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**BUILDING SAFE CHOICES:
LGBT HOUSING FUTURES**



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**NATURALLY OCCURRING
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SUPPORT**

Building safe choices

LGBT housing futures: a feasibility study

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Stonewall Housing is the specialist lesbian, gay, bisexual and trans-spectrum (LGBT) housing advice and support provider in England. We have been providing services to the LGBT community for over 30 years.

We provide housing support for LGBT people in their own homes, supported housing for young LGBT people, as well as free, confidential housing advice for LGBT people of all ages.

We also research and lobby for LGBT housing rights, so that all LGBT people can feel safe and secure in their homes.

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Summary

Building safe choices examined the current provision of housing and related care and support for the older LGBT population. The findings are clear: there are still no specialist schemes, and despite some providers setting out good intentions and improving their practice, older LGBT people are still uncertain about what they can expect, and fear the worst.

From our review of research reports from the previous 20 years and feedback from current experts, some consistent themes emerge:

- There are diverse views about whether people would prefer LGBT-specific housing or for mainstream, integrated housing with a clear understanding of LGBT needs;
- There is a desire for choice in finding suitable housing and support provision;
- Home is particularly important for the older LGBT generation who often did not feel safe in the wider world: their home was their safe and private space;
- Many older LGBT people have a fear of isolation.

Our ambition is to see that older LGBT people, whatever their history and background, are able to make choices about their housing, care and support from a range of safe and appropriate options.

In the study, we examine four housing options.

With regards to potential new schemes:

- co-design and quality of build are important;
- safety and security, and location are critical;
- new schemes should include social spaces and community facilities, as well as links with the wider LGBT community;
- schemes should have a range of tenures, but affordability is key.

With regards to people living together:

- there are no specialist LGBT co-housing schemes, although two are being developed, in Brighton and London;
- co-housing schemes take time, dedication and commitment;
- shared housing can build on the experience of older LGBT people who have previously taken the positive decision to live together;
- shared housing can address issues of isolation, as well as helping those with a history of insecure housing.

Naturally occurring retirement communities (NORCs) are another possibility:

- has the potential to be a model for building older LGBT communities;
- there is a possible role for housing organisations in identifying and supporting the growth of NORCs;
- they could be an ideal example of how a successful older LGBT housing scheme might work, without the need for any additional investment.

For those older LGBT people who want to stay living in general housing and in mainstream older people's housing:

- there are concerns about a lack of understanding and knowledge from housing, support and care staff, making people feel vulnerable to abuse;
- until there is consistent, widely available evidence, it is going to take a very long time to shift these fears and concerns;
- monitoring is critical, alongside an inclusive organisational culture, and staff training.

Older LGBT people's housing cannot be looked at without taking care and support into consideration:

- there is no answer for older LGBT people as to where they can access the best LGBT care and support;
- there are no existing care schemes focused on the needs of older LGBT people;
- older LGBT people have similar concerns about care providers as they do about housing providers;
- if an organisation is being proactive about its LGBT residents, it should say so;
- Stonewall Housing is developing a charter mark aimed at organisations that work with older people, including housing providers and care and support providers, to enable older LGBT people to access care and support with confidence.

Finally, there is a need for information, advice and advocacy for older LGBT about their housing and care options. This will not only help them make suitable individual choices, but also enable them to build networks and providers to understand their needs.

Recommendations for action

To support and encourage the development of specialist older LGBT housing schemes across all tenures.

To encourage housing and care providers to develop good practice and greater understanding in their provision of services to the older LGBT community.

To develop a resource pool to bring together research, learning and experiences of older LGBT housing.

To work with housing providers and others on the development of a range of housing options in order to maximise the choice of housing available to older LGBT.

To provide advice and support to individuals and groups who want to work together to create their own housing and support solutions.

To build links and shared understanding of different housing options between providers and customers.



1 Building safe choices: LGBT housing futures

Introduction, background and aims

The UK in 2016 has some of the strongest equalities legislation recognising the rights and contributions of its lesbian, gay, bisexual and trans¹ (LGBT) citizens. A history of activism and campaigning, of working together inside and outside parliament has resulted in new legislation, changing social attitudes, a strong and visible LGBT community, with wide support for ongoing challenge to remaining prejudices and discrimination.

The country is also home to a growing older population, and there is much discussion about how housing providers respond to people living longer, many of whom have long-term health issues or are isolated, or living in poverty. Key conclusions have been that a spectrum of solutions and choices will be required to meet diverse housing needs as we age.

This feasibility study focuses on one section of the UK older population, LGBT people, where progress has not been made and choice is not available. Unlike in the USA and many other countries in Europe, we still have no housing that is designed, built and provided in response to the wishes and needs of the older LGBT population.

Older LGBT people in the UK continue to report that they do not have confidence in mainstream housing, support and care providers to offer safe and appropriate services that recognise and respond to their life experiences. They have ongoing concerns about the risk of harassment and abuse if they are open about their sexuality. Different housing and support options that meet their expressed wishes are not available; there is no tailored provision, let alone the possibility of considering a range of options. Older LGBT people lack choice in safe housing and services.

Stonewall Housing has been working since 1983 to help LGBT people of all ages find safe, secure and appropriate housing. In recent years we have strengthened our work with older people and have established housing networks around the country, carried out local research and worked with housing providers to take forward their understanding of why housing and related support is so important for older LGBT people.

To further develop this workstream, in 2015 Stonewall Housing successfully applied for funding from The Big Lottery and Commonwealth Housing to carry out a feasibility study to look further at housing options for older LGBT people. This report sets out the findings of our study and identifies some of the aspirations of the

¹ Trans is an inclusive, umbrella term used to describe the diversity of gender identity and expression for all people who do not conform to common ideas of gender roles.



older LGBT community, and the challenges in achieving greater recognition of the issues in order to obtain tailored and responsive housing, support and care for our older community.

The aims of this feasibility study were:

- To consider potential options and models for provision of housing for older LGBT communities, through consultation and engagement with the LGBT community, housing developers and funders, and housing and social care providers.
- To consider the evidence already collected into the need for this provision, and look at examples of existing provision in the USA and Europe.
- To look at options for the provision of housing management, support and care in any housing scheme
- To link this feasibility with existing and potential Stonewall Housing projects
- To identify potential development and funding partners
- To identify next steps including options for Stonewall Housing's ongoing role in both development and management of any scheme.

The feasibility study was carried out between October 2015 and May 2016, at a moment when there was considerable interest in the development of older LGBT housing and social care provision. Across the country there are a number of groups and initiatives working to explore development options, and making contact with potential development partners.

Our aim was to work with others so that together we can maximise the opportunities for new initiatives. Stonewall Housing's role as the only specialist LGBT housing organisation, as well as being a provider of services, is to act as a resource for others providing information and advice to individuals and groups.

Therefore this report will consider the current situation for older LGBT people, to address the issues of exclusion, to summarise some of the key research in this area, to learn from successful schemes in other countries and to identify potential models of housing, support and care that will help make progress. We worked to liaise and link with other projects, so that together we can contribute to building safe choices on housing, care and support. We have a strong shared ambition for 2016 to be the year when older LGBT housing takes a step forward from aspirations to reality.

Building Safe Choices is not a finite piece of work. This report has been published on the Stonewall Housing website, and aims to capture the situation at this moment in time. Work on providing housing, care and support for older LGBT people will not stand still, and we hope this report is rapidly out of date as developments move forward, and the housing and support needs of older LGBT people are recognised and met. Therefore the *Building Safe Choices* website will be a space for ongoing discussions and a resource for individuals and groups looking for information or to make contacts in relation to older LGBT housing.



Our journey: Bob Green, CEO, Stonewall Housing

2006: When I became CEO of Stonewall Housing it became clear very quickly that there was a gap in services for older LGBT people, as more and more were approaching us for advice and support.

2011: It was exciting to see that Comic Relief supported our Older LGBT Housing Network so we could bring older people face-to-face with providers and commissioners to investigate the issues further. It was heartbreaking to lose some of the older generations who were involved in the struggle for LGBT rights before they could find LGBT-affirmative places to live.

2012: I became more optimistic when the Homes and Communities Agency's Equality and Diversity Board Advisory Group started to consider how they might be able to support registered providers in meeting the particular needs of older LGBT people. The appetite seemed to be growing from all sides as more recognised the need and more wanted to be involved in developing the solutions.

2015: We took a step closer to our dream for more LGBT-affirmative housing, care and support services when the Big Lottery and Commonwealth Housing agreed to fund a feasibility study about starting accommodation for older LGBT people. We initially planned to carry out a wide survey of LGBT views on their housing, care and support needs.

Change of direction:

My visits to three LGBT-friendly schemes in the USA in the summer of 2015, thanks to funding from London Housing Foundation, made it clear that I needed to revise the original approach to the study. The discussions with USA partners showed evidence of need was already available and the key to their success was having the right experts around the table to develop the schemes and carry out local market scoping exercises when necessary.

On my return from the USA, I had an honest discussion with the consultants who had done great work in developing the original plan behind the feasibility study. It was agreed Stonewall Housing would recruit a different consultant. Julia Shelley proved an inspired choice, having previously worked as the Director of Stonewall Housing and having a broad experience of older people's housing and support issues.

On reflection, since the study was to be quite short (June 2015-April 2016) its goals should have been more specific at the outset and the coordinator recruited who could match the skills and knowledge required. We increased our advisory group membership and brought in the views of researchers, providers, commissioners and investors in the public and private sectors.



Change of focus groups:

We initially planned to hold physical roundtable events for more experts to feed into the discussions, but towards the end of the project it became clear the pressure on people's time and the need for more voices from across the country about a range of issues meant a different approach was needed.

Bringing in Matthew Grenier with his communications expertise gave the study a new approach to engagement. We opened an online discussion forum which has made an invaluable contribution into continuing to shape the study.

In retrospect, we could have opened this forum earlier and for longer but building it online means the study will continue to have a life after the launch, offering more people the opportunity to shape the solutions for months and years to come.

Looking to the future:

On reflection, while the options going into the study seemed fixed on building one solution for our communities as they aged, the feasibility study soon offered a wider range of options that could meet our communities' needs sooner rather than later, while delivering building solutions that were financially viable in the challenging times facing individuals and housing organisations.

We wanted to find out if we could develop housing solutions for older LGBT people and the study has clearly answered that we should and we can. It has opened up more exciting opportunities for Stonewall Housing, the LGBT communities and our partners to deliver a range of short and long term solutions.

The challenge is to build our organisation's capacity and partnerships to make these solutions a reality so that more of our older generations do not spend their last days living in isolation and in poor, unsuitable housing.



2 Why is older LGBT housing provision important now?

Evidence of need and research findings

"Now is the time for LGBT (55+) older people's housing schemes to be developed. Why? Because those members of the LGBT community who were the first to "come out" are now of an age where they need to consider older age care and support.

Most do not have the support of children – unlike many non-LGBT older people, many of their peer age group are still homophobic, many care providers are from countries with a conservative or hostile view re: LGBT individuals and nobody should fear or actually go back into the closet in older age."
(Building Safe Choices online discussion participant)

Some people, including housing and care providers, may assume that prejudice and discrimination have disappeared with the introduction of the Equalities Act and other legislation (see page 7).

The experience of Stonewall Housing, through this study and our advice service is that this is not the case. Although the current situation may have improved, many of the older LGBT generation have experienced a lifetime of discrimination, fear and isolation. This continues to impact on their expectations of housing, support and care as they age, and their anxiety about facing further discrimination.

Older LGBT people have many of the same hopes and fears about their future housing and support as the wider population, but have little confidence that their particular needs will be met or that mainstream providers understand their lack of trust and confidence that the housing and support available will help them feel safe secure and understood. The lack of specialist LGBT housing, support and care services continues to leave people uncertain about what they can expect from services.

"I would want housing that is affordable and services that are appropriate to my identity, lifestyle and aware of the issues that may arise from the discrimination I experience or have experienced – either as a result of income or sexuality."
(Building Safe Choices online discussion participant)

This research indicates that it is not a lack of information that is holding back the development of specific housing and support services. We have assessed existing options for older LGBT people, and the numerous research and reports that have been carried out over the past 20 years. There is no shortage of research, studies and reports that cover the issue of older LGBT housing and support. Most are small studies, but together build a body of information and evidence including older LGBT people's views about what is needed.²

² See appendix 1 for a selection of reports relevant to the provision of older LGBT housing



Whilst there is less information about the make up of the older LGBT population, Stonewall's 2011 report *Lesbian, Gay and Bisexual People in Later Life* found that LGB people over 55 are:

- More likely to be single
- More likely to live alone
- Less likely to see biological family members on a regular basis
- Twice as likely to rely on external services due to their lack of informal support.
- Half felt their sexual orientation would have a negative effect on getting older, and three in five were not confident that housing, support and care services would be able to understand their needs.

Importantly, the housing, support and care research carried out to date allows us to identify some consistent themes and findings:

- There are diverse views about whether people have a preference for LGBT-specific housing or for mainstream, integrated housing with a clear understanding of LGBT needs;
- There is a desire for some choice in finding suitable housing and support provision;
- The importance of safety and security, including location of any scheme;
- The inclusion of social space, community facilities within a housing scheme;
- The need for links with the wider LGBT community, including across generations;
- The need for co-production of specialist housing schemes;

- Better monitoring of current provision to provide improved information about the numbers of LGBT living in mainstream housing schemes;
- Home is particularly important for an older LGBT generation who often did not feel safe in the wider world: their home was their safe and private space;
- There are concerns about a lack of understanding and knowledge from housing, support and care staff, making people feel vulnerable to abuse;
- The fear of isolation.

The most important consistent themes emerging from the surveys and research undertaken over a twenty year period are choice and safety. Three studies separated by 20 years express very similar views and wishes, and provide a detailed comparison.

The earliest of the three was *As We Grow Older*, commissioned by Polari Housing Association in 1995 to look at housing and support needs of older lesbians and gay men. In total, 131 people completed this survey; 91% of the women and 75% of the men wanted to see the development of specific accommodation for lesbians and/or gay men. (The research was limited to lesbians and gay men). Those who did not want specific accommodation expressed worries about ghettos being created. Another key concern expressed was the importance of getting equal treatment from mainstream housing providers.



The Equality Act and older LGBT housing

Under the Equality Act 2010, providers of housing (whether they are public or private bodies) must not discriminate on grounds of sexual orientation or gender reassignment, or victimise someone on the grounds of sexual orientation or gender reassignment when providing services.

This means they must provide an equally favourable service to LGBT people as they do to non-LGBT people (and vice versa).

In addition to the prohibition against discrimination and victimisation, public bodies and organisations which carry out a public function (which would include housing associations), are required to comply with the Public Sector Equality Duty.

This means social housing providers and other relevant organisations have to consider all individuals when carrying out their day-to-day

work in shaping policy, in delivering services and in relation to their employees.

The Public Sector Equality Duty also requires social housing providers to give “due regard” to the need to eliminate discrimination, advance equality of opportunity and foster good relations where they exercise a public function.

While the Equality Act 2010 therefore places a clear obligation on both public and private housing providers to address the needs of their LGBT customers and treat them equally, questions have been raised about whether the requirement to provide “an equally favourable service” and to “advance equality of opportunity” would mean that an LGBT-exclusive housing scheme would fall foul of the Equality Act, because it appears to treat one group of people more favourably than another.

Luckily, the Equality Act 2010 allows for certain exceptions to the requirement to not discriminate. Broadly speaking, discrimination that benefits one group over another (e.g. by providing LGBT-exclusive housing) is permitted, provided that there is an “*objective justification*” for treating LGBT individuals more favourably than non-LGBT individuals.

This means that the otherwise discriminatory action must be capable of being shown to be a proportionate means of achieving a legitimate aim.

In the case of an LGBT-exclusive housing scheme, there is a strong argument that given the lack of provision for LGBT people in mainstream housing for older people, providing an LGBT-exclusive housing scheme is appropriate and necessary for the health, safety and welfare of older LGBT individuals.



The second of these three reports was published in March 2016 by Stonewall Housing and Birmingham LGBT, and was called *In or Out? The Housing Needs of Older LGBT People in Birmingham*. 101 people completed their survey: 82% said they would prefer to live in LGBT accommodation in later life. Many of those who did not want specific accommodation were concerned about living in a more integrated community.

At the launch of *In or Out?*, comments from participants included:

"It's about choice."

"For some people talking about a ghetto implies a lack of value, but for others it's a positive choice."

"We are also part of existing communities where we live, and don't necessarily want to move."

They stressed the importance of communal areas that provide opportunities to socialise with like-minded people, and said there are many gay men who don't have any contact with their original families, are often single, haven't built families of choice, and don't have nephews or nieces. Traditional family times such as Christmas are particularly lonely.

The third report was published as an interim report in May 2016, by the Secure, Accessible, Friendly, Equal (SAFE) Housing: Older LGBT People and Housing in Later Life Project.

175 people from London and Shropshire participated in this project through focus groups or completing a survey. The initial findings show high levels of concern about the uncertainty of future housing, and that people had little knowledge of what options might be available and how they would choose from these options.

Participants recognised they should be planning ahead but didn't know how to do this, given the lack of options. There was strong support for a "kitemark" scheme to assist in identifying housing and care schemes that would be safe to use as an older LGBT person.

Despite all this work, and the building of considerable knowledge about the wishes of older LGBT people and how to provide, there are still no specialist housing, support or care schemes. Therefore we need to continue to make the case and set out the options for meeting the needs of this group of older people who remain excluded and vulnerable.

Learning from international examples

To assist us in the UK, we need to look internationally at the learning and information from the development of existing and planned LGBT housing schemes in other countries. There are now numerous examples including:

- Lebensort Vielfalt Berlin, Germany
- Le Village-Canal Du Midi, France
- The December 26th Foundation Madrid, Spain
- L A Ries House Amsterdam
- The Rainbow House, Stockholm, Sweden



The European schemes are a mix of rental and owner occupation.

In the USA, there are schemes in Florida, Minneapolis, North Carolina, Philadelphia, Santa Fe, Los Angeles and San Francisco.

In 2015, Bob Green, CEO of Stonewall Housing carried out a research trip to the USA, personally visiting three housing projects that targeted provision for older LGBT people. His trip was funded by the London Housing Foundation. More about the schemes he visited can be found online at www.facebook.com/StonewallHousing/videos.

The three schemes he visited were:

- *John C Anderson Apartments, Philadelphia*
54 x one-bed apartments for people aged 55+. Approximately 90% of residents are LGBT. The scheme is always full and there are 200 on the waiting list. The scheme includes community space and is closely linked with the local LGBT centre.
- *Spirit on the Lake Apartments, Minneapolis*
46 apartments for people aged 55+. Approximately 50% residents are LGBT. Vacancies are rare, and there is a long waiting list.
- *Triangle Square, Los Angeles*
100+ units. Approximately 33% LGBT. Located close to the local LGBT centre. Plans to develop other local LGBT services. Multigenerational approach.

All three schemes are funded through tax credits, and are therefore restricted to people on low incomes. This funding stream means they cannot be LGBT exclusive, but they have all easily attracted LGBT residents through links with local centres and positive marketing. The projects were developed with strong engagement from local LGBT groups and their experience has demonstrated that strong and supportive LGBT communities have formed in these developments despite not being exclusively LGBT.

A key feature of some of the schemes is both the additional facilities and meeting spaces in the building or their close location to local LGBT community projects and centres. This additional support and social engagement contributes to the success of the housing schemes.

Each scheme was also planned with the close involvement of the local LGBT community. Rather than undertaking a broad and very general community consultation, the different groups had focused on working with local groups and individuals once there was a specific project up for discussion and co-production. This ensured the ongoing participation of local people.

As in the UK there are no census statistics or similar evidence about the numbers of LGBT people living in a particular area. However their experience is that there is a very high demand for the accommodation and any vacancies are quickly filled.



Equalities monitoring

It has long been established practice by housing and service providers to complete anonymised equalities monitoring and publish the results. It is, however, still rare to find either sexual orientation or gender identity included.

Without this monitoring we continue to have minimal knowledge of the numbers of LGBT people living in existing housing. Any future monitoring must be undertaken with a clear purpose if it is to be trusted and effective.

*"It is the organisation that needs to come out as gay or lesbian friendly rather than depending on clients to come out to get their needs met."*³

LGBT people are used to constantly making the decision about whether to come out or to publicly identify themselves. They will only do so if it is safe, and that they can see the information they provide will be used to build and improve services, not to put them in a position of risk.

There have been incidences where people have completed monitoring forms, and then found themselves ostracised within a housing scheme when that information has not been treated confidentially. Although rare, these sort of incidents mean older LGBT people remain wary.

"It starts with monitoring (sensitively and transparently), and with fostering an inclusive organisational culture. In practice that means ensuring that staff are trained effectively to ensure that every policy, publication and person in their interactions with customers on any level, in any part of the business, are inclusive.

That means using language sensitively, listening to people (especially when they express pronoun preferences), and working hard to reflect an understanding and appreciation of the particular vulnerabilities that some LGBT+ people experience. Housing providers need to work to promote their positive attitudes, to be clear about what they want to do with monitoring information". Building Safe Choices online discussion participant

³ Age UK, *The Whole of Me: Meeting the needs of Older Lesbian, Gay Men and Bisexuals living in Care Homes and Extra Care Housing*, 2008

3 Options for housing

Stonewall Housing's ambition in setting up this feasibility study was to achieve significant progress towards the development of the first older LGBT housing scheme in the UK, whether by Stonewall Housing itself or by supporting other specialist or mainstream providers.

We wanted to consider potential development partners, to identify examples of schemes both in the UK and abroad that would provide ideal homes for later life, to consider the particular needs of the older LGBT community in terms of design, location and community engagement and so on.

This study, however, has taken place in the context of an uncertain period for the development of new and affordable housing with the passing of the Housing and Planning Act 2016.

There is very limited opportunity for any grant funding at all, and this has implications for the capacity to develop new schemes, including specific LGBT homes; in London the newly elected Mayor included a commitment to older peoples housing, and to enabling people to downsize, but nationally it is a very difficult situation.

In addition to the lack of capital funding the impending welfare reforms – particularly the potential application of Local Housing Allowances (LHA) to housing benefit for people living in shared and sheltered housing – are a further threat to the development of

new housing for rent. Existing schemes will become unaffordable for many, and housing associations and others will be very reluctant to invest in and develop new schemes. The introduction of LHA cap for older peoples housing schemes has been put on hold until April 2017, pending the outcome of a government review, creating a hiatus in new development whilst the situation is so uncertain. Finally, there is a four-year, year-on-year, 1% cut to affordable housing rents that will also impact on the viability of new schemes.

Older people's housing is a major area of development both for housing associations and private developers. Despite the development challenges, there is much work going on to look at access, design, costs and management, and at the relationship between housing and care. This is all part of the debate about how we as a nation provide for our growing older population. To date these discussions have not fully considered the needs of the older LGBT population and we aim to change this. As part of the work of the feasibility study, Stonewall Housing submitted evidence to the HAPPI (Housing our Ageing Population: Panel for Innovation) 3 Inquiry, led by the All Party Parliamentary Group for Housing and Care for Older People. The HAPPI 3 report, *Housing our Ageing Population: Positive Ideas*, due to be published in June 2016, will include reference to older LGBT housing.

We have looked at recent reports on older people's housing such as the earlier HAPPI

The Trees

Members of the Advisory Group and the Stonewall Housing London Forum were able to visit The Trees. This is an extra care housing scheme owned and managed by Hill Homes, and designed by PRP architects.

This scheme provides 40 one and two bedroom flats for older people. 24-hour care and support is provided on site.

The building was awarded a prestigious Housing Design Award in July 2011, winning the best Completed HAPPI Scheme.

The judges described Trees as *“setting the benchmark for all housing for older people in the UK”*.

It was also shortlisted for the British Homes Awards 2011 (Lifetime Home of the Year) and the House Builder Awards 2011 (Best Design).

The site was already owned by Hill Homes, and the redevelopment was funded by grant from HCA.

The Trees represents many people’s ideal housing and care provision as they grow older, with a good location, and beautifully designed homes.

Changes to the funding regimes and the lack of access to grant funding mean that a similar scheme would not be possible now.

So although the visit was very valuable in helping to show us what has been achieved, it has also informed a realisation that the future prospects for older LGBT housing cannot rely on the possibility of developing schemes as good as The Trees in future with grant funding.

More information about the scheme can be found on the Housing LIN web site using this shortened link: <http://tiny.cc/6zepby>

reports, examples of good practice through the Housing LIN network, visited an excellent extra care housing scheme in North London and talked to a range of developers and providers. We discussed the learning from specialist schemes in other countries, and had conversations with LGBT groups in the UK who also aspire to develop new housing.

Whilst looking at a range of solutions it is also important to remember most older people remain in their existing homes and for them the key issue is access to support and care, and remaining active members of their communities.

There needs therefore to be a range or spectrum of provision of both housing and support. Different solutions will suit different people depending on factors such as income, previous housing history, life experiences, geographical location, health and mobility. Older LGBT people are part of different groups and communities in society, and have similar experiences in relation to ethnicity, disability, health, employment etc.

Our ambition is to see that older LGBT people, whatever their history and background, are able to make choices about their housing, care and support from a range of safe and appropriate options.

"I would prefer to live in a mixed-age community, but I would like to live in LGBT-specific housing. I would happily sell my home tomorrow if an accessible LGBT shared-ownership scheme became available – by which I mean accessible in terms of housing benefit levels for the rental element as well as accessible to me as a disabled person.

I don't think my generation like to be segregated, and one of the main reasons I would like to live in LGBT-specific housing is the fact that I have no children and no biological family contact. A community composed entirely of the over-50s is more like an institution and less like a family."

Building Safe Choices online
discussion participant

We now consider possible housing options for the older LGBT community that reflect the need for a spectrum of housing and support solutions that give older LGBT people safe choices.

New housing schemes

During the course of the feasibility study we have learnt a number of lessons about new housing schemes.

1. Older LGBT people are looking for the same as the rest of the older population in terms of well designed, good quality housing with access to care or support if required. However there is often a stronger emphasis on housing as part of a community building, access to shared space for socialising and events, links with local LGBT groups and communities, providing a resource/ space for the community.

"Yes, there should be LGBT+ only housing options for people. In the first instance, there is a real challenge to demonstrate to housing providers that there is a sufficient market for accommodation which is gender-specific within the LGBT+ umbrella.

There is the possibility however, that once the market space for LGBT+ housing has been demonstrated, there will be scope within that for organisations to offer particularly specialised options, such as accommodation restricted by gender. "
(Building Safe Choices online discussion participant)

2. If a housing association or private developer wanted to develop a specialist older LGBT housing scheme it would most likely be an element of a larger new development. This would fit well with a retirement village or

downsizing scheme, and would enable LGBT residents to have both the support of their own community, whilst blending into a more general older community.

"We do need to remember that need doesn't necessarily drive supply in the world of housing, care and support. It is demand and willingness to pay that drive supply. There can be lots of need out there but if no-one is willing to pay to meet them then this is no supply".

(Building Safe Choices online discussion participant)

3. Issues of security and safety are a priority. The location and design of any housing needs to ensure a development that is both accessible and welcoming in the community as well as safe and secure for tenants and other users. There are differing views about the risks of creating a visible "ghetto", or the potential to develop an iconic and proud building that is can be both visible and secure.

4. The location of an LGBT housing scheme is a key factor in its residents feeling of safety. In planning a scheme, consideration must be given to which locations are suitable areas. Ideally LGBT housing schemes should be located close to other LGBT community and social facilities where these exist.

5. Older LGBT people would be moving on from different types of housing and tenure. Therefore new schemes would need to offer

a range of tenures, including leasehold and rented properties. Historically there is evidence of tensions between owners and renters in some smaller mixed tenure schemes.

From our discussions during the feasibility study we think a mixed tenure scheme for older LGBT people has the potential for building a community without the tensions and differences that sometimes occur between home owners and others in existing mixed tenure schemes. Residents would have interests in common greater than the divisions of tenure.

"Leasehold models can and do work everywhere and are for people who are home owners rather than renters. The retirement housing models being delivered by the private sector and increasingly by housing associations (including shared ownership) are important and for some desirable housing options for older people. Also downsizer products often take this shape, including those designed as equity release products."

Building Safe Choices online
discussion participant

6. There is a potential market for leasehold or other schemes for the older LGBT community. What do we need to do further to interest housing providers and developers to respond to this demand? The evidence of people's appetite for this type of housing has been shown through the various research reports, and the experience of the wider older population.

As older people are more likely than younger people to be existing homeowners, leasehold products (mostly flats) are an important part of the mix. They need to be a key part of the consideration of meeting future LGBT housing need.

"Leasehold models tend to work for the south rather than the north. If HCA funding is to be sought to develop an LGBT older people's scheme a mix of shared ownership and affordable homes would better meet recently published funding criteria."

Building Safe Choices online
discussion participant

7. There could be potential for older LGBT housing schemes using some of the innovative forms of housing currently being developed, such as the prefabricated factory built Y:Cube housing that has been developed for younger people. These schemes are not built to be permanent, but can be used on sites that are only available for 5-10 years and then moved to another site. The current projects provide small self-contained units but this method could be adapted to offers larger individual spaces together with some communal areas. You can see further information about Y:Cube buildings at www.rsh-p.com/projects/ycube/.

8. Older LGBT people would want to be involved in development and design from an early stage of a potential housing project, and also at looking at ways of retaining control over the management and ongoing delivery of a

housing scheme. This is another area for further exploration.

"There are also some interesting examples of where leaseholders have combined to exercise their leasehold management rights in retirement housing, thus creating a form of mutual housing. This has often happened by default rather than by design but I wonder what a designed process might result in?"

Building Safe Choices online
discussion participant

9. Allocation of new rented accommodation to older people from outside the area can raise concerns for local authorities who are worried about new residents requiring higher levels of support and care moving into an area.

10. Affordability – as with the wider older population, there are major concerns about the affordability of both housing and care costs, and the implications of the impending welfare changes.

Tonic: a fresh approach to LGBT older living

Tonic was established in 2014 and following a period of research and development is aiming to develop the Tonic Centre as a landmark retirement community with a distinct LGBT identity and ethos.

Tonic is building strong partnerships to help realise their ambition to provide housing and support options that enable older LGBT people to have choice and control.

Stonewall Housing has supported Tonic's development work. The two organisations are committed to working to support each other in our shared ambition to see improved provision of housing and support for the older LGBT community.

For more information about Tonic's work see www.tonichousing.org.uk.



Bringing people together

There are individual older LGBT people and small groups around the country talking about their futures and their worries about accessing good and safe housing and care.

New housing schemes are more likely to be solutions for existing homeowners or people in a position to raise and pay a mortgage. Most mixed tenure schemes have a higher proportion of properties for sale than for rent.

It is also true that not everybody is looking for their own flat in either an LGBT scheme, or in a mainstream older people's scheme. Some people may be interested in shared housing or in other ways of working together to plan and develop their own housing.

Many older LGBT people are not homeowners, but live either in private rented or social rented housing. Many have a long history of homelessness and insecure housing. Many of the older generation, particularly in cities, lived in housing co-ops, hard-to-let schemes and shared housing. Some remain in their original housing despite the major changes to the housing market over the past 50 years.

As many people neither wish to move, nor are able to do so very easily, a later section of the report looks at ways of accessing appropriate support and care as part of an older LGBT community whilst remaining in your existing home (see pages 26-29).

This feasibility study also considered what other options may exist for these groups and individuals.

"Whilst having lots of options is good, we shouldn't rely too heavily on self-organising housing options. These can as inferred above have pitfalls in terms of accessibility. Barriers based on a persons health, wealth and/or education could all be used as ways of excluding membership and this could create an elitist environment."

Building Safe Choices online discussion participant

Co-housing

The UK Cohousing Network defines co-housing as:

A type of intentional community, composed of self-contained homes supplemented by shared facilities. The community is planned and managed by residents.

There are a number of co-housing schemes around the country and others still in development. At present there is no LGBT co-housing in existence, but there are two groups of lesbians who are in the process of setting up groups and looking at developments in Brighton and London.

Co-housing offers potential for groups of older LGBT people to come together to form a community of good neighbours. Most co-housing schemes include some communal



**BRINGING PEOPLE
TOGETHER**

shared space and an expectation that members will contribute to community life and look out for each other. They will not provide care or domiciliary services; these would need to be accessed in the usual way.

Co-housing schemes, however, are neither a quick nor a cheap solution. The same issues apply in terms of public funding for development of any new housing scheme, particularly in the capacity to include rented housing. There is also the requirement to fund the purchase and development of the leasehold properties, prior to their purchase by the individual members.

There are a number of different ways to develop co-housing schemes, which need not necessarily involve housing associations or public funding.

Co-housing is also a *self-help* option and there are examples of groups coming together to invest in their housing together, providing good value and opportunities for creative housing solutions. Most look at all members having their own flats or houses, but a co-housing model could also work for shared housing and this may provide a more affordable solution for some.

The Older Women's Co-housing Group (OWCH)

OWCH is a group of women aged over fifty who are creating their own community in a new, purpose-built block of flats in Union Street, High Barnet, North London. The group originally formed in 1998, and has met regularly over the past 18 years in the process, dealing with frustration and disappointments as potential

housing schemes have failed to materialise.

After many years hard work, and the support of Hanover Housing Association who have funded and developed the site, the OWCH complex will be completed in the summer 2016.

It offers 17 flats for sale on 250-year leases and 8

for social rent. Group members will purchase the flats from Hanover, and Housing for Women will provide a housing management services.

Further information:
www.owch.org.uk



"Community-led models of housing are quite diverse in their set-up and some are much harder to pull off than others. Co-housing is perhaps the hardest model to develop as it requires a lot of development support, both in bringing people together as well as negotiating how things will be run.

What has often been a barrier to this kind of work is that people look to new build as the solution rather than refurb (which is the self-help housing approach). I think a focus on converting street properties into shared housing options or even co-housing options should be explored over new build – which is expensive and much more difficult."

Building Safe Choices online
discussion participant

Shared housing

We often assume when looking at housing models that everyone would choose to live in their own flat or house, either on their own or with a partner. But we should also consider those people who make a positive choice to share their living space or live as part of a group.

The impact of the housing market shortage means many groups of people have to look at alternatives to living alone or with a partner. There are numerous reports of younger people coming together to live as a group in order to rent or buy a property. This may, with some help and support prove to be a possible option for older LGBT people too.

"Many younger people find LGBT+ flatmates online using forums such as Homes for Queers etc. Outlet do a flatmate speed-dating event. Perhaps there could be a forum for us to help Older LGBT people connect and find people to live with and support."

Building Safe Choices online
discussion participant

There are pros and cons to group living - the benefits of companionship and support, shared living costs against loss of privacy and some of the day to day difficulties of sharing space. And there may be different issues for older flat sharers than younger people, if people need domiciliary care or other services coming in to the home.

Another option is to provide shared housing managed by a specialist housing association or other body, who could provide housing management and additional social support if required. This would be an attractive option for people with a history of insecure housing and isolation who may not have experience and skills in managing their own housing.

The aim would be to set up a number of small shared houses offering long term accommodation and supporting residents to manage their homes, provide mutual support and companionship. This model would address some of the issues of isolation and anxiety, and again would ideally be developed with close links to a local LGBT project or community.



Naturally Occurring Retirement Communities (NORCS)

This term is primarily used in the USA to describe a community that has a large proportion of residents over 60 but which was not specifically planned to meet the needs of older people living independently in their homes.

This has the potential to be a model for building older LGBT communities and there are already a few examples of where this may be happening. If you have an older people's housing scheme where there are already a core of LGBT residents and a supportive management, there is the potential to identify and support such communities and to work with the management in encouraging applications and allocations of older LGBT people.

"I know a number of housing providers that have schemes that would suit this model. Northwards Housing in Manchester is a prime example of a community that has not been set up intentionally but has developed into a housing project where 40 of their 120 units are now occupied by older LGBT people. I think this shows it could happen in existing schemes if the right safe environment was created."

Building Safe Choices online
discussion participant

This should, however, also be approached with some caution. Often such developments depend on a sympathetic scheme manager and if they move on the situation could change.

Agreed allocations and letting systems would not change, the key is about spreading the message so that older LGBT people know about the scheme when using choice based lettings and other systems for referral and allocation. This means access is only available to older LGBT people who are part of local networks and communities, and may miss those who are isolated. Therefore such a scheme should work with local groups to build outreach and spread the word. Any such scheme also clearly needs to operate within existing equalities legislation, but this would not necessarily exclude the growth of NORCs.

"Although it is clear that some members of the LGBT community seek out older persons schemes where they know other LGBT individuals live and apply for those schemes, not all members of the LGBT community will have this knowledge or these informal contacts."

Building Safe Choices online
discussion participant

There is a role for Stonewall Housing and other LGBT organisations working with housing providers to identify schemes where there may be an opportunity to build a NORC, and to work together creatively to ensure current regulatory or management practice does not create a barrier to a natural growth of NORCs. If we are able to support a number of schemes this could provide evidence of how a successful older LGBT housing scheme might work, without the need for any additional investment.



**STAYING PUT,
STAYING SAFE**

Staying safe – housing for older LGBT people from mainstream housing providers

Only a small proportion of older people live in specialist housing, sheltered housing or extra care schemes. Most remain in their existing homes and look to find the support, help and companionship they need without moving, irrespective of their form of tenure.

So whilst this study initially aimed to look at the options for developing specialist older LGBT housing it is important we look at what happens for LGBT older people living in general housing and in mainstream older people's housing. Although there are parallels with the wider population, older LGBT people feel at greater risk of isolation and being unable to access appropriate support and care.

We have looked primarily at housing associations, some of which are working actively to ensure they are able to provide a good and appropriate service to their LGBT tenants.

A starting point for some is monitoring so they can understand how many older LGBT tenants live in their properties. For many years Stonewall Housing and others have urged housing providers to include sexuality and gender identity in their equalities monitoring but this is rare. As a result, there are few statistics to tell us the proportion of older LGBT tenants.

There is a danger that providers, particularly in sheltered housing or care homes, often still assume there are no LGBT residents in their

schemes because people do not feel safe to come out. As a consequence, providers are able to ignore their presence and needs.

As part of their overall equalities work many of the larger housing associations are members of Stonewall's Diversity Champions Scheme. Although the main focus of the scheme is on their role as employers it also brings attention to their need to promote services and support LGBT customers.

A number of housing associations including Hanover Housing, Anchor, London and Quadrant, Affinity Sutton, Housing 21, have established networks and support groups for their LGBT customers. Some include staff in the same groups; others have separate networks for LGBT staff and straight allies. In 2015, HouseProud was established: it is a national forum of housing associations that share best practice in supporting LGBT residents and staff.

This work can be assisted by various publications that provide guidance for housing and support providers on meeting the needs of older LGBT people: the Chartered Institute of Housing guide *Delivering housing services to lesbian, gay, bisexual and transgender customers* (2011); the Housing LIN Viewpoint paper *Building a sense of community: Including older LGBT in the way we develop and deliver housing with care* (2013) which includes a 12 step guide for providers; and Stonewall's *Working with older lesbian, gay and bisexual people: A guide for care and support services* (2011).



The National Housing Federation is currently working on a new guide for housing associations to help them improve delivery of housing services to LGBT people of all ages. Training for housing and support staff is also a very important tool in ensuring change and development of consistent best practice.

"There are so many things that organisations can do. It starts with monitoring (sensitively and transparently), and with fostering an inclusive organisational culture. In practice that means ensuring that staff are trained effectively to ensure that every policy, publication and person in their interactions with customers on any level, in any part of the business, are inclusive."

Building Safe Choices online
discussion participant

"The answer is training, training, and then more training for staff, right across whole organisations."

Building Safe Choices online
discussion participant

These initiatives and reports provide resources for housing organisations who want to meet the needs of their older LGBT residents – most have been available for a number of years. Consistent feedback from older LGBT people, however, is that they continue to lack confidence in housing care and support providers to meet their needs.

There is still a communications and learning gap to fill, and until there is good evidence that is widely available, it is going to take a very long time to shift these fears and concerns. As a result, older LGBT people continue to feel marginalised and excluded.



CARE AND
SUPPORT

4 Care and support

Older people's housing cannot be looked at without taking care and support into consideration. All the surveys asking older LGBT people about their housing preferences and aspirations elicit answers and major concerns about finding good quality and appropriate care and support, whether linked to housing provision or not. Often it is worry about access to care that is a more pressing concern to participants and some look to move house in order to access these services.

At the moment, however, there is no answer for older LGBT people as to where they can access the best LGBT care and support. It is a great source of worry as no-one can predict what levels of help they may need in future, given people are living longer, but often with long-term health conditions to deal with.

Their fears and concerns are about access to good quality care that takes account of the life you have lived and who you are. There are numerous examples of older people who have been out all their adult lives, going back into the closet and hiding their sexuality once they are either living in a care home or receiving care in their own home.

One participant in the *Building Safe Choices* online discussion told us of a case in the Harrogate area, where an older lesbian was denied admission to several care homes, because the home insisted on the contact person being blood family. Her civil partner was not allowed to register as her contact person.

A lesbian manager of another care home then heard about this unlawful event, and of course, then registered her as the contact person.

This is a shocking example of legal rights being ignored in order to discriminate and deny access to care. We need to identify solutions that will work towards ensuring safe, respectful and good quality care for all older LGBT people.

Extra care housing schemes and care homes

There are various definitions of extra care housing, but the term is commonly used for housing where the resident has their own flat, and there is a care service located in the scheme to provide access to 24-hour personal care and support. This is many people's ideal situation, and there are many examples of excellent schemes.

There are, however, no existing known schemes with a focus on older LGBT residents. The same issues about acknowledging and recognising needs, about staff training, about monitoring, about being visible as an organisation that wants to provide the right support and care to older LGBT people exist as with other forms of older peoples housing.

The same is true of care homes. In past years there have been several unsuccessful attempts to establish small care homes for older LGBT people. The anecdotal evidence is that they failed to get referrals from local authority social services departments either because social



Homeshare schemes

One option for consideration is a Homeshare scheme which could meet the need for practical support and companionship for older LGBT individuals living in their own home, as well as building links between different LGBT generations.

Homeshare schemes are where an older householder offers a spare room to a younger person in return for a minimum of 10 hours a week practical help or support or companionship. There is no financial exchange between the householder and the homesharer, but the arrangement is of mutual benefit to both.

The arrangement would be facilitated by an organisation who would offer ongoing contact and assistance for a small monthly fee. There are growing numbers of Homeshare projects but none that are specific to LGBT people.

Homeshare is not a solution for most people, but where it works well is invaluable. It requires the older person to have a spare bedroom, and at present most schemes are restricted to home owners.

Although it may not offer a long term solution but can provide the help needed to enable an older person to

remain independent and living in their own home for some considerable time. It also provides affordable temporary accommodation for a younger person.

Issues that need to be considered include:

- support to make a good match between householder and homesharer;
- safeguarding policy and good practice to ensure both parties are safe and protected;
- funding for a project to recruit and check participants, find and support the matches.



workers were unaware of their client being LGBT, or unaware of the LGBT care home.

The surveys and reports produced about LGBT housing and care preferences have always found it difficult to find people living in care homes to include in surveys. This is probably because of individuals being back in the closet once living in a care home, as well as the ongoing reluctance or resistance of most care home managers to recognise the existence of their LGBT residents.

When an organisation has a proactive approach to meeting LGBT needs this can be identified by regulators and others, and should feature in a scheme's publicity. In 2015, for example, a Care Quality Commission (CQC) report on a care home stated:

"Anchor Trust had a group which lesbian, gay, bi-sexual and transgender (LGBT) people were invited to join. A poster about the group expressed the organisation's commitment to providing services which were welcoming and inclusive."

Whilst this does not provide any detail of the specific services to LGBT residents it sends a clear message to prospective residents and their carers that the provider expects to have LGBT residents and recognises there may be particular needs to meet. Just seeing these words in a CQC report would raise your hopes and expectations. This, however, is a rare acknowledgment, and even though it is an

organisation wide policy it is not mentioned in all CQC reports. So it is impossible to know whether this approach is reliant on the staff at the home, or has not been mentioned because the CQC inspector has not picked it up. It does, though, demonstrate one impact of having a visible and active LGBT group in an organisation.

Quality assurance in care providers

In theory personalisation of care services should enable anybody in need of care to select their own good quality care provider whether they are in receipt of social care from the local authority, or are buying it themselves. In reality this is not always the case, particularly in care homes or extra care schemes where the care provider is part of the package. This emphasises the importance of all providers recognising the presence and needs of their older LGBT residents.

Even where individuals are in a position to select their own care provider, it is currently almost impossible to identify care organisations who are committed to quality services for LGBT individuals, and have the policies, practices and training to back this up.

What tends to happen is that people end up choosing a care home, or domiciliary care provider because of a specific crisis. This might be following a fall or illness or hospital admission. Their primary concern in choosing a provider might not at that moment in time be around their LGBT needs.



CARE AND
SUPPORT

What's then necessary is for some sort of quality assurance that can give prospective customers the confidence that the care providers they are choosing are aware and well trained to meet their LGBT needs.

As there is interest in developing a similar type of quality mark scheme to the Pink Passkey for care providers in the UK, Stonewall Housing has started to develop a charter mark scheme. This is aimed at organisations that work with older people, including housing providers and care and support providers.

The charter mark consists of three parts: an initial audit of services to see what the providers are doing now and whether they have created their services to be LGBT inclusive; training

for staff teams to increase awareness; and a second audit after the training to see what has changed.

Stonewall Housing's intention is for the training to be delivered by selected community members who will have attended our training for trainers course. These community members will both form our training team and carry out audits.

With funding from Comic Relief, and working with Age Concern Lancashire, we have already developed a number of resources. These include the training for trainers package, guidance notes for trainers and a participants guide for those that take part in the training. We are piloting this in one area in the UK and then rolling the programme out across the country.

Pink Passkey

In the Netherlands, the Pink Passkey (symbolized by a pink key) is a certificate of LGBT friendliness. It is awarded to care organisations and social service providers as evidence they have a culture of social acceptance of, and benevolence towards, LGBT people.

The Pink Passkey is a tool for enhancing the social acceptance of LGBT people in professional care. The first Pink Passkey was awarded to six local centres in 2008. By 2014 more than 100 care organisations and social services centres had been awarded the Pink Passkey in the Netherlands.

During this time the Pink Passkey also became a quality tool enabling objective measuring within professional care centres. The Pink Passkey scheme is now being developed in Germany, and there are also interested organisations in Austria, Spain and Costa Rica.



**CARE AND
SUPPORT**

The audit part of the package has been designed to ensure organisations are not just doing the training, but actively working for older LGBT people's equality and that they have considered how they work with older LGBT people in all aspects of their work.

We believe organisations will need to revisit the training and auditing process every year to demonstrate commitment to the charter mark.

Other groups are also looking at the possibility of developing a kitemark scheme in relation to older LGBT housing, care and support. There would be benefits to working together to create a consistent and effective approach.



5 Information, advice and advocacy

If we are to move towards the provision of specific older LGBT housing and to strengthen the support for individuals in existing mainstream housing, then we need consistent and accessible information, advice and advocacy. This will help individuals. And it will contribute to building a stronger understanding of current experiences and aspirations, and knowledge of housing and care options as they develop.

From our experience in providing advice, and evidence from local groups and forums, it is clear many people have the same questions, concerns and fears about their future housing and support needs. This might be about their individual circumstances, or about coming together with other people to create solutions.

Information and advice is also needed to put individuals and groups in touch with each other. This might be so they can form a co-housing or other project group, or so they can create groups or networks to explore the possibility of, for example, pooling budgets to purchase care or support. Or it might help them to build befriending or social networks for individuals living in mainstream housing schemes.

"Although it is clear that some members of the LGBT community seek out older persons schemes where they know other LGBT individuals live and apply for those schemes, not all members of the LGBT community will have this knowledge or these informal contacts."

Building Safe Choices online
discussion participant

Some current studies and explorations are overlapping, similar work has been done in different locations and at different times and has come up with useful, but similar conclusions.

If we were able to bring together data from different groups and projects around the country this will strengthen everyone's ability to provide advice and information as well as contributing to overall learning and development. This would work well with Stonewall Housing's growing network of local older LGBT housing forums (see, for example, www.bonalatties.org/).

"Isolation is a key issue for many people as they age and this can be a particular issue for people who may not have children or grandchildren to rely on. This can best be addressed through supporting people to reach out and engage in wider networks. Help to do this (physically and financially) has a huge impact on wellbeing."

Building Safe Choices online
discussion participant

It would also be beneficial to offer advice and evidence to housing developers and providers who are considering how to develop their housing and care provision for older LGBT people. We need to prevent every organisation thinking they need to start from the very beginning. We need to help them to access and learn from other initiatives and projects, and to make best use of the existing training and guidance.

6 Recommendations

This report has set out the current state of play in the provision of housing and related care and support to the older LGBT population.

There are still no specialist schemes, and despite some providers setting out good intentions and improving their practice, older LGBT people are still uncertain about what they can expect, and fear the worst.

There are numerous research reports and surveys going back over the past 20 years that build a comprehensive picture of what is wanted, and guidance and training is available on best practice in delivering services to the older LGBT community.

Housing, support and care providers need to take positive action to ensure that they are really taking on the needs and wishes of older LGBT people, and to ensure their policies and attitudes are embedded in their organisation, through training, through involvement with local LGBT groups and activities.

Recommendations for action

To support and encourage the development of specialist older LGBT housing schemes across all tenures

To encourage housing and care providers to develop good practice and greater understanding in their provision of services to the older LGBT community

To develop a resource pool to bring together research, learning and experiences of older LGBT housing

To work with housing providers and others on the development of a range of housing options in order to maximise the choice of housing available to older LGBT

To provide advice and support to individuals and groups who want to work together to create their own housing and support solutions

To build links and shared understanding of different housing options between providers and customers

Appendices

Research and reports summary

In or Out? The Housing Needs of Older LGBT People in Birmingham (2016)

Stonewall Housing/Birmingham LGBT

Based on a survey of 101 older LGBT people. Found majority preference for LGBT specific accommodation, and access to LGBT specialist care and support services.

The Last Outing: end of life experiences and care needs of older LGBT people (2015)

University of Nottingham

237 survey responses, 60 in-depth interviews. Almost 66% of survey preferred specific LGBT services, lack of confidence in mainstream. Interviewees concerned about segregation. Importance of advice/support from people who understood LGBT lives and history. 65% lived alone.

Adult Social Care Outcomes Framework LGBT Companion Document (2015)

National LGBT Partnership

Aims to assist commissioners to respond to their duty under the Health and Social Care Act 2012 for NHS England and CCGs to reduce health inequalities and promote integration between services for an often marginalised community. Includes survey of 250 LGBT service users and carers. Highlights problems caused by overall lack of monitoring. Focus on care and support rather than housing. All references in report to housing relate to Stonewall Housing.

Rainbow Rising? LGBT Communities, Social Housing, Equality and Austerity (2014)

Kevin Gullie/Dawn Prentice :

Trident Social Investment Group

Not specific about older people's needs and experiences. Strong advocate for monitoring especially as part of user feedback.

Assessing current and future housing and support options for older LGB people (2013)

Sarah Carr/Paul Ross :

Joseph Rowntree Foundation

Summary of key issues on housing and support options : independence, community links, identity, mutual support; LGB perceptions of mainstream housing and support services; strategic input.

Building a Sense of Community: including LGBT in the way we develop and deliver housing with care (2013)

Tina Wathern (Stonewall Housing) :

Housing Learning Improvement Network
Viewpoint 39

Describes work and aspirations of Stonewall Housing older LGBT housing groups, and sets out 12 steps to good practice for housing providers.

Improving the housing and care experiences of LGBT people in later life (2013)

Housing 21

Research into needs and aspirations of older LGBT people and proposal for how Housing 21 can make a positive impact.

Perspectives on Ageing: lesbians, gay men and bisexuals (2012)

Sally Knocker :

Joseph Rowntree Foundation

Summary of older LGBT views and experience on ageing.

Lesbian, Gay and Bisexual People in Later Life (2011)

Stonewall

Survey of 1,050 heterosexual and 1,035 LGB people over 55.

LGB more likely to be single, to live alone. Less likely to have children, less likely to see biological family members on a regular basis.

More likely to drink often, to take drugs, or have a history of mental ill health, depression of anxiety.

Twice as likely to rely on external services for health, social care and support. LGB people not confident that service providers, including housing understand their needs.

Working with older lesbian, gay and bisexual people: A guide for care and support services (2011)

Stonewall

Practical advice to organisations providing care and support services about how to meet the needs of lesbian, gay and bisexual people.

The Whole of Me: meeting the needs of older gay men, lesbians and bisexuals living in care homes and extra care housing (2006)

Sally Knocker :

Age Concern

Resource pack for providers.

As We Grow Older (1995)

Ruth Hubbard/ John Rossington :

Polari Housing

Survey of 131 older lesbians and gay men. Need housing and social care to be considered together. Appetite for specific Lesbian and Gay housing provision.

Need for information/advice for older people. Need for training for service providers in relation to older lesbian and gay people. Need to address potential loneliness and isolation.

Organisations and individuals to share information. Older lesbians and gay men should be closely involved in any developments.

Stonewall Housing Older LGBT Housing Feasibility Study Advisory Group

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Many thanks to Gabby Heron (Freshfields Bruckhaus Deringer LLP) for her advice and guidance with the information about the Equalities Act.

Organisations and individuals consulted or engaged with for the study

Affinity Sutton	Hammersmith and Fulham Council
Age UK	Hanover Housing Association
Anchor	Happi 3 Enquiry
Andrew King (Surrey University)	Haringey Council
Big Lottery Fund	Homes and Communities Agency (HCA)
Birmingham LGBT	Hill Homes
Brighton and Hove Council	Homeless Link
Brighton Switchboard	Houseproud
Central and Cecil Housing	Housing for Women
Common Cause Consulting	Islington Council
Commonweal Housing	Jane Traies
East London Housing Partnership	LGBT Foundation
Freshfields Bruckhaus Deringer LLP	Manchester Council
Gender Identity Research and Education Society (GIRES)	National Housing Federation
Greater London Authority (GLA)	Newham Council
Hackney Council	Northwards Housing
	Older Lesbian, Gay, Bisexual & Trans Association (OLGA)

Opening Doors London

Older Women's Co-Housing (OWCH)

OWL

Professor P. Hafford-Letchfield
(Middlesex University)

Planet Residential

Positively Ageing Forum

PRP Architects

Race Equality Foundation

Regard

Safe Ageing No Discrimination
SAND (Shropshire)

Shared Lives Plus

Stonewall

Stonewall Birmingham Older Housing Network

Stonewall Brighton Older Housing Network

Stonewall Housing

Stonewall London Older Housing Network

Dr Sue Westwood
(Oxford University)

Tonic Housing

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In or Out? The Housing Needs of Older LGBT People in Birmingham
Stonewall Housing/Birmingham LGBT 2016

Lesbian, gay and bisexual people in later life
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