



# Housing with Care Matters

E-news from the Housing Learning & Improvement Network

020 7820 8077  
info@housinglin.org.uk  
www.housinglin.org.uk  
@HousingLIN  
@HousingLINews  
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Season's Greetings from all at the Housing LIN!

## A LOOK BACK AT 2016 AND A GLIMPSE AT NEXT YEAR

Jeremy Porteus, founder and director of the Housing LIN writes: Notwithstanding the rollercoaster world of politics - a general election, the European referendum and recent US elections, the Housing LIN has had a year of its own thrills! Highlights include:

- Our sector-leading, high profile extra care housing annual conference at the KIA OVAL attended by over 300 people
- Providing the secretariat and authoring the APPG on Housing and Care for Older People inquiry report, Housing our Ageing Population: Positive Ideas or [HAPPI 3](#)
- A member of the judging panel on the European Federation of Living's accessible housing competition and its resultant [Jury Report](#)
- Appointed an advisor to the Welsh Government's [Expert Group](#) on Housing an Ageing Population
- Working with our regional leads to organise our ever popular free-to-attend workshops, events and Leadership Set meetings
- Capturing the [#InspirationalAchievements](#) of our sponsors, and



Delegates at the 2016 Housing LIN annual conference at the KIA Oval, London



(contd. on p.2)

With thanks to Keepmoat for their generous support of *Housing with Care Matters*





- Drawing on our learning and improvement expertise, developing and providing [consultancy](#) and our [SHOP@ offer](#) to a number of organisations who want to be at the forefront of delivering innovative housing and services for older people

And for 2017, look out for our new look website and details of our next annual conference in March. We also look forward to bringing you the latest news, views and resources on housing with care matters. Wishing you Season's Greetings!

## POLICY & FUNDING NEWS

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

### Funding Health and Adult Social Care

The Autumn Statement was silent on the funding of health and adult social care, and this has resulted in the sector calling for Government to urgently consider how local authorities and health chiefs can meet the rising costs of care. In response, the Government announced new proposals under its local government settlement to enable councils to raise money via local Council Tax arrangements from April 2017 to invest more money into care services. Details are available at:

<https://goo.gl/fShl8Q>

### DWP Supported Housing Review

Plans to cap Housing Benefit for people in supported housing at Local Housing Allowance (LHA) rates were published by the Government in last month's [Supported Accommodation Review](#). The future funding of supported housing, including sheltered and extra care housing, has raised serious concerns in the sector that this type of housing provision - one of the largest segments of supported housing - will not be sustainable in the future. This [House of Commons Library briefing](#) provides a useful overview.

Alongside the publication of the review, the Government is seeking views on the design of its new housing costs funding model for supported housing, as well as views on how funding for emergency and short term placements should work. It covers the following areas:

1. Devolved top-up funding to local authorities in England; and

2. Funding for emergency and short term supported housing placements across Great Britain.

The consultation lasts for 12 weeks until **Monday, 13 February 2017**. More at: <https://goo.gl/mwq8Rd>

### Inquiry into supported housing funding reform

An inquiry into the Government's planned changes for supported housing in 2019-20 has been launched by the Work and Pensions Committee and the Communities and Local Government Committee. Helen Hayes MP, Communities and Local Government Committee co-Chair of the inquiry, said:

*"Our inquiry will consider the potential impact on the sector and explore how the changes will work in practice, which will include looking at how local funding allocations will be determined...."*

The deadline for written submissions is **Friday, 3 February 2017**. For more information visit:

<https://goo.gl/nGVQIN>

### The Housing and Technology Fund

The DH launched a £25 million housing and technology fund to progress towards building the right support for people with a learning disability or autism, administered by NHS England. We were delighted to be part of the expert steering group that met this autumn to help NHS England advise on the allocation arrangements. Details of the 52 successful bids can be found at:

<https://goo.gl/al2nQm>

### London Mayor's Care and Support Specialised Housing Fund



The Mayor of London has recently published his Homes for Londoners: Affordable Homes Programme 2016-21 Funding Guidance. This new guidance specifies the circumstances in which the Mayor will make funding available under the Mayor of London's £2.171 billion Affordable Homes Programme

to achieve 60,000 affordable homes on-site by 2021, including supported and specialised housing for disabled and older Londoners.

The GLA will be accepting submissions between **31 January** and **17 April 2017**. More at:

<https://goo.gl/oufJF1>



## Inquiry into chronic lack of accessible housing

**Equality and Human Rights Commission**

The Equality and Human Rights Commission have launched an inquiry

investigating the chronic lack of accessible and adaptable housing available for disabled people in Britain, and the effect it has on disabled people's right to live independently. Their investigation will commence with a call for information early in the New Year and helping to promote further. More at: <https://goo.gl/0zXbrw>

And for latest resources on housing and adaptations, go to p.7

## MARKET NEWS

*In this section we capture key news affecting growth and investment in the world of housing with care. For local information on extra care housing developments, check our regional updates on pp.12-16*

### Knights Frank research says not enough homes for retired people are being built in the UK

Housing policymakers in the UK are too focussed on providing for first time buyers and ignoring the need for more homes for people who are retired, according to a new analysis report from Knight Frank. <https://goo.gl/2m6FiP>



### Over-55s Also Being Hit by the Struggles of the Housing Crisis

Research by online estate agent eMoov.co.uk interprets the rise in equity release as a sign that older people unable to find appropriate housing are drawing equity from their property "to survive". <https://goo.gl/wTGup7>

### 162% increase in planning applications for new retirement developments in five years

Planning applications for new retirement developments have increased by circa 162% between 2010 and 2015, research from Pinsent Masons has found. However, the firm believes this will not continue at such a high rate unless the Government creates new planning guidance and concentrates efforts on housing for the ageing population. <https://goo.gl/lZducx>

### 3 in 5 people taking money out of their pension have no plans for costs of care

A Citizens Advice survey of more than 500 people has found that 60% of people who have taken money out of their retirement savings under the pension freedoms have not planned for how they would meet any future care costs.

<https://goo.gl/7GZqqp>

### Equity release lending on course to exceed £2billion this year

In the last quarter, the total amount of money released grew by 26% compared to the same period in 2015, a total of £571.6m unlocked in just three months, according to the industry body, Equity Release Council.

With a record £1.48billion of total equity release lending so far this year, the total amount expected to be borrowed in 2016 is on course to break through the £2billion mark by the end of the year.

<https://goo.gl/a3vh1t>

### Lack of suitable housing for 500,000 last time buyers

The lack of appropriate housing is the main reason older people drop plans to downsize, according to a survey by the HomeOwners Alliance. The survey found that nearly 20% of people over 55 had considered moving in the last two years but had not done so. <https://goo.gl/ljikJS>

## HOUSING FOR OLDER PEOPLE AWARDS

Voting has opened to find the UK's top retirement housing. Sponsored by Legal & General and supported by the Housing LIN, the 2017 EAC National Housing for Older People Awards will celebrate the best examples of housing for later life in the UK. Online voting at: <https://goo.gl/ITJXtc> offers a simple way for anyone involved in older people's housing to register their support for a particular scheme. Polling ends on **Friday, 28th February 2017** and selected developments will be invited to attend the National Housing for Older People Awards ceremony at Edgbaston Cricket Ground in Birmingham in June next year.







# INSPIRATIONAL ACHIEVEMENT



We are pleased to draw your attention to the latest feature on the Housing LIN website which showcases a range of 'Inspirational Achievements' by our partners.

## Windmill Court - HAPPI 2016 winner



Windmill Court, Chingford

The most recent 'Inspirational Achievements' showcases the work of PRP and their award winning design of Circle Housing's latest extra care scheme, Windmill Court. The

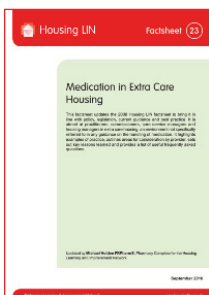
development in Chingford won the 2016 Housing Design Award HAPPI category for best completed scheme and is an exemplary extra care housing scheme providing much needed affordable accommodation for older people, in a state-of-the-art, contemporary and attractive setting. Our feature provides an illustrated description of the scheme, a selection of interesting quotes and lists a range of additional resources by PRP for the Housing LIN. <https://goo.gl/iSFMLd>

# NEW HOUSING LIN RESOURCES

Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent selection of new and diverse online content and publications published by the Housing LIN in recent months. They include:

## NEW HOUSING LIN FACTSHEET

### Medication in Extra Care housing



This Housing LIN Factsheet no. 23 is an update on the 2008 edition to bring it in line with policy, legislation, current guidance and best practice. It is aimed at practitioners, commissioners, care service managers and housing managers in extra care housing, an environment not specifically

referred to in any guidance on the handling of medication. <https://goo.gl/mCK388>

## NEW HOUSING LIN BLOGS

Over the last three months, we have published a variety of thought-provoking blogs on a wide range of housing and housing related health, care and/or support issues. They include:

**Even amidst life - and sunshine - there is death**  
by Jeremy Porteus (Housing LIN)  
<https://goo.gl/F904cU>

**Home is where the health is**  
by Jeremy Porteus (Housing LIN)  
<https://goo.gl/nUMUWn>

Other blog contributions can be found here: <http://bit.ly/29Sygfz>

## NEW HOUSING LIN CASE STUDIES

We have published four interesting case studies, as follows:

### A fresh outlook on wellbeing: delivering person-centre care across the West Midlands



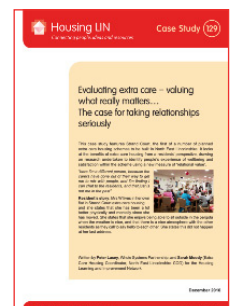
This new case study focuses on the strategic decision by Nehemiah Housing Association, a West Midlands based social landlord. The study places a greater emphasis on 'Wellbeing', including the formation of a strategic alliance with a care provider for two sheltered housing sites.

<https://goo.gl/72bILa>

### Evaluating extra care - valuing what really matters... The case for taking relationships seriously

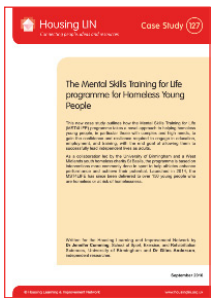
This case study features Strand Court, the first of a number of planned extra care housing schemes to be built in North East Lincolnshire. It looks at the benefits of extra care housing from a residents' perspective, drawing on research undertaken to identify people's experience of wellbeing and satisfaction within the scheme using a new measure of 'relational value'.

<https://goo.gl/AMFsGr>





## The Mental Skills Training for Life programme for Homeless Young People



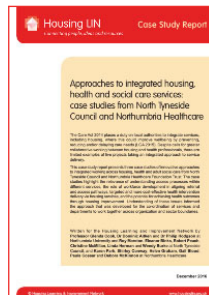
This case study outlines how the Mental Skills Training for Life (MST4LIFE) programme takes a novel approach to helping homeless young people gain the confidence and resilience required to engage in education, employment, and training, with the end goal of allowing them to successfully lead

independent lives as adults. As a collaboration led by the University of Birmingham and a West Midlands youth homeless charity St Basils, the programme is based on interventions more commonly done in sport to help athletes enhance performance and achieve their potential. Launched in 2014, the MST4LIFE has since been delivered to over 150 young people who are homeless or at risk of homelessness.

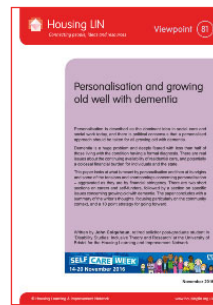
<https://goo.gl/1durhi>

## Approaches to integrated housing, health and social care services: case studies from North Tyneside Council and Northumbria Healthcare

This new report presents three case studies of innovative approaches to integrated working across housing, health and adult social care from North Tyneside Council and Northumbria Healthcare Foundation Trust. Understanding of these issues informed the approach that was developed for the co-ordination of services and departments to work together across organisation and sector boundaries. <https://goo.gl/whf1Se>



## NEW HOUSING LIN VIEWPOINTS



### Personalisation and growing old well with dementia

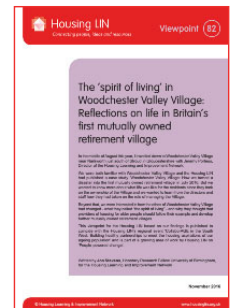
This viewpoint no.81 looks at the origins and some of the tensions and shortcomings of personalisation for people growing old with dementia - aggravated as they are by financial stringency.

<https://goo.gl/r0oDVN>

### The 'spirit of living' in Woodchester Valley Village: Reflections on life in Britain's first mutually owned retirement village

This viewpoint no.82 was published to coincide with the Housing LIN's regional South West conference: 'CollaborAGE in the South West: Building healthy partnerships to meet the housing aspirations of our ageing population'. It offers personal accounts into what life has been like for the residents since they took on the ownership of the Village and provides insights from the directors and staff on taking on the role of managing the Village in later life.

<https://goo.gl/VIKXVB>



## NEW GUIDES BY NHS ENGLAND

NHS England have published two online quick guides, supported by the Housing LIN, that provide practical tips and case studies to support health and care systems:

### Health and Housing: Transforming Urgent and Emergency Care Services in England



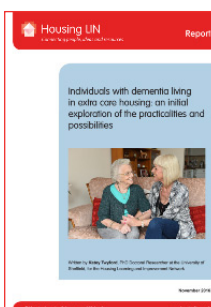
This new NHS England Health & Housing quick guide provides practical resources and information on how housing and health can work together to prevent and reduce hospital admissions, length of stay, delayed discharge, readmission rates and ultimately improve

outcomes; in particular, signposting to examples of joint working that have prevented a hospital admission or reduced health inequalities.

<https://goo.gl/ZN4nUK>

## NEW HOUSING LIN REPORT

### Individuals with dementia living in extra care housing: an initial exploration of the practicalities and possibilities



This report draws together the responses from a national questionnaire we sent earlier on in 2016, which aim was to gather a national picture of how organisations support people with dementia to move into or to stay within an extra care scheme.

<https://goo.gl/pOBomX>



## Discharge to Assess: Transforming Urgent and Emergency Care Services in England



This guide has been produced to aid those working on 'discharge to assess', 'home first', 'safely home', or 'step down' services. It focuses on people who are clinically optimised and do not require an acute hospital bed, but may still require care services to be provided with short term, funded

support to be discharged to their own home (where appropriate) or another community setting for recuperation and recovery, on-going rehabilitation or reablement. <https://goo.gl/WO3X18>

## OTHER USEFUL PUBLICATIONS / RESOURCES

### HOUSING AND AGEING

*In this section we bring you details on other new publications / resources on a range of themes related to housing and ageing.*

#### Ready for Ageing?

The House of Lords Committee on Public Service and Demographic Change published its report on the UK's ageing society in March 2013. The report gave a stark warning that the country is 'woefully unprepared' for the changes to come. <https://goo.gl/hfNjdi>

#### Generations Apart: The growth of age segregation in England and Wales



This report was developed by Legal & General and the Intergenerational Foundation and warns that growing age segregation imposes a range of costs on our society. <https://goo.gl/rAL96z>

#### Research Note: An Overview of the Implications of Britain's Ageing Population

To illustrate the magnitude of the increase in those over 65, this Nathaniel Lichfield & Partners Research Note draws upon: different population projections scenarios for England and explores the uneven spatial distribution of older people across British LAs. <https://goo.gl/D7IT5A>

## Street Design for Age Friendly Neighbourhoods



This publication by Care & Repair England is for older activists, local authority councillors and officers interested in how their street looks or those involved in redesigning or redeveloping streets in their community.

<https://goo.gl/L7XqeG>

## Older Private Sector Tenants Programme Launches

Age UK London is tackling the challenges and vulnerabilities of older private sector tenants.

<https://goo.gl/9RA2bo>



## Taking Stock - the outlook for housing & ageing

Blog written by Sue Adams, Chair of the Housing & Ageing Alliance.

<https://goo.gl/VLs84Z>

## Accelerating change in housing: what does the future look like?

Jon Marshall, digital transformation lead at Appello, looks at current social and community housing, what baby boomer generations will need as they approach retirement age in 20-30 years, and how housing associations and providers can start to build the homes of the future, today.

<https://goo.gl/sHNXza>

## Creating Age-Friendly Cities

This POSTnote from the Houses of Parliament Parliamentary Office of Science and Technology examines how housing, outdoor spaces and transport can be made more age-friendly. It also highlights challenges for designing and delivering age-friendly cities.

<https://goo.gl/qHSj3C>



## Research estimates the scale, scope and cost of the supported housing sector

Blog by Tristan Carlyon, Senior Research Analyst at the National Housing Federation, addresses the Autumn Statement and DWP Supported Housing Review.

<https://goo.gl/sDRNTi>





## HOUSING & ADAPTATIONS

*This new section highlights relevant resources on housing adaptations policy and practice*

### Centre for Ageing Better commissions evidence review of the role of home adaptations in improving later life

The Centre for Ageing Better has commissioned a team from the University of the West of England, Bristol (UWE Bristol) and the Building Research Establishment (BRE) to conduct a review of the evidence into how home adaptations can contribute to a good later life. The new review aims to provide evidence on the most effective home adaptations to inform the decisions of health care professionals such as occupational therapists, those that pay for adaptations, and those that design and sell adaptations.



<https://goo.gl/xJ2Fd1>

### The Hidden Housing Market: A new perspective on the market case for accessible homes

New research report by Habinteg and Papworth Trust highlights the hidden housing market for 1.8m disabled people. Its findings clearly show the demand for accessible housing to rent and buy.



<https://goo.gl/CT4hyZ>

### No Place Like an Accessible Home: Quality of life and opportunity for disabled people with accessible housing needs



Habinteg Housing and Papworth Trust commissioned CASE at LSE to report, primarily in relation to working age disabled people, on:

1. The extent of need for housing which has accessible features
2. How far unmet need for accessibility features is associated with disabled people not being in work
3. The impact of the above factors on housing choices

<https://goo.gl/k74561>

## HEALTH & SOCIAL CARE

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

### Good Housing: Better Health

This report by University of Birmingham's Housing and Communities Research



Group calls for a more balanced assessment of the country's housing requirements. It also seeks to recognise wider issues related to housing quality, such as health, energy efficiency, poverty and social inclusion. <https://goo.gl/yJO3FE>

### Health Charter in Practise (2nd edition): for providers supporting people with learning disabilities

To support care providers and disability organisations, the LDPHO worked with the Voluntary Organisations Disability Group (VODG) – the leading umbrella group of voluntary sector providers – to develop a health charter. The charter provides a self-assessment framework and guidance for organisations to work through and build their practice upon.

<https://goo.gl/m0XCT1>

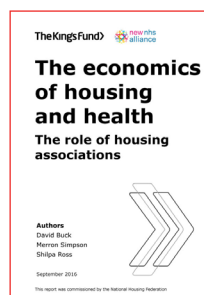
### Social care for Older People: Home Truths

This report, published jointly with the Nuffield Trust, looks at the current state of social care services for older people in England. It considers the impact of cuts in local authority spending on social care providers and on older people, their families and carers.

<https://goo.gl/ihE3CA>



### The economics of housing and health: the role of housing associations



This New NHS Alliance and The Kings Fund guide for housing associations seeks to aid how the health sector understands and uses 'evidence'. It is meant to be a myth buster and help housing organisations orientate their work for a health audience.

<https://goo.gl/qVmB2A>



### Health professionals' attitudes to evidence and the influence it has on decision making

This National Housing Federation report is primarily aimed at a health audience and sets out the economics of housing associations in their impact on the NHS and wider health.

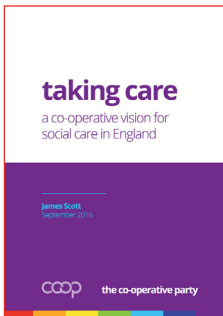
<https://goo.gl/LnOZzN>

### Developing a business case for health - what does good look like?

A National Housing Federation guide for housing associations primarily on how they can develop their business cases to have a greater chance of being accepted by health and NHS partners.

<https://goo.gl/AODWFD>

### Taking care: a co-operative vision for social care in England



This Cooperative Party report concerns the provision of formal adult social care in England. The analysis examines the trends influencing adult social care and makes policy recommendations for improving the quality of adult social care.

<https://goo.gl/oyEurf>

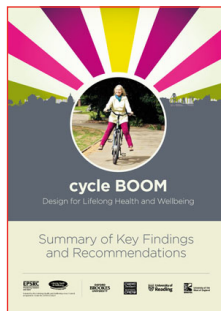
### Caring Homes: how the Carers Strategy can make housing suitable for carers

Caring Homes examines the impact of inaccessible and unsuitable housing on carers and their families. The report draws together evidence on the impact of housing on health and outlines some of the key housing challenges for care.

<https://goo.gl/QxnnJP>

### Cycle BOOM: Design for Lifelong health and wellbeing

Cycle BOOM was funded by the Engineering and Physical Sciences Research Council (EPSRC) under the UK Research Councils' Lifelong Health and Wellbeing Programme. This report provides a summary of the key findings of the study with selected examples of evidence and also recommendations for promoting cycling as part of an age friendly cities agenda. <https://goo.gl/JA6ug5>



### Sustainable Transformation Plans – Estates

NHS England have published this aide memoire to support the development of Sustainability and Transformation Plans (STPs).



STPs require local health and care partners to come together to create their own ambitious local blueprint for accelerating the implementation of the NHS Five Year Forward View.

<https://goo.gl/ubEWKt>

### Driving down the extra costs disabled people face. Extra Costs Commission - progress report

The Extra Costs Commission has published a new report looking at what impact there has been since the end of their project that looked into the extra costs faced by disabled people and their families.

<https://goo.gl/TY3xhl>

### Spreading change: A guide to enabling the spread of person- and community-centred approaches for health and wellbeing

Nesta and the Health Foundation have published a guide that shows how people can take an active role in their health and care. It identifies a range of evidence-based approaches to health and wellbeing that engage people and communities, and tools to support implementation across the NHS and local communities.

<https://goo.gl/tqllwD>

### Health and housing - Making them hapi in Wales

Mared Williams, marketing and communications manager at Newydd Housing Association, explains why personality is essential for community health projects and their success.

<https://goo.gl/OYiB54>

### New Public Health England health and housing on improving health through the home – a checklist

This checklist addresses:

- A. Should the plan consider the relationship between health and home?
- B. Has the impact of the home on health and wellbeing been considered in the plan?
- C. Are plans in place to improve health through the home?

<https://goo.gl/Mo9RBh>





### 1.2m older people don't get the social care they need

Age UK analysis addressed the lack of social care provided to older people in the UK. The number of older people in England who don't get the social care they need has soared to a new high of 1.2 million - up by a staggering 48% since 2010.

<https://goo.gl/spGwI8>

### Realising the value: Ten key actions to put people and communities at the heart of health and wellbeing



This is the final report of the Realising the Value programme, funded by NHS England and led by Nesta and the Health Foundation. The programme was set up to support the NHS Five Year Forward View vision to develop a new relationship with people and communities. This report sets out the key learning

and recommendations from the programme, based on what they think it means to realise fully the value of people and communities at the heart of health and wellbeing.

<https://goo.gl/1oQ6qF>

### Inclusive Environments video from the Design Council

Inclusive Environments is a Design Council Cabi initiative to raise awareness about the importance of designing places that meet the needs of the diversity of people who want to use them. At the Design Council they believe designing and managing the built environment in an inclusive way is essential if we are to create a fair society and a sustainable future.

<https://goo.gl/aAiPf1>

## HOUSING & DEMENTIA

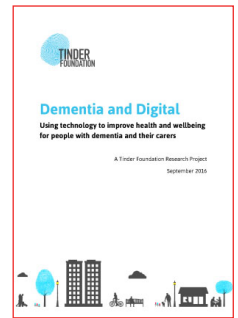
*In this section we feature a variety of new resources relating to dementia and dementia-friendly communities.*

### Dementia and Digital: Using technology to improve health and wellbeing for people with dementia and their carers

This focused, short-term piece of research was carried out by the Tinder Foundation to:

- track the social and digital barriers facing people with dementia and their carers
- understand how the UK online centres network is already helping to overcome these barriers
- discover what more can be done at a local and national level.

<https://goo.gl/XdzyhT>

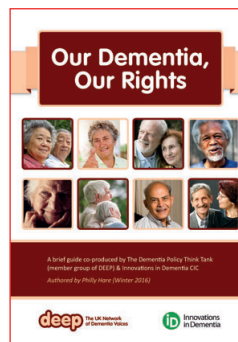


### CIH Blog: The role of housing in dementia support

As CIH Scotland prepares to complete the second phase of its housing and dementia programme at the end of this year, housing consultant Jim Hayton reflects on the recent series of workshops looking at the role of housing professionals in supporting people with dementia. <https://goo.gl/md9LxB>



### Our Dementia, Our Rights booklet



The guide has been authored by Philly Hare on behalf of the Dementia Policy Think Tank. This group was set up in 2016 by a number of people with a diagnosis of dementia who have a particular interest in promoting rights and influencing policy issues.

The purpose of this accessible guide is to bring together in one place the facts about some of the key rights relating to dementia in the UK.

<https://goo.gl/PCxq2u>

### Launch of first phase of Dementia 2020 Citizens' Engagement Programme

The Department of Health launched the first phase of their new Dementia 2020 Citizens' Engagement Programme. This programme, developed with people with dementia and carers, is an opportunity to hear first-hand from people with dementia, their families and carers if policies on improving dementia care and support are making a positive difference, where further improvements may be needed and to influence and improve the delivery of services and support at a local level.

<https://goo.gl/zgCEc6>



## Fix Dementia Care: Homecare

This research by the Alzheimer's Society has found that the training provided to homecare workers is insufficient to equip them to work with people with dementia with 38% of homecare workers saying they do not receive any dementia training and 2% of people affected by dementia saying that homecare workers have enough training.

<https://goo.gl/mzYH8Q>

## Finding Patience

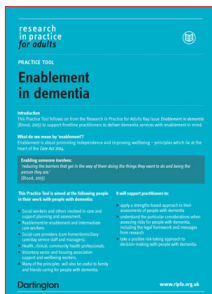
These two excellent videos by Health Education illustrate the importance of cultural awareness and a person-centred approach in dementia care.

<https://goo.gl/D3ufMc>

## Dementia Action Alliance

The DAA has just had its annual conference whose focus was on post-diagnostic support for seldom heard groups. The DAA is keen to engage more with the housing sector nationally and locally in tackling these and other issues, Read Sarah Tilsed's blog written for the Dementia and Housing Working Group and Linda Milton's description of WFHA's involvement in developing a local DAA in Waltham Forest. <https://goo.gl/9A14Tm>

## Enablement in Dementia Practice Tool



Published by RiPFA, this tool challenges people to assess their approach, and think robustly and creatively about what more can be done to put enablement at the heart of commissioning, managing and delivering services for people with dementia. It provides practical tips, as does the associated blog

written by Imogen Blood. <https://goo.gl/k0t5CE>

## HOUSING & SAFEGUARDING / MCA

*In this section we feature a variety of new resources relating to Safeguarding and Mental Health:*

### Mental Health & Housing: Housing on the Pathway to Recovery

This new report from HACT, Common Cause Consulting and the National Housing Federation outlines the evidence to support the inclusion of housing in the recovery pathway and the types of intervention that can contribute to improvements in quality and cost savings in mental health.

<https://goo.gl/rDqT53>

### Mental Health & Housing: Potential economic benefits of improved transitions along the acute care pathway

This working paper by the LSE for HACT identifies the possible opportunities for releasing resources from inpatient care and re-investing them in alternative support services, either provided or supported by housing associations.

<https://goo.gl/m2ilaP>

### The Missing Million: A Practical Guide to Identifying and Talking about Loneliness

This report by Campaign to End Loneliness provides a comprehensive overview of the existing methods being used to identify and engage with people experiencing loneliness. It provides practical guidance for commissioners, service providers, front line workers and volunteers; helping to identify older people experiencing, or at risk of experiencing, loneliness and to better understand and engage with these missing million lonely older people. <https://goo.gl/VoRdpg>

### Stop the Scandal: the case for action on mental health and rough sleeping

Looking at evidence from people with a history of rough sleeping and from services and commissioners across England, this St Mungo's report investigates how national and local government and the NHS can build effective services to put an end to the mental health crisis on our streets. <https://goo.gl/W1bkMP>



### Postponement of publication of the Bill on deprivation of liberty

The Bill based on the Law Commission's review of the deprivation of liberty safeguards has been postponed until March 2017.

<https://goo.gl/zQAo07>

### A guide for staff on promoting sexuality, relationships and intimacy in housing with care services

Written by ILC on behalf of the City and Hackney Safeguarding Adults Board, this guide focuses on older people, sexuality, intimacy and relationships in housing with care. It looks at non-sexual and sexual relationships and individual sexual behaviour. <https://goo.gl/1f9AFP>



## **Making Safeguarding Personal temperature check**

This report commissioned by ADASS outlines where councils are in terms of implementing Making Safeguarding Personal and it includes some information about data collection.

<https://goo.gl/m9ElwK>

## **CALL FOR INFORMATION FROM THE NW – EXAMPLES OF HEALTH & HOUSING PARTNERSHIPS**

Over the last year the Housing LIN North West Leadership Set has brought together a number of organisations working across housing, health and social care to better understand the leadership challenges faced by members and to begin to identify and promote more resilient models of service delivery.

Working closely with sector partners in the region, we have agreed to capture local practice that can help make the case or provide the evidence that housing and housing related care and support interventions can make a considerable contribution to the health and wellbeing of older people, and can contribute to transformative health and social care provision. To this end, we are looking for innovative examples for inclusion in our forthcoming Vision Document, 'Putting Older People First in the North West'.

Do you have examples of transformative health, care and/or support services that demonstrate greater cost effectiveness, reduce demand, improve quality, deliver better outcomes, showcase innovative new models of care at home or housing development etc for inclusion in our report? If so, please email [info@housinglin.org.uk](mailto:info@housinglin.org.uk) a short description of your services for consideration, the key strategic objectives e.g. STPs, Better Care Fund, CASSHF, service improvements, cost or efficiency savings (and to whom), lessons learned, and any images by **Tuesday, 3 January 2017**.

Many thanks for your participation. We look forward to hearing from you.

## **TELECARE UPDATE**

*For latest information on telecare, check out our weekly updates and monthly newsletter at:*

[www.telecarelin.org.uk/News](http://www.telecarelin.org.uk/News)

### **The digital patient: transforming primary care?**

This Nuffield Trust report pulls together evidence on the expansion of patient-facing health care technology as people become increasingly interested in using digital tools to manage their health and wellbeing. The report shows how professionals and policy-makers can make the most of the opportunities afforded by patient technology and avoid the risks.

<https://goo.gl/dFo4QI>

### **Putting People First: Commissioning for Connected Care, Homes and Communities**

This TSA white paper addresses the key question: How can the care technology sector support health and social care commissioners to commission technology enabled care services that meet the growing and changing needs of the entire system?

<https://goo.gl/sGSboM>

### **Tackling delayed transfers of care: A new partnership brings technology and data to homecare services**

Appello announces partnership with Bluebird Care, one of the UK's leading providers of homecare and live in care services, to help tackle the growing challenge of delayed transfers of care.

<https://goo.gl/ysk7UA>

### **Case study: Housing & Care 21 makes digital advances**

This article looks at the launch of Housing & Care 21's first digital system at the Walton Court care home after it announces it will no longer install analogue systems across its estate.

<https://goo.gl/oZNOGm>

### **Connected Care and Health Solutions in Extra Care**

Learn about how technology enabled care and access control in the specification for Hare Hill has helped to maximise residents' feeling of safety and security, whilst also helping them to maintain or improve their independence.

<https://goo.gl/bmzOnc>





## REGIONAL HIGHLIGHTS

As always, there is extensive networking going on across England and Wales. In this section our regional leads provide updates 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 your news!

### North East

We are delighted to welcome Dawn Keightley and Phillipa Russell as our new NE Housing LIN regional chair and 'lead'. The slides from the recent NE conference held jointly with North Tyneside Council can now be downloaded at:

<https://goo.gl/QfVWSY>

On the development front, Wates Living Space Homes has started work on 21st century style almshouses in Newcastle. The developer is building 49 bungalows designed to meet the needs of older people on behalf of the St. Mary Magdalene and Holy Jesus Trust.



Weavers Court, Alnwick

Residents have moved into the £7m Weavers Court extra care scheme in Alnwick. Isos Housing Association owns the development, which includes 58 one and two-bedroomed apartments for purchase, shared ownership or rent by people over 55.

And lastly, Housing & Care 21 has introduced an IP-based care system to Walton Court, a managed housing development in County Durham. Installed and maintained by Appello, the new system speeds up connection times, improves the quality of two way oral communication and can connect multiple fire, door access and emergency calls from the housing development through to Appello simultaneously.

### North West

Presentations from the recent NW Housing LIN regional meeting held at Belong Village, Warrington are now available at:

<https://goo.gl/ajBttt>

On the development front, Cumbria County Council are seeking experienced and suitable providers in



Belong Village, Warrington

order to establish a design and build Framework Agreement for Extra Care Housing and Supported Living schemes. Eol by noon on Tuesday, 10 January 2017. More at: <https://goo.gl/AfG3G6>

Staying in Cumbria, Impact Housing Association has opened its third extra care housing scheme in south Cumbria, the £5m Bramble Court. The 38 apartments adjoin a purpose-built community centre.

In Blackburn, work has begun on a £12.4m housing and care development in Darwen, which will offer bespoke homes for people over the age of 50 with an assessed need for care. Keepmoat is to deliver the 119 home scheme for Together Housing Association and Blackburn with Darwen Borough Council.

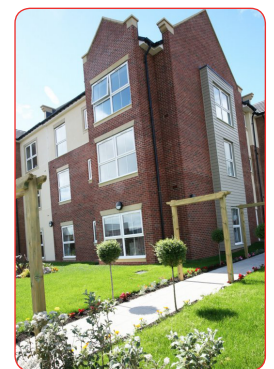
And lastly, congratulations Brunswick Regeneration in Manchester for winning the regeneration scheme of the year. It includes a 60 bed extra care housing scheme.

### Yorkshire & Humber

We are delighted to announce that Sue Cawthay, CEO of Harrogate Neighbours HA, is our new Y&H Housing LIN regional 'lead'.

On the development front, Keepmoat have announced plans for an upcoming development at Waterton Green in Walton, Wakefield. This development, exclusively for the over 55s, will be a collection of superb quality homes in a community village setting.

In North Yorkshire, the first residents have moved into Kirkwood Hall, Leyburn. Managed by Broadacres Housing Association, the scheme offers 53 homes, including 7 bungalows, 26 apartments and a further 20 for people with complex needs. And work has also finished on Orchid House extra care housing scheme in Sowerby, near Thirsk. This scheme for Thirteen Group has 90 mixed tenure apartments.



Orchid House, Sowerby

Hanover Housing has opened its first flat in Bradford intended to provide support and care to older people discharged early from hospital where their long-term needs can be assessed. The flat is in Hanover's Dove Court, an extra care scheme.

Building work is underway on an extra care development at City of York Council's Glen Lodge



sheltered housing scheme. The £4.1m initiative will see 25 one-bed apartments and two bungalows added to the existing site at City of York Council's in-demand Glen Lodge facility and will be suitable for people with dementia.

Meanwhile, work is underway on a £2m retirement housing scheme on the derelict site of a former care home in Skegness. The development, a partnership between LACE Housing, East Lindsey District Council, the Homes & Communities Agency and the Herbert William Sollitt Memorial Trust will provide 17 affordable homes for older people with support needs.

And finally, in Hull, the first of Riverside's 3 extra care housing schemes is due to open shortly. They are working in partnership with Hull City Council and Wates Living



Plan for the new scheme in Hull

Space to create 316 extra care apartments across three sites: Harrison Park (Hall Road), Cecil Gardens (Hawthorn Avenue) and Redwood Glades (Leads Road).

### West Midlands

We are delighted to announce that Stephen Corbett, Business Development Manager at Willmott Partnership Homes, is our new West Midlands Housing LIN 'lead'. Our next regional meeting takes place on 12 January 2017. More at: <https://goo.gl/JRpT00>



Plan for Berrington Court & Hampton Mews, the new Silverwood scheme in Kidderminster

On the development front, work has finished on the second and final phase of the Silverwoods

extra care development, 112 homes for people over 55 and people who have learning disabilities. Built on the site of a former sugar factory in the Stour Valley the £14m development is part of a wider programme to build 250 homes and commercial premises and shops in the area. Wyre Forest District Council and Worcestershire County Council developed it in partnership with Wyre Forest Community Housing and with support from the Homes & Communities Agency.

District councils working with the Health and Wellbeing Board in Staffordshire have agreed three priorities for their Healthy Housing programme. These are aids and adaptations, a coordinated approach to tackling cold homes and work to prevent hospital admissions and support discharge.

In Solihull, approval is being sought to develop an affordable 'extra care' housing development at Marlene Croft, Chelmsley Wood.

And lastly, congratulations to ExtraCare Charitable Trust for winning older people's development of the year for Bournville Gardens Village, Birmingham.



Bournville Gardens, Birmingham

### East Midlands

The slides from the recent EM Housing LIN meeting at ExtraCare Charitable Trust's flagship retirement village in Coventry can now be viewed at:

<https://goo.gl/jDLNgW>

Alan Rhodes, leader of Nottinghamshire County Council speaks frankly about the state of care and case for extra care housing at:

<https://goo.gl/xkfJWx>

And on the development front, Housing & Care 21's £15 million older people's housing scheme in Upton, Northampton has had its topping out ceremony. Foxfields extra care scheme is being developed by Keepmoat and will feature 77 one and two bedroom apartments for the over 55's, as well as 32 flats for sale and a selection of retail opportunities.



Darlison Court, Hucknall

And lastly, Ashford District Council's £6.8m housing development for older people in Hucknall has opened. Built by Willmott Dixon Housing in partnership with the district council and Nottinghamshire County

Council, the scheme, Darlison Court offers 39 one and two-bedroom modern and accessible homes for older people. The county council's £735,000 contribution has provided extra care support in ten apartments. <https://goo.gl/fGYjni>





### Eastern

Copies of the presentations from the Eastern Housing LIN regional meeting held at Great Places new extra care development, Priory View, can be viewed at:



*Priory View, Dunstable*

<https://goo.gl/hzRBEM>

On the development front, Essex County Council has revealed details of an ambitious £850m extra care framework that could involve the development of 30 projects by 2024. The housing will be available to older people and people with disabilities. The county council is procuring the developments on behalf of 19 councils and NHS trusts.

Meanwhile, the county council has joined with Epping Forest District Council and the NHS to seek planning permission for a housing scheme offering 60 apartments with care for older people in Waltham Abbey. The proposed development in the Ninefields Estate is part of a regeneration project which includes a leisure centre.

And in Harwich, on the old hospital site, One Housing Group's new extra care housing scheme is nearing completion. Developed in partnership with Ashley Housing, Rosebank Park will provide 70 self-contained apartments.



*Eden Place, St Ives*

In Cambridgeshire, Luminus Group's Eden Place in St Ives, Huntingdonshire is due for completion this month.

Cross Key Homes' £9m extra care housing development in Peterborough is due for completion early next year. Lapwing Court will provide 54 one and two bedroom apartments for social rent.

And lastly, East Thames Housing Association has awarded Keepmoat a contract to build 73 extra care apartments in Saffron Walden.



*Plan for the new scheme in Saffron Walden*

### South West

After many years tirelessly promoting the SW Housing LIN, Pat Palmer has stepped down as our regional 'lead'. We wish her a happy retirement.

Copies of all the presentations from last month's SW Housing LIN annual conference hosted by St Monica Trust can now be accessed at:

<https://goo.gl/5FwfC7>

On the development front, in Bristol, Keepmoat have won a contract to build an extra care scheme for Bristol Charities & Orchard Housing Society.



*Plan for the new scheme in Bristol*

And in Taunton, Knightstone Housing Association and their partners Rydon have started work on an extra care development with 78 homes. 66 will offer flexible retirement living for people aged over 55-years-old, and the remainder will provide independent supported housing for people with learning disabilities. All apartments will have assistive technology tailored to individual needs.



*Site of the new development in Taunton*

Staying in Somerset, the Council has invited tender for the Provision of Care and Support in Extra Care Housing Schemes. The deadline was 15 December 2016. More at: <https://goo.gl/CytZ4T>

Galliford Try is building new extra care housing at Poundbury in Dorset on behalf of Yarlington Housing Group working in partnership with the Duchy of Cornwall.

The creation of 47 state-of-the-art extra care homes in Devizes moved a step closer with the roof nearing completion and work expected to be completed in early 2017. Wiltshire Council's £9m extra care development in Devizes is set to open early next year. It will provide 47 homes for older people, some of which will be for affordable rent and shared ownership.



*Work on site in Devizes*

And lastly, congratulations to Hanover Housing's DH funded Marina Court in Tewksbury, winner of this year's LaingBuisson extra care award.

### South East

In Horsham, Saxon Weald Housing Association are working with Berkeley Homes to develop a mixed tenure extra care housing scheme called Highwood Mill. More at: <https://goo.gl/qxjIMF>

South Oxfordshire District Council's planning committee approved a planning application from McCarthy & Stone to build 53 assisted living extra care homes for older people in Henley. And in Richmond Whitney, Bupa have completed the first part of its 6th retirement village.





Central Bedfordshire's 2016-2021 housing strategy aims to build one scheme of 80 apartments or more for older people in each locality area and two additional schemes in areas of high demand. More at: <https://goo.gl/bJ8ZPR>

Oxfordshire County Council's director of public health said the number of older people in Oxfordshire was rising faster than elsewhere in England and by 2050 the county could have 75,000 people aged over 85, compared to about 16,000 at present.

The Isle of Wight Council are planning to produce a strategy on the development of Extra Care Housing for older people. To assist them with this they have appointed Frances Murray-Smith on a one year secondment from Southern Housing Group.

And in Hampshire a new Extra Care Housing development at Chesil Street, Winchester is rapidly progressing through its construction phase and plans to open with 52 apartments in autumn 2017. The development will be owned and managed by Winchester City Council who are also providing a capital grant, as are Hampshire County Council, the HCA and a local resident who has provided a generous private donation. The 52 apartments offer a wide mix of tenures from affordable rent and shared ownership to full market sales. A day centre funded by the County Council will also be part of the new development. A tender process managed by the County Council will be staged early in 2017 to appoint a care provider for this scheme.



*Development work in Winchester*

In Southampton, a new 'housing with care' complex in Lordshill for those over 55 years old hosted its grand opening event for tenants and community residents this month. Owned and managed by Southampton City Council, the complex provides 54 fully self-contained flats, 37 of which will be two-bedroom flats and 17 one-bedroom flats. Funding is also being sought for a £21m 'super care' home in the city. The council is using council house sales to part-fund an extra care development that will have 80-85 extra care flats and 15 general housing flats on the site of the former Woodside Lodge care home and neighbouring land.

Bedfordshire Citizens Housing Association has completed the £10m redevelopment of Bedford Charter House in Bedford. Residents have moved



*Bedford Charter House, Bedford*

into a new 72 bed care home while the second phase, 42 units of extra care housing, is now also complete.

In Kent, Amicus Horizon has started work on the £10.4m extra care development for older residents at St Mary's Island, Chatham. The 38 apartments for affordable rent and 24 shared ownership apartments will be completed in March 2018. See more at:

<https://goo.gl/8JYDC4>

And lastly, art works from the Chesil Community Art Project are adorning the building site of an extra care development in the town. Winchester City Council will rent out most of the 52 one and two bedroom apartments. Most of the rest will be for shared ownership with some on the open market. It is expected to be completed next September. See: <https://goo.gl/mHrOGz>

### London

The power point slides from the London Housing LIN HAPPI 2016 seminar with Knight Frank are now available at: <https://goo.gl/zaXciM>

And staying with HAPPI, congratulations Greenwich Housing for winning the innovative development of the year with their HAPPI award winning bungalows.



*Award-winning bungalows from Greenwich Housing*

And on the development front, Singapore developers City Developments is to build a luxury retirement apartment complex in Knightsbridge opposite Harrods department store. The BBC reports that the smallest flat is likely to sell for around £5 million and prospective owners will be asked to sign up to receive care from a registered care provider.

In Barnet, a demolition ceremony has marked the start of construction at a new dementia-friendly Extra Care scheme which Rydon is building for London housing provider Barnet Homes. Barnet Council is investing £15 million in the project, the first of three Extra Care Housing developments planned for the borough.

And staying in Barnet, after 18 years in the planning and development, 26 women aged from 50 to 86 have moved into a co-housing development in Barnet, North London under the management of



New Ground Court, High Barnet

Older Women's Co-Housing (OWCH). The scheme was also featured on BBC Breakfast on 11 December. And for more on co-housing, visit our dedicated online resources at: <https://goo.gl/qW1loz>

In Hackney, Family Mosaic have remodelled an existing scheme to deliver a new enhanced dementia-friendly sheltered housing service at St Peter's in Stamford Hill. Drawing on the expertise of Stirling University, the scheme of 39 flats has been designed especially for older people or those living with dementia, with 13 of the flats specifically for people with care needs.

In Barking the Mayor of London has paved the way for up to 10,000 new homes – as many as 50% of which could be affordable – after approving the masterplan for the single largest regeneration site in the capital.

And finally, check out our [events page](#) for the next regional meeting on 9 February 2017.

## Wales

This year, Housing LIN Cymru has been actively supporting the work of the Welsh Government's Expert Group on housing an ageing population. The work of the Group is expected to be published in early 2017.

In the meantime, the Welsh Government has announced its Programme for Government (2016-2021) and confirmed the target of delivering 20,000 affordable homes for this assembly term. <https://goo.gl/zUk9Jh>

In other funding news, Ministers in Wales have committed to protect the £124.4m Supporting People fund to help people in need of specialist housing and support. More at: <https://goo.gl/P5gSL1>

And the Welsh Housing Quarterly explores the implications for providers in Wales of Department for Work & Pensions announcements around specialist housing funding in: <https://goo.gl/rkfuZn> In this article, Andrew Goodall, chief executive of NHS Wales, stresses the responsibility of those working in the sector to respond to the issues that are driving demand in services, highlighting the need to strengthen working partnerships in an age of austerity. <https://goo.gl/4Thk6l>

On the supply side, the annual social landlords stock returns calculated by the Welsh Government

finds 13 per cent of all social rented dwellings in Wales were supported and sheltered housing units. However, the number of units of sheltered housing recorded is a decrease of 5.7% from 31 March 2015. <https://goo.gl/qFUTB9>



Lesley Griffiths AM opening Hafod y Parc, Abergele

On the development front, Lesley Griffiths, Minister for Communities and Tackling Poverty, officially opened Hafod y Parc, a pioneering extra care scheme by North Wales Housing in November. The £11m scheme has 49 one and two bedroom apartments for people with assessed care needs over 60. The Welsh Government's Social

Housing Grant Programme contributed just over half the capital budget.

And in the Vale of Glamorgan, developers Portabella are developing a former nursing home into a residential community of 24 homes for people over 50 into Arbor Vale in Dinas Powys.



Plan for Arbor Vale in Dinas Powys



Development work on Hafan Cefni, Llangefni

Lastly, work has started on Hafan Cefni, a £10.3m extra care housing scheme in Llangefni, Anglesey. A partnership between Tŷ Glas (part of the Pennaf Housing

Group), Isle of Anglesey County Council and the Welsh Government, it will provide 63 one and two bedroom self-contained apartments and a range of community facilities.

And lastly, Paul Langley, head of business development at Community Housing Cymru, blogs on the far-reaching implications of the UK government's latest announcement on the LHA and social housing. <https://goo.gl/Bqszez>

## Scotland

Scottish Borders Council's consultation on its 2017-2022 housing strategy ended on 31 October. The draft strategy included proposals for up to 150 extra care flats to be built in partnership with registered social landlords.

## Guernsey

Two supported living developments for older and disabled people, Le Grand Courtil and La Nouvelle Maritaine, have opened on the island.



## HOUSING LIN REGIONAL EVENTS

Visit our online events page to register your attendance on a 'first come, first serve, basis': [www.housinglin.org.uk/Events/ForthcomingEvents/](http://www.housinglin.org.uk/Events/ForthcomingEvents/)

**West Midlands Housing LIN regional meeting, Birmingham - Hosted by Midland Heart**  
12 January 2017 (afternoon)

**London Housing LIN regional meeting, Haringey - Hosted by One Housing Group**  
9 February 2017

### 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.**

## OTHER EVENTS SUPPORTED BY THE HOUSING LIN

In partnership with the National Care Forum, we are holding two half day roundtable events on:

### The future of supported housing roundtable event

*Birmingham – 12 January 2017*  
(morning, followed by the WM regional meeting that afternoon)  
Details at: <https://goo.gl/CiFiMh>

### The future of supported housing

*London – 16 January 2017*  
Details at: <https://goo.gl/DgxL3Y>

### LGA Supported Housing Consultation Engagement Event

*London - 11th January 2017*  
To request a place please email: [Abigail.gallop@local.gov.uk](mailto:Abigail.gallop@local.gov.uk)



## ABOUT THE HOUSING LIN

With over 40,000 members, the Housing LIN is a sophisticated network of housing, health and social care professionals in England and Wales 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 Keepmoat for their support of *Housing with Care Matters*

