



Housing with Care Matters

E-news from the Housing Learning & Improvement Network

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#HLINenews

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Housing LIN
2nd Anniversary!

INTEGRATION, INTEGRATION, INTEGRATION

The Blair government's policy priority was a call for "education, education, education". The echoing political cry by the three major parties now is for "integration, integration, integration."

This week Care Services Minister, Norman Lamb, announced a framework to "pioneer" integrated care that will see more investment in front-line community services. This is backed up by a shift of £1billion from the NHS to adult social care to keep people out of hospital.

While this is welcome news for financially pressed local social services, this could place added pressure on under-resourced housing and housing-related preventive support services. Many of these have already felt the squeeze since the Supporting People "ring fence" was removed in 2012. For example, in some authorities, Supporting People funded services for older and vulnerable people have either been threatened with closure or seen substantial reductions in their funding, in some cases by as much as 70% in some place.

Unless housing is one of foundation stones of integration, the likelihood is that we will see health and social care dominate the integrated care landscape. The new Care and Support Act and the forthcoming Partnership Agreement between NHS England and leading housing sector organisations, including the Housing LIN, will helpfully put the levers in place for closer cooperation.

However, we also need to build effective local networks across housing, health and social care to ensure integration works on the ground. It's time to get off the integration drawing board and highlight the pioneering housing solutions before the concrete sets.

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



POLICY & FUNDING NEWS

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

Queens Speech

The Queen has unveiled the legislative agenda for the new Parliament. Following the Dilnot Commission, it includes a Care Bill which will:

- reform care and support funding by creating a cap on care costs, extend the means test threshold for financial assistance and ensure no-one has to sell their home in their lifetime to pay for residential care.
- prioritise people's wellbeing and prevent or delay care needs from developing, rather than only intervening at crisis point, and to reduce people's dependency on formal care services; and
- provide a new legal entitlement for everyone to a personal budget, which they can receive as a direct payment if they wish to, giving people more control.

On the housing front, there was mention of housing benefit reform (to improve work incentives) and, as announced in the recent Budget, confirmation of the housing measures to contribute to economic growth. For a copy of the speech, go to:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/197200/Queens-Speech-2013.pdf

Care Bill

Following the Queen's Speech last week, there is much to applaud in this new Bill and how housing is recognised in delivering health and wellbeing outcomes. This includes:

- stating that "safe and settled accommodation" is a fundamental principle
- duties on prevention (preventing, reducing, delaying care needs), and
- duties on integration that will both require local authorities to ensure the co-operation of the housing officers with the authorities 'relevant partners' in care and support and ensure integration between care and support, health, and 'health related' provision including housing.

To view in full, go to:

www.publications.parliament.uk/pa/bills/lbill/2013-2014/0001/lbill_2013-20140001_en_1.htm

A framework towards integration

At the time of going to press, the Government and key players in the health and care field have published plans that will see joined-up and coordinated health and care by 2018 – with "pioneer" projects in every part of the country from September 2013. More at:

www.gov.uk/government/news/people-will-see-health-and-social-care-fully-joined-up-by-2018

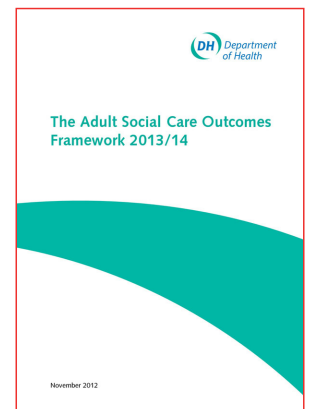
Integrated care and housing

NHS England, the Housing LIN and others are looking into a specific KLOE that will recognise that good quality housing plays a critical role in determining one's health, independence and social networks with one's wider community. Speaking at the National Care Forum's annual conference this week, Jeremy Porteus, Director of the Housing LIN said: "It shows the vital interventions housing can make to improve the health and wellbeing of residents and reduce demand on hard-pressed community services."

Adult Social Care Outcomes Framework 2013/2014

The new Department of Health framework sets out four domains. These are:

1. Enhancing quality of life for people with care and support needs
2. Delaying and reducing the need for care and support
3. Ensuring that people have a positive experience of care
4. Safeguarding adults whose circumstances make them vulnerable and protecting them from avoidable harm



The Housing LIN are working with the CIH to produce a paper outlining all the health and social care frameworks and how housing aligns with these. In the meantime, to view the social care ones, go to:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/141627/The-Adult-Social-Care-Outcomes-Framework-2013-14.pdf



VOPAG appointments announced

The Homes and Communities Agency (HCA) has announced the new appointments to its specialist Vulnerable and Older People Advisory Group. It now also includes Jon Rouse, Director General, Social Care, Local Government and Care Partnerships at the Department of Health. For details, visit: www.homesandcommunities.co.uk/New-Experts-Support-Vulnerable-Older-People

Launch of National Housing Support Data Collection

Sitra have launched a national call for housing support data and have contacted all top-tier authorities in England to send through their housing support data for 2012-13. This data will be invaluable locally and nationally – and they are keen to get as wide a picture of provision across the country. To for more details including how to submit data, visit: www.sitra.org/policy-good-practice/housing-related-support-data/submit-your-data-today/?preview=true

Rationalising Standards

At the time of writing, we are awaiting the findings of the review DCLG have set up to rationalise the entire framework of building regulations and national and local housing standards. Its terms of reference can be viewed at:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/66140/Published_ToRs.pdf

See Julia Park's viewpoint for the Housing LIN calling for a progressive approach to accessibility at: www.housinglin.org.uk/library/Resources/Housing/Support_materials/Viewpoints/Viewpoint_22_Accessible_Housing.pdf

Planning matters

The DCLG have issued guidance setting out the main procedures local authorities need to follow when introducing and operating the Community Infrastructure Levy and further information on section 106 review and appeal on affordable housing requirements.

To view the CIL guidance, go to: www.gov.uk/government/publications/community-infrastructure-levy

To view the s106 guidance, visit: www.gov.uk/government/publications/section-106-affordable-housing-requirements-review-and-appeal

Ordinary Residence

The DH have published guidance on identification of ordinary residence of people in need of community care services in England. It should be noted that there are several references to different housing circumstances where this is the only way to provide the care and attention required. For more, download at:

www.gov.uk/government/publications/identifying-the-ordinary-residence-of-people-in-need-of-community-care-services

Care profiling

The government has launched a new care comparison website that provides information to help people choose, compare and comment on residential care homes and home care services now available on NHS Choices, visit:

www.gov.uk/government/news/government-launches-care-comparison-website

Improving quality in the NHS

NHS Improving Quality was formed on 1st April 2013 as the new organisation to drive forward improvement across the health service. It brings together elements from the following former improvement organisations, including agencies the Housing LIN has worked with previously, such as the National End of Life Care Programme and NHS Institute for Innovation and Improvement. We look forward to renewing our links. More at:

www.england.nhs.uk/nhsiq

Disabled Facilities Grants

The DCLG have issued the DFG capital grant determination for 2013/14. Annex A sets out the condition of grant but Housing LIN members will be more interested in Annex B, which lists every councils' allocation of the £180 million fund. To view, go to: www.gov.uk/government/publications/the-disabled-facilities-capital-grant-determination-2013-to-2014

£10million for homeless aftercare

The DH has set aside £10 million funding to voluntary organisations to ensure better support to aid recovery and intermediate care is available for homeless people after hospital discharge. More at: www.gov.uk/government/news/10million-funding-for-hospital-aftercare-for-the-homeless



Social care funding being squeezed

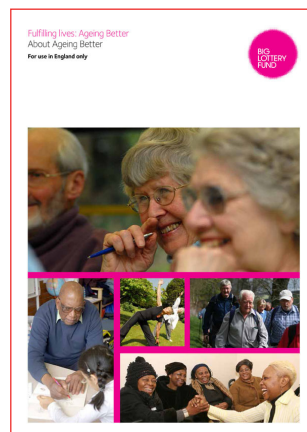
On the eve of the Queen's Speech last week, ADASS reported a substantial squeeze on services for older people, people with disabilities and on fees to providers in their latest annual survey of social care budgets. The survey showed that, despite much welcomed resources being transferred from the NHS to local authority-funded social care, directors of adult social services are planning to save another £800 million in this financial year.

Two of the most marked trends indicated by the survey showed that some 13 per cent of the planned savings (£104 million) will result in direct withdrawal of services, while nearly a fifth of councils thought that a reduction in the levels of personal budgets would be 'highly important'. The ADASS survey also showed other measures being adopted, including shifting activity to cheaper settings, increased personalisation, and better procurement practices. To read in full, visit: www.adass.org.uk

£120 million to make ageing demographic into an opportunity

Thanks to the NCF for drawing attention to the Big Lottery Fund's announcement of two new initiatives in England that will bring improvements to the lives of vulnerable older people by reducing isolation, helping to deal better with change, and building confidence for the future. For details, visit:

www.biglotteryfund.org.uk/global-content/programmes/england/fulfilling-lives-ageing-better



EAC FirstStop – New funding opportunities



As reported in our March 13 enews, as well as continuing to support the core work of FirstStop, the national

information and advice service for older people, DCLG committed additional funding for up to 15 new local delivery partnerships with front line providers. Applications are now being invited and a new national manager for the programme is being recruited. For details see:

www.careandrepair-england.org.uk/whatsnew.htm

MARKET NEWS

In this new section we capture latest news affecting the world of housing with care, including the launch of our new market analysis tool.

Preventing another Southern Cross

As set out in the Care Bill, large providers of care homes in England are to have their financial records regularly scrutinised in future to spot "early warning" business problems. Under the proposals the CQC will start to make checks on between 50 and 60 of the largest care companies in England, including those that provide care in a person's home. To view the response to the DH's recent Market Oversight consultation, go to:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/193856/Market_Oversight_Consultation_Response_-_1st_May_-_FINAL.pdf

Also check out our report, *Managing risk: lessons from Southern Cross for the specialist housing with care and support market* at: www.housinglin.org.uk/library/Resources/Housing/Support_materials/Reports/HLIN_Report_Managing_Risk.pdf

Dwelling stock estimates in England

The DCLG have published details that show that it is estimated that there are 23.1m dwellings in England. More at:

www.gov.uk/government/publications/dwelling-stock-estimates-in-england-2012

Accelerating release of public land

The DH have written to all NHS Chief Executives to help accelerate the release of NHS land to provide 10,000 new homes. Funds have been set aside to enable NHS Trusts to consider investment in a site so that it may come to the market quicker or more easily, or for the HCA to acquire it for the development of affordable housing. Available at:

www.gov.uk/government/publications/accelerating-the-release-of-public-sector-land-funding-support-for-nhs-trusts

Housing Market Bulletin

The HCA's Housing Market Bulletin is now available and provides the latest information on the housing market, the economy and the housebuilding industry at: www.homesandcommunities.co.uk/ourwork/market-context



HOUSING LIN HOMEPAGE – HOME IMPROVEMENTS

Being able to access trusted and reliable information is essential to successful professional development and organisational learning and improvement. As a result, we have made a number of improvements to the layout of our homepage, including a new topic covering the health landscape. So when you now go onto our website, you will see:

- our welcome page and accompanying rolling banners showcasing our regular ‘learning and improvement’ activities;
- a new column providing you greater choice to use whichever ‘learn and improve’ functions best suit your needs;
- access to six essential housing with care topics: capital & revenue funding, strategy housing options, age-friendly design & development, dementia-friendly services, DH extra care scheme directory and our new health and housing ‘healthwatch’ pages. (We are particularly indebted to Papworth Trust for supporting the development of our healthwatch pages – see next story for more);
- a new Key Info section that hosts the Housing & Ageing Alliance and signposts to other vital information;
- latest news section where we regularly post news, events, reports and discussion threads;
- details on how you can subscribe to our newsletter and belong to our family of 40,000 members; and
- if you use social media, follow my Twitter feed.

These changes will help you to get better connected with our materials. With no membership fees or charges, it’s all for free!



NEW HEALTH & HOUSING ‘HEALTHWATCH’ WEBPAGES

With special thanks to Papworth Trust, the Housing LIN has completely overhauled its online housing and health resources so that we can be at the forefront of information and knowledge exchange across our housing, health and social care members.



Adrian Bagg, Chief Executive of Papworth Trust said: *“We know just how important the right housing is in helping older and disabled people to live healthy and independent lives. Housing LIN’s progressive approach is a great match for ours. Papworth Trust wants to make the case to hospital trusts, CCGs and social care commissioners that housing is an essential part of achieving good health and wellbeing outcomes. We look forward to working with Housing LIN on this.”*

With the creation of CCGs, the transfer of public health into local government and new duties to drive service integration to enable people to live well at home, these new pages have been designed to help you access the latest policy, practice and research in 7 key areas. They are:

- Health and housing policy
- Integration: health and housing partnerships
- Housing, hospital and care pathways
- Prevention, reablement and housing
- Public health and housing
- Housing and long term conditions
- NHS estate

Our new ‘Healthwatch’ webpages now offer you unrivalled access to information on essential health-related themes that can help you to be on the pulse with the housing and health landscape. View at: www.housinglin.org.uk/healthandhousing



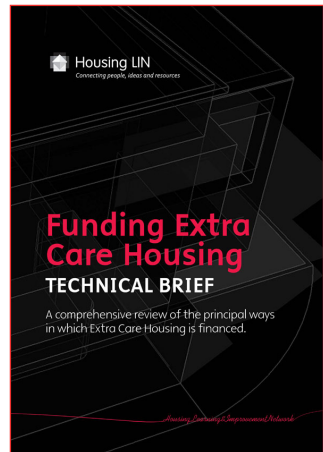
NEW HOUSING LIN PUBLICATIONS

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

NEW TECHNICAL BRIEF

Getting technical: Funding Extra Care Housing

There has never been a more challenging time for commissioners, developers and providers seeking to secure capital investment and/or sustain revenue streams for extra care housing. As our analysis tool - SHOP@ - identified last month, there is a shortfall of as many as 270,000 units of specialist housing for older people in



England. And as high profile reports by the Select Committee on Public Services and Demographic Change and the All Party Parliamentary Group on Housing with Care for Older People have recently highlighted, there is also an under-realised market for constructing specialist housing for an ageing population. But how is this supply and demand mismatch of housing for older people and, in particular, extra care housing to be funded?

Launched at the West Midlands Housing LIN meeting at the Beacon Centre, Wolverhampton last month, this timely Technical Brief on funding extra care housing details the sources of capital and revenue funding that can drive investment in the development of new extra care housing and help maintain the viability of existing provision.

Written by Jon Head, Ian Laight and Sue Garwood, the updated Housing LIN Technical Brief comprehensively sets out the funding routes being followed by leading private and social housing developers. It provides information on:

- the key topics that set the context for funding extra care such as reduced state subsidies, welfare reform and risk management
- the principle sources of capital funding for leasehold and rental scheme development, and

- the operational housing and care costs that underpin revenue funding and potential new sources of funding, including a growing self-funder market.

Jeremy Porteus said: *“With the outlook for public spending looking increasingly tight and loan financing and bank lending at a low, this new resource takes a close look at available grants, access to finances through institutional investment and social enterprise and how to capitalise on a range of income streams that can help meet the costs of extra care housing. It is an essential read for anyone connected with extra care.”*

To download the Executive Summary, the full document and/or the individual three sections, go to: www.housinglin.org.uk/FundingExtraCareHousing

NEW CASE STUDIES

The Housing LIN has been building up a collection of resources to support commissioners and providers better understand local housing markets for older people, predict future demand and supply of specialist housing and make better use of existing housing stock. This includes work on developing Market Position Statements, eg. SHOP@, and a series of papers on “downsizing”. The following two new case studies by Janet Sutherland take a contrasting look at this as follows:

Support to relocate project

Case study No.69 looks at the ‘Support to Relocate’ pilot project, delivered by Revival Home Improvement Agency, part of Staffordshire Housing Association, in partnership with Stoke-on-Trent City Council. This provides a holistic, tenant centred approach to encourage older and vulnerable Council tenants who are under occupying, to move to accommodation that will support their independence, and thereby free up family sized accommodation for homeless households and those in need. To read in full, visit:

www.housinglin.org.uk/pagefinder.cfm?cid=8845

Putting tenants at the centre – integrating specialist services to enable tenants to live independently

The second case study by Janet looks at Wakefield and District Housing’s (WDH’s) innovative and holistic tenant centred approach which integrates the services providing specialist support to tenants, including its partnership with Health to tackle health



inequalities. It also looks at those elements of this partnership approach which help people move into accommodation that will enable them to live independently for longer. Finally, the case study explores how other providers could replicate this in whole or part, with the hope that this will stimulate a wider range of approaches to support independent living. For more, go to:

www.housinglin.org.uk/pagefinder.cfm?cid=8846

OTHER USEFUL REPORTS / RESOURCES

HOUSING FOR OLDER PEOPLE

In this section we bring you a selection of influential new publications on a range of themes related to ageing, housing for older and disabled people.

Welfare Reform and sheltered housing/extra care housing

This briefing from the NHF provides an excellent summary of the implications of welfare reform and, in particular, around what constitutes “exempt accommodation” and issues that still remain unresolved with DWP. View at:

www.housing.org.uk/policy/welfare_reform/welfare_reform_news/sheltered_housing_and_welfare.aspx

Hanover@50

To mark their 50th anniversary, Hanover Housing Association have partnered with ten think tanks from across the political spectrum to look at some issues that society faces. To date they have published three thought-provoking papers:

In *Ageing in the middle*, the Fabian Society looks at the income growth of retired households ‘in the middle’ and its policy implications.

In *Housing and intergenerational fairness*, the Policy Exchange considers the impact of a limited and expensive housing supply, and older people not downsizing or moving to alternative provision.

In *Selling off the family silver?*, The Smith Institute take a look at the role of equity release products when it comes to the challenge of meeting the needs of our ageing population.

To view and/or to participate in the debate: visit

www.hanover50debate.org.uk

Nowhere to go, no way to pay

A new report by Papworth Trust calls on Local Authorities to make sure disabled people do not lose out under the ‘bedroom tax’ if they have nowhere to downsize to or genuinely need an extra bedroom. It highlights cases where disabled people would lose out whether or not they moved home.

The report argues that the state will also lose out from a blanket application of the ‘bedroom tax’, as it takes no account of the cost of adapting disabled people’s homes, and may force them to leave a home that has been specifically adapted to meet their needs. Read at:

www.papworth.org.uk/downloads/nowheretogo.nowaytopay_130501135552.pdf

HEALTH & CARE

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

Policy Paper: Health, housing and ageing

The Housing & Ageing Alliance have published the first of 4 policy papers which look at key topic areas affecting older people. This paper makes the link between health and housing and is intended to stimulate debate and a coherent policy response to the critical issue of demographic change and housing. View at:

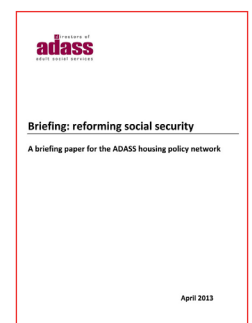
www.housinglin.org.uk/library/Resources/Housing/HAA/HAAAllianceTopic_Statements_Health.pdf

Briefing on Reforming Social Security

This new briefing from the ADASS Housing Policy Network by Sitra and NHF, supported by the Housing LIN, is written at a time when changes to welfare benefits are beginning to make an impact overall on the housing options for social care clients and other adults for whom authorities may be providing specialist accommodation

such as women’s refuges, homeless hostels, and other forms of supported housing. It takes a look at key benefit changes, special treatment, service charges, and housing costs for older people and makes specific recommendations for Directors of Adult Social Care. Download at:

www.adass.org.uk/images/stories/Policy%20Networks/Housing/Key%20Documents/BriefingWelfareReformApr13.pdf





The prevention revolution: transforming health and social care



This report is the culmination of a taskforce on Prevention in Health set up by ACEVO in 2012 to examine ways to encourage a shift in focus and investment towards preventative health and care provision. It found that an ageing population and increased prevalence of long-term health

conditions will place ever-greater pressure on NHS finances and social care budgets over the coming years.

While not housing specific, it calls for a greater focus on the provision of integrated, more preventative care and support, capable of addressing the wider determinants of health, supporting better self-management of conditions, and reducing the need for treatment in acute settings. View at:

www.acevo.org.uk/prevention-revolution

The role of local authorities in health issues

The Communities and Local Government Committee have recognised that councils play a crucial role in the lives of citizens and in the prospects of the areas for which they are responsible. It states that more emphasis should be given to the pivotal role of Local Councils in delivering health improvement and reducing health inequalities in leading local partnerships.

In relation to housing, it suggested that councils explore ways to include housing in their work, either by establishing housing sub-groups of their main Health and Wellbeing Board or by addressing housing in their Joint Strategic Needs Assessment, Joint Health and Wellbeing Strategy and when reporting on progress with public health outcomes. To read in full, go to:

www.parliament.uk/business/committees/committees-a-z/commons-select/communities-and-local-government-committee/news/role-of-local-authorities-in-health-issues---report

HOUSING & DEMENTIA

We are immensely grateful to Brunelcare, who have agreed to sponsor our housing and dementia webpages.



Dementia: Finding Housing Solutions

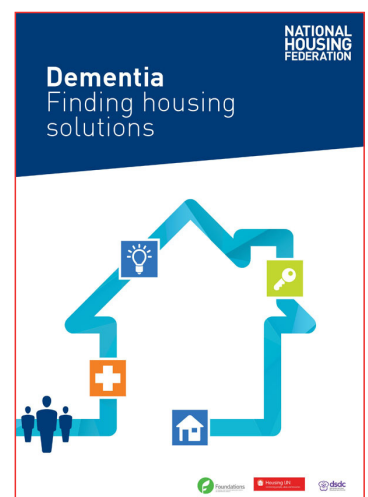
As featured in the Prime Minister's Challenge on Dementia annual report, this new report from the National Housing Federation and the Dementia Services Development Centre at the University of Stirling, highlights how a range of housing models and services can impact positively on the lives of people with dementia, delaying more intensive forms of care for people with dementia, and preventing admission and readmission to hospital.

Supported by the Housing Learning and Improvement Network and Foundations, the national umbrella body for home improvement agencies (HIAs), case studies from housing associations and HIAs show how these services can:

- improve health and social care outcomes including increased independence for people with dementia
- reduce or delay demand for health and social care services for people with dementia
- improve the rate of diagnosis of dementia, and
- deliver improved outcomes at a lower cost

Speaking at the launch this month, Jeremy Porteus stressed: *"We need to propel dementia beyond our thinking and into action. This new report demonstrates the effectiveness of housing and related care and support services for people with dementia and the types of dementia-friendly actions that make a difference."*

Download at: www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/Dementia_-_Finding_housing_solutions.pdf





Support for commissioning dementia care

This new tool from National Institute for Clinical Excellence enables health and social care commissioners to measure how well their whole system dementia services is performing. It will be of interest to housing with care providers who want to make a strong case for housing interventions, especially those that may prevent unplanned hospital admissions. Use at:

<http://publications.nice.org.uk/support-for-commissioning-dementia-care-cmg48>

Dementia Green Care Handbook of Therapeutic Design and Practice

As a contribution to the growing body of knowledge and expert guidance on the design and use of outdoor spaces for people with dementia, this new Handbook by Chalfont Design and partners including Age Concern Central Lancashire, NHS Central Lancashire and HICA Group, addresses the growing need for spaces to be actively used by residents and service users for therapeutic benefit. It pays particular attention to care environments for nursing, residential and enhanced day support but will be of interest to those developing and/or managing extra care housing. Download at:

www.housinglin.org.uk/pagefinder.cfm?cid=8837

TELECARE UPDATE

This section highlights relevant Telecare and Telehealth items that may be of interest

Housing can help health and social care providers make savings

Following two summits held earlier this year, this new report from CIH and Tunstall draws together the key findings to address how redesigned housing solutions can improve health and wellbeing, with particular emphasis on assistive technology. With integration coming to the fore, it highlights how by applying telecare/healthcare, housing can help their counterparts in health and social care tailor services to local need. More at:

www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/Summit%20notes.pdf

Telecare and dementia toolkit

A new toolkit aimed at maximising support for people with dementia and their carers through the use of assistive technology is now available from Improvement and Efficiency West Midlands at: www.iewm.net/wp-content/uploads/2013/04/Dementia-AT_final-report.pdf

Have we got even more news for you!

If you are switched on to the above items, the recent Telecare LIN newsletters are packed with everything you need to know about latest policy, practice and product developments. The comprehensive April edition and supplement includes information on the 3million lives programme, an update on the Telecare map by home nation and much, much more. To view, go to: www.telecarelin.org.uk

CALL FOR INFORMATION

We are interested to hear from you. Can you help?

Improved Personalisation in Older People's Housing with Care?

What impact, if any, do you think the use of personal budgets in housing with care for older people is having on the characteristics and quality of the care provision? Sue Garwood, author of the Housing LIN's Technical Brief on *Care and Support in Extra Care Housing* has written a discussion paper in which she outlines how she sees the situation and invites commissioners, providers and residents to share their experience. View at: www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Discussion_papers/HLIN_DiscussionPaper1_PersonalBudget.pdf

Sue will be updating the Technical Brief when the provisions of the Care and Support Bill are known, and in the interim, will be producing a "holding document". She would be really grateful if you would read the discussion paper and respond to her questions. This will help her to gain a more accurate picture of what is happening in the field. Please either send your observations directly to her at sue@suegarwood.co.uk or via the Housing LIN at info@housinglin.org.uk Thank you.

Evidence needed of Extra Care Housing use for Respite, Assessment, Rehabilitation and Daycare

One Local Authority has been considering the merits of planning for specific Respite, Assessment, Rehabilitation and Daycare activities in new Extra Care Housing schemes intended to be delivered through a future procurement programme. They would be very interested in evidence of any existing use of ECH for these types of activities and the arrangements made between the scheme operators and social care authorities for non residents to



have short term access to either individual units or communal facilities within Extra Care schemes.

This Local Authority would particularly like to understand: a) whether this is an ad-hoc arrangement or set within a formal long term contract with the scheme operator? b) what rates are being paid by Social Care, Housing or Health Authorities to Extra Care scheme operators for short term occupancy of units for respite use, access to communal facilities for day care purposes and access to apartments & / or communal facilities for specific rehabilitation purposes, such as occupational therapy, and c) is the demand as originally expected or has there been a significant variation in demand since the arrangements were put in place?

Members' help with this would be much appreciated. Please respond in the first instance to ianlaight@housingresearch.co.uk or info@housinglin.org.uk

REGIONAL HIGHLIGHTS

This section contains updates from our regional 'leads'. For further information of what's happening in your region, go to the Housing LIN regional pages, and remember, contribute to your regional noticeboard so we can share latest developments!

South East

Sue Terry reports the joint South and South West Housing LIN conference in Swindon on 1st May was a great success. Over 120 delegates attended this packed event, *Specialist Housing, Specialist Solutions*, and heard an impressive array of

keynote speakers and expert panel members discuss strategic and operational issues facing the sector.

Special thanks go to the sponsors and exhibitors for making this inaugural event

possible. A post-conference report is forthcoming but, in the meantime, copies of the powerpoint presentations are now available at:

www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=766



An impressive line-up at the South and South West Housing LIN conference

And lastly, Sue reports that Riversmead's flagship £7m flexicare sheme in Hertford, Carlton Court, has been officially opened by Mark Prisk, the Housing Minister. With a selection of one and two-bed apartments, the 53 unit scheme provides care and support 24hrs a day and there is also doctor's surgery on site which is open to residents and the wider community.

London

Margaret reports that following the launch of SHOP@, the Housing LIN has analysed figures for London boroughs and estimates that extra care housing is only one third of the proposed requirements. For full details on how this is broken down, visit: www.housinglin.org.uk/Discuss/forum/?obj=viewThread&forumID=83&threadID=771

She and Clare Skidmore also report that the Tower Hamlets Homes' Inquiry is now out. *Homes for Life* provides a comprehensive overview of the housing and service requirements of the council's diverse population and makes a number of important recommendations to support the housing and support needs of older people. For more, go to:

www.towerhamletshomes.org.uk/idoc.ashx?docid=77e32f5f-28e0-466b-9c1f-291b19633f65&version=-1

Margaret also reports that City of Westminster and Central and West London NHS Clinical Commissioning Groups have agreed plans to build up to 110 new extra care housing units specifically designed for older people with care needs. And in Newham, Genesis' flexi-care has developed a personalised approach to independent living at Amber Court, part of the wider regeneration of Stratford Halo.

Margaret also draws attention to the GLA, which has established a panel of 25 developers with whom public land owners (including London boroughs and government bodies) can agree development contracts without going through a full procurement process each time. The panel will operate for five years from April 2013. For more details: www.london.gov.uk/priorities/housing-land/land-assets/london-development-panel





And in Barnet, exciting news: the Older Women's Co-Housing (OWCH) group report that planning permission has been granted for what will be the first senior cohousing community in the UK. It will be a 25 flat, mixed tenure development, designed with the input of OWCH members, with common space and a shared garden on the site of a disused school in High Barnet, very near to shops, post office and local transport. We will be following the development with interest.

And lastly, congratulations to Network Housing Group and PRP Architects. The extra care housing scheme at New Lidcote and Cumnor, Stockwell Park, has been selected as one of the top 50 UK Affordable Housing Developments.



New Lidcote & Cumnor, Stockwell Park, South London

Eastern

Sue Garwood reports that the first flexicare scheme for St Albans has received planning permission to redevelop former sheltered accommodation in St Albans into flexicare (extra care).



Artist's impression of Caroline Sharpe House, St. Albans

Caroline Sharpe House in Marshalswick, will be the first flexicare scheme in St Albans offering an alternative to residential care and will provide

tenants with tailored care according to the support they need. Former residents were involved in the selection of North Hertfordshire Homes. St Albans City and District Council will have the right to nominate tenants to live in the redeveloped accommodation once it is completed, with former residents being given priority.

Sue also reports that in Thurrock, the council is preparing for an ageing population by working to build resourceful and resilient communities; facilitating the development of high quality retirement housing; and ensuring the availability of services that facilitate independence and well-being. The Housing LIN looks forward to capturing this in a future case study, *Building Positive Futures in Thurrock*.

North East

Denise Gillie reports that in Co. Durham, Derwentside Homes have secured HCA grant to develop a 33 unit, sheltered housing scheme. Working with Galliford Try, and Trinity Medical Properties Ltd, the site will also include a state of the art Medical Centre where the local GP surgery will be relocated to.

Denise also confirms that as reported in our March newsletter, PRP is part of the consortium including Solutions for North Tyneside that has been named as preferred bidder to deliver North Tyneside's £300m 'Quality Homes for Older People'



Artist's impression of one of the schemes in the PFI North Tyneside project

PFI project. The consortium which is led by Equitix, Miller Construction and Keepmoat, covers 26 sites in the North Tyneside area including 16 remodelled existing schemes and 10 new build Extra Care and sheltered housing schemes. It is expected work will start on site in September and all the schemes will be completed by Autumn 2016.

Jenny Buterchi, Director at PRP adds: "We are delighted to have been chosen to deliver the 26 projects for older people across North Tyneside. We have drawn on our extensive experience in the sector to design schemes which will respond to the individual sites, tenants' needs and the council's aspirations. The projects will transform the lives of hundreds of tenants across the borough."

Also in North Tyneside, Riverside ECHG have made a video of their extra care housing development Weetslade Court. Watch at:

<http://bit.ly/103IAVg>

Denise also reports that Sunderland City Council have now published version 8 of their Design Guide for Independent Living. Since first published in 2011, its aim is to aid discussion with housing and developer partners who want to build older person's housing in the City. The Design Guide now also provides a significant amount of information relating to designing for dementia which demonstrates SCC's learning through the extra care housing development programme. More at:

www.housinglin.org.uk/pagefinder.cfm?cid=6331

And lastly, in Darlington, the Council has undertaken a review of its extra care housing schemes and produced a draft strategy for Cabinet approval. More at: www.darlington.gov.uk/PublicMinutes/Cabinet/April%209%202013/Item%207a.pdf



North West

Libby Spencer and Jean Bray report that on a visit to Buckshaw Retirement Village in Chorley this month, Ed Miliband - the Leader of the Labour Party - called for the swift integration of health and care services so that the NHS can be made financially sustainable and provide a better service for the future.



Labour leader Ed Miliband talking to residents at Buckshaw Retirement Village, Chorley

They also report on an interesting meeting of the Age-friendly design forum in Manchester and that Esther Rantzen visited Your Housing's Brookside Retirement Living Village in Ormskirk, runner-up in the UK Housing Awards and a recent Housing LIN case study at:

www.housinglin.org.uk/HousingRegions/NorthWest/?&msg=0&parent=1020&child=8809

And lastly, double congratulations for projects in the North West. Firstly, Six Town Housing extra care scheme in Radcliffe, Bury, designed by Pozzoni has been selected as one of the top 50 UK Affordable Housing Developments. And secondly, well done to Warrington Home Information & Improvement Agency for winning the Agency of the Year at this year's Foundations HIA and Handyman Awards for their work with the local health sector.

East Midlands

Debbie Waldron reports the second phase of the £200m Derbyshire extra care housing programme with Chevin Housing Association has commenced with the construction of a new 52 unit scheme by Willmott Dixon with a further phase being undertaken by Keepmoat.

West Midlands

Anne Bailey reports that Housing 21 have opened a new extra care housing scheme in Warwick. The £8 million development at Rohan Gardens provides 42 two bedroom apartments as well as communal facilities including a restaurant and hairdressing salon. to rent or purchase on a shared ownership basis. The development is the first of six that Housing 21 is providing in a partnership with Warwickshire County Council, Willmott Dixon and the district councils in Warwickshire to develop extra care schemes across the county, three of which are partly funded by the Homes and Communities Agency. We look forward to touring the scheme at a forthcoming West Midlands Housing LIN meeting.



Rohan Gardens, Warwick

Anne also reports that work has started on Stone Road Extra Care scheme in Stafford. Supported by the HCA, the new scheme is a partnership between Staffordshire County Council, Galliford Try and Choices Housing Association to develop brand new facilities on land between Stone Road, Co-operative Street and Marston Court.

Yorkshire & Humber

Paula Broadbent reports that North Yorkshire Council have recently gone through a government procurement process in order to appoint a consultant to assist in the procurement of a partner to deliver a project for approximately 30 Extra Care Housing developments throughout the county. We will be following this programme with interest.

And in Huddersfield, Riverside ECHG have produced a video of Laurel Court, their extra care housing scheme for people with learning disabilities. View at: <http://bit.ly/16xXvcW>

Wales

Jeremy spoke at the Financing Affordable Housing in Wales conference which saw the Welsh Government announce £400m for affordable homes by 2016. Speaking on funding older persons housing, he learned that there are several extra care housing developments in the pipeline and/or currently being constructed but progress is very much in its infancy. There was enthusiasm from delegates to establish a Welsh Housing LIN. Watch this space!



South West

Pat Palmer reports the Housing LIN held a successful extra care housing workshop with Devon County Council and learned that planning permission has been granted for an £8.2million extra care housing development in Newton Abbot.

The new development, on part of the old hospital site in the town centre, will provide 50 self-contained flats, ten of which will be specifically for people with dementia. The scheme will help meet the care needs of people over the age of 55 in the area.

In Plymouth, the council have accepted an offer from Aster Housing Group for the site of the former Ernesettle Community Centre to build a 40-unit affordable extra care housing scheme for older people, with associated community facilities.

And finally, congratulations to Ocean Housing and PRP Architects. Prince Charles House in St Austell, a HAPPI-styled extra care housing scheme, has been selected as one of the top 50 UK Affordable Housing Developments this year.



Prince Charles House, St Austell

OTHER FORTHCOMING EVENTS

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

NHF annual care and support conference 2013 Manchester, 9-10 July

(includes a workshop session on the Housing LIN/ EAC SHOP Analysis Tool)

www.housing.org.uk/events/find_an_event/care_and_support/hcs0713.aspx



SHOP workshops

Following the success of the Strategic Housing for Older People (SHOP) Resource Pack, the Institute of Public Care (IPC) is delighted to announce a series of workshops this summer and autumn. Supported by the Housing LIN, the workshops will explore the following key questions in delivering housing that older people want:

- How can we use Market Position Statements to influence our local housing supply for older people?
- How we can make the best use of the sheltered housing asset?
- How can we as specialist housing providers influence the health and wellbeing agenda so as to promote housing in this context?

The workshops are designed to assist housing sector providers and commissioners to think and act more strategically to ensure good quality, financially viable and sustainable housing services for the older population. More information about these workshops can be found on the IPC website at: <http://ipc.brookes.ac.uk/shop.html>

REGIONAL 'LEARNING LAB' MEETINGS / EVENTS

midland heart
housing, care and more



We are grateful to Midland Heart Housing Association for their sponsorship.

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

South West HLIN, 6th June, Dorset

North West HLIN, 18th June, TBC

London HLIN, 2nd July, Westminster



ANNUAL HOUSING FOR OLDER PEOPLE AWARDS

Have you entered the 2013 awards? Organised by Elderly Accommodation Counsel (EAC), the National Housing for Older People Awards have been a tremendous success in recent years, attracting considerable interest amongst industry leaders and residents alike. The format is proving very popular with housing providers and the nomination process - the popular card game - is now a full resident consultation service supplying each scheme with a confidential report analysing the residents' ratings.



With a special Housing LIN category for the overall best housing with care scheme in 2013, we are proud to be one the headline sponsors of this year's Awards. The deadline for entries is 30 June 2013 and to be in with a shout, we encourage you to get involved. Have you played your cards right? For more details, visit: www.housingcare.org/providers/housing-for-older-people-awards-2013.aspx

POETRY CORNER

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

Grandpa eating toast and mumbling
 Found his fingers stiff and fumbling
 Later in favourite wellies dressed
 He caught a salmon, quite his best ...

Grandma watching grandchildren tantrums
 Smiling thought of mother's others
 Then with understanding arm
 The child is read to and safe from harm

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

We welcome your contributions.



ABOUT THE HOUSING LIN

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

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



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