care Housing newsletter. This looks back on last year's initiatives to bring housing, care and support services all under one roof, to Oxfordshire's communities and plans to develop 800 extra care homes in the county by 2015, More at: [www.oxfordshire.gov.uk/cms/content/extra-care-housing](http://www.oxfordshire.gov.uk/cms/content/extra-care-housing)

In Dunstable, Galliford Try has been selected as preferred bidder for the £13.4 million Priory View development in Dunstable. The project, with Central Bedfordshire Council (CBC), will see the creation of 83 apartments for older people with assistive technology and integrated community and lifestyle facilities.

In Tunbridge Wells, Abbeyfield have begun to develop a new extra care housing scheme consisting of 19 one bedroom and 2 two bedroom apartments. And in Wokingham, a new extra care housing scheme for older people in Woodley is in the pipeline.

## East Midlands

Debbie reports that in Derbyshire, a 52-apartment scheme in Cressy Road is under construction. 'Maple Mews' is the second of a three-phase, £22.6m development between Chevin Housing Association, a member of the Together Housing Group, and the County Council.

And in Nottinghamshire, an application to build an extra care housing community in Retford has been given the go-ahead by planners at Bassetlaw DC. The £10.7m development of 63 one and two bedrooms apartments and 30 two bedroom bungalows will be built on a former school site.



## South West

Pat reports that the Gloucestershire Affordable Housing Landlords Forum's 'Healthy Communities=Healthy Lives' conference, in association with the Housing LIN, last month attracted over 160 delegates. The event saw the launch of

report, 'Putting health back into housing' by Paul Stevenson, CEO of Cheltenham Borough Homes, that has been presented to the Health & Wellbeing Board. He made a passionate plea for forging connections with local health and social care agencies. A copy of the report is available at: [www.housinglin.org.uk/pagefinder.cfm?cid=9154](http://www.housinglin.org.uk/pagefinder.cfm?cid=9154) and to access the powerpoints from the keynote speakers and innovation exchange sessions, visit:

[www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=800](http://www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=800)

This was followed by the SW Housing LIN regional meeting that took place in Bristol last week, hosted by the South West Seniors' Network, a forum for over 50,000 older people in the South West.

Pat also reports the official opening of Castle Ham Lodge in Okehampton, Guinness Care & Support's 50 unit purpose built scheme with additional facilities for the community.



Castle Ham Lodge, Okehampton

In addition, Sanctuary Housing Association are opening a scheme in Cheltenham and Knightstone Housing are undertaking a series of sheltered and extra care housing improvement refurbishment programme across their stock.

## London

Margaret reports that the GLA's Housing Centre approved the Mayor of London's report 'Homes for Older Londoners' last month, and a recent analysis for the GLA's Homes for London Board suggests that older people have assets of £400b and that there will be demand for 80k new specialist housing by 2041.

In Southwark, proposals have been put forward by the council to work with housing associations and other specialist providers to increase the amount of good quality Lifetime Homes Standard accommodation for older people in the borough; plan a new retirement village in Southwark, considering part of the Dulwich Hospital site, and provide better support to older people in downsizing to smaller homes on the same estate.

She also states that expressions of interest have now closed at Havering Council for organisations who wanted to tender for the provision of an integrated housing related support and actively enabling care service to people over the age of 55 years living in an extra care housing scheme in the Harold Hill area.

And finally, Jeremy spoke at an excellent KCL conference last month on housing and support for older Londoners. Details of the day can be found at: <http://blogs.kcl.ac.uk/socialcareworkforce/2014/02/12/my-house-or-my-home-the-challenges-of-ageing-and-housing/> and a copy of Jeremy's blog, 'Is it time to have an Ideal Home exhibition for the retirement housing sector?' is available at: [www.housinglin.org.uk/library/Resources/Housing/Ideal\\_Home\\_blog.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Ideal_Home_blog.pdf)





## Eastern

Sue reports that in Thurrock, the Health & Well-being Board has recently approved a report to establish strong links between planning, housing and the Health & Well-being Board, recognising the vital role of planning in the delivery of the health and well-being agenda. A follow up report has now established a Health & Well-being Advisory Group which will undertake health impact assessments of proposed new housing developments at the pre-application and application stage. The links between Planning and Health & Well-being are helping to raise the profile of housing for older people – with more housing developments incorporating the design recommendations of the HAPPI Report. In addition, Thurrock has published an evaluation of the first four months of the implementation of its “local Area Co-ordination” approach. This programme provides an opportunity for reforming and integrating services, establishing a more connected, simplified system with a greater emphasis on prevention, capacity building, and individual, family and community resilience to reduce demand on health and care services. The report can be found at:

[www.housinglin.org.uk/pagefinder.cfm?cid=9153](http://www.housinglin.org.uk/pagefinder.cfm?cid=9153)

Also see the Housing LIN case study on Thurrock’s programme, ‘Building Positive Futures’ at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8877](http://www.housinglin.org.uk/pagefinder.cfm?cid=8877)

And in Peterborough, a successful event was held to launch a local Dementia Action Alliance in Peterborough. Axiom Housing Association was one of two housing providers (Cross Keys was the other) amongst over 60 agencies who attended to signal their determination to make a difference to the lives of people with dementia. Axiom have signed up to be an active partner within the alliance and have an action plan in place to deliver further improvements in the awareness of people with dementia. The organisation already has dementia wings in two of their three extra care schemes, and are working closely with the Alzheimer’s Society in Peterborough to deliver their dementia strategy.

## North East

Denise reports that St. Anthony of Padua Community Association is developing an extra care housing scheme for older people in the Walker area of Newcastle. The scheme is due to open its doors to residents in June. It will provide 16 one bedroom flats in the converted church of St. Francis. Applications are open to older people in need of care and support with on site services available

24/7. Applications can be made via Tyne & Wear Homes or Your Homes Newcastle.

And in May 2014, Sunderland’s largest extra care scheme opens its doors to its first residents. A partnership between Housing 21 and Keepmoat has provided a 175 apartment, mixed tenure extra care scheme which has been developed in 3 phases. Phases 1 and 2 open in May with phase 3 due for completion at the end of the year.

A further five extra care schemes will open in Sunderland during 2014. This includes one 42 unit scheme in partnership with Gentoo; a further Housing 21 extra care scheme providing 53 mixed tenure apartments, and a 38 apartment specialist dementia extra care housing scheme in a partnership with Inclusion Housing. Two smaller 9 unit specialist dementia extra care schemes will open in May and July 2014. Both of the 9 unit schemes are property conversions being undertaken by private investor partners. They both have a very efficient refurbishment programme of only 4 months and they are also bringing empty property back into use. There are also a further two extra care housing developments on site in Sunderland which are due for completion in 2015 and 2016. This includes a large 130 unit scheme and an 85 unit scheme both of which will provide mixed tenure apartments and bungalows. The developments outlined above will bring the total number of extra care properties in Sunderland to 715 within 12 extra care schemes located across the City. More details at:

[www.sunderland.gov.uk/extracare](http://www.sunderland.gov.uk/extracare)

## West Midlands

Anne reports that Sapphire, a consortium made up of Your Housing Group, Eric Wright Group, Kajima Partnerships Limited and Seddon Construction, has been selected to lead the £100m project for Stoke-on-Trent City Council – the biggest scheme of its kind ever to be developed in the city. It will build 390 extra care retirement apartments across Stoke-on-Trent in the next three years.

In North Birmingham, Midland Heart has opened its new 29 purpose built reablement service, Cedarwood, at Good Hope Hospital. This supports patients who are medically fit and due to be discharged but need additional support before returning home.

In Coventry, Galliford Try have been selected by ExtraCare Charitable Trust to build the £32m Earlsdon Park retirement village. As well as



providing 262 apartments for sale and rent, the village will also include a wide range of health and leisure facilities available to local residents and older people in the wider community.

And in Dudley, work has started on two schemes in Middlepark Road, Russells Hall, and Whitehouse Street, Coseley. The £16m Russells Hall scheme will have 132 apartments and will provide a range of care for the over 55s. While the Coseley scheme is a £8m project and will be made up of 72 apartments.



Artist's rendering of Russells Hall, Dudley

Lastly, in Worcester, diggers have moved on to the site of the former Ronkswood hospital as work gets underway to build a £8m extra care home. The Worcester Community Housing's (WCH) scheme will see 57 one & two bedroom flats created for people over the age of 55.

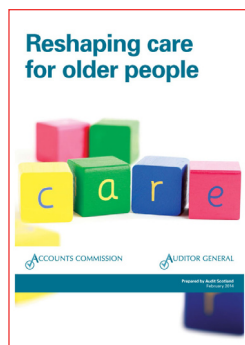
## Wales

Jeremy reports that discussions are progressing well with the Welsh Government about extending the Housing LIN's presence into Wales. In preparation for this, work is underway to create a dedicated webpage and several new case studies are in the pipeline. Watch this space!

In other news, in the Vale of Glamorgan, the first Extra Care facility in Barry with Hafod Care Association is being built in the centre of the town. With 42 units of accommodation, it is scheduled for completion in April 2014. And in Ceredigion, Clych Caron extra care housing is at the planning stage.

## Scotland

Jeremy reports that Audit Scotland have published a useful new report, 'Reshaping care for older people'. Interestingly it reveals that 32,888 older people are in residential care and over 50,000 receive home care. However, despite a brief acknowledgement of the important role services such as housing can offer, it does not go into any detail on how housing can help reshape some of the delivery of care. More at: [www.audit-scotland.gov.uk/media/article.php?id=254](http://www.audit-scotland.gov.uk/media/article.php?id=254)



## REGIONAL 'LEARNING LAB' MEETINGS / EVENTS

midland heart

housing, care and more



We are grateful to Midland Heart Housing Association for supporting these pages.

Registrations for our regional 'look and learn' meetings are open to members of the Housing LIN. Details of those confirmed in your area are listed below or at: [www.housinglin.org.uk/Events](http://www.housinglin.org.uk/Events)  
To receive an automatic invite, register your interest by region at:

[www.housinglin.org.uk/userAccount/register](http://www.housinglin.org.uk/userAccount/register)

**East of England HLIN**, 25 March, Cambourne, Cambridgeshire

**West Midlands HLIN**, 16 May, Warwick, Warwickshire

## OTHER FORTHCOMING EVENTS

This section lists major events supported by the Housing LIN that will be of interest to network members.

### European Knowledge Tree Technology Group 2014 Conference

24/25 March (London)

To register, visit: [www.ektg2014.eventbrite.co.uk](http://www.ektg2014.eventbrite.co.uk)

### Sheltered Housing seminars – Ticking the time bomb?

2 April 2014 (Manchester) & 9 April 2014 (Bristol)

<http://arkconsultancy.briefyourmarket.com/Newsletters/Ark-s-latest-news---February-/Sheltered-Housing-Ticking-Time-Bomb-.aspx>

### SHOP: Making best use of your sheltered housing asset

29 April 2014 (Cardiff)

<http://ipc.brookes.ac.uk/shop.html>



## FORTHCOMING RESOURCES FROM THE HOUSING LIN

We are pleased to inform you of several new resources being published by the Housing LIN in the coming months.

They include:

- a revised Technical Brief on Mixed Tenure in Extra Care Housing (in partnership with ARCO)
- a guide on getting the best out of marketing housing with care
- a case study on the Eden Independent Living service in Cumbria
- an updated factsheet on catering arrangements in Extra Care Housing
- a new practical report on sheltered housing (led by Chartered Institute of Housing)
- supporting the development of a housing and dementia training and workforce development pack (produced on behalf of the Housing & Dementia Working Group), and
- a selection of Welsh case studies to coincide with our new Housing LIN Cymru pages

We look forward to providing further details on these and other developments in subsequent issues of 'Housing with Care Matters'.

## POETRY CORNER

We are pleased to bring you a new poem by Brian Wilks.

### Terminus

Delighted in old age  
 With her mobility scooter  
 Latest treasure  
 No chauffeured limousine  
 Crutches flags behind  
 In town  
 She bumped every kerb  
 Sailed shops  
 Back in business

### Then

Caught un-waterproofed  
 In a sudden downpour  
 At two miles an hour  
 Up a steep  
 Took the chill  
 That killed her in two days.

## PROFILE YOUR WORK

If you have promotional material, articles or features you would like us to consider for future editions of *Housing with Care Matters*, please send information to:  
[info@housinglin.org.uk](mailto:info@housinglin.org.uk)

**We welcome your contributions.**



## ABOUT THE HOUSING LIN

With over 40,000 members, the Housing LIN is the leading 'learning lab' for a continually growing network of housing, health and social care professionals in England involved in planning, commissioning, designing, funding, building and managing housing, care and support services for older people and vulnerable adults.

We welcome items for consideration in our next issue. Drop us an email with your news to:  
[info@housinglin.org.uk](mailto:info@housinglin.org.uk)



We are grateful to Willmott Dixon for their support of *Housing with Care Matters* WILLMOTT DIXON



## Housing LIN

c/o EAC, 3rd Floor, 89 Albert Embankment  
London SE1 7TP

© Housing Learning & Improvement Network

Tel: 0207 8208077  
 Email: [info@housinglin.org.uk](mailto:info@housinglin.org.uk)  
 Web: [www.housinglin.org.uk](http://www.housinglin.org.uk)  
 Twitter: @HousingLIN