



Housing with Care Matters

E-news from the Housing Learning & Improvement Network

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#HLINenews

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Llys Jasmine Extra Care Housing scheme under construction in Mold, Flintshire in Wales

MAJOR CAPITAL GAINS FOR HOUSING, CARE AND SUPPORT IS A SIGNIFICANT BOOST

The long-awaited announcement of the successful bids from Phase One of the Department of Health's Care and Support Specialised Housing Fund (CSSHF) was finally made on 24 July.

Administered by the Homes and Communities Agency (HCA) and the Greater London Authority (GLA), 121 projects will receive a share of the CSSHF to improve the housing for disabled and older people in London and the rest of England. This will amount to over 3,500 new homes in total. For the allocations by region, go to www.housinglin.org.uk/HousingRegions and click on the regional resources we have for your area. The full list of CSSHF schemes overseen by the HCA and GLA can be downloaded from our 'Funding Matters' webpage at: www.housinglin.org.uk/FundingExtraCareHousing

Jeremy Porteus, Director of the Housing LIN welcomed the news: *"this is a significant boost to the specialised housing market and sets out a longer term vision for closer integration across housing, health and social care. It will not only give confidence to the sector that innovative specialist housing is an important component of any new development portfolio but, above all, will provide greater choice for older people and those with care and support requirements to secure the accommodation they so desperately need. We look forward to working with the housing, care and support partnerships delivering this ambitious programme."*

(contd. on p.2)

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



The Housing LIN is also pleased to report that arrangements are being put in place for notifying successful recipients from Phase One to register with us in order to participate in information and knowledge exchange. As set out in the DH's Prospectus, the Housing LIN is tasked with the responsibility for keeping a record of and showcasing all completed DH funded schemes on its online scheme directory at www.housinglin.org.uk/Topics/ECHScheme

POLICY & FUNDING NEWS

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

Government's Housing Standards Review

The consultation on Housing Standards was launched last month following the Government led review which began last October 2012. Although the review has focused on mainstream rather than specialised housing, the proposals for Accessibility and Internal Space will be of particular interest to HLIN members. These two topics head up the new set of Illustrative Technical Standards, followed by Security, Water and Energy.

Recognising that accessibility and space are inextricably linked, and that a one-size-fits-all approach is not appropriate here, the consultation proposes a coordinated 3 tier Accessibility Standard. This essentially brings together Part M of the Building Regulations, the Lifetime Homes Standard and the Wheelchair Housing Design Guide; suggesting some interesting changes to the current requirements. The spatial implications of each tier are reflected in a complimentary 3 tier Space Standard.

The proposition is that while the technical standards themselves should remain consistent across the country, the proportion of new homes built to each of the three accessibility levels should be determined at local level, in response to local need.

As well as seeking comments on the technical detail, the consultation seeks broader feedback about whether the coordinated approach is useful, how the three tiers should be applied in practice and whether, and how, they should be linked to Space Standards. It also asks whether the standards should remain separate from Building Regulations or be fully integrated with them.

The Consultation, including the Illustrative Technical Standards and the Impact Assessment is at: www.gov.uk/government/consultations/housing-standards-review-consultation

The Challenge Panel Report can be viewed at: www.gov.uk/government/publications/housing-standards-review-towards-more-sustainable-homes

Keep in touch with others via the Housing LIN Design Hub and don't miss this important opportunity to have your say. The deadline for responses is 22nd October 2013.

To assist you with this, you may be interested in the Housing LIN Viewpoint No22, 'A progressive Approach to Accessible Housing', written by Julia Park at Levitt Bernstein Architects, which sets out some useful early thoughts for us on how accessible housing is designed and delivered. See: www.housinglin.org.uk/pagefinder.cfm?cid=8426

Streamlining planning: online guide launched

The government also launched a consultation on streamlining guidance on the National Planning Policy Framework. This attracted newspaper headlines that councils should build more bungalows and plan positively for an ageing population. However, commentators have observed that there is little detail on housing for older people in the actual accompanying technical guidance on the government's proposed new online resource. The latter is out for consultation. Have your say at: www.gov.uk/government/news/new-streamlined-planning-guide-launched-online

For related items, see the new Housing LIN Viewpoints on p.4-5

Dementia friendly environments

Successful bids for the first round of the DH's £50m dementia friendly environments programme have been announced with 116 funding allocated to a number of hospital trusts and care homes. However, 2 housing schemes for older people have benefited too, namely, a sheltered housing scheme in Sutton and an extra care scheme in Cumbria. To view the list, go to: www.gov.uk/government/publications/dementia-friendly-environments-funding-successful-bids

And the Alzheimer's Society have developed this new symbol for working to becoming dementia friendly. For more on housing and dementia, check out p.8





Bedroom tax

Trade and professional housing bodies expressed concern in July about the High Court's dismissal of the bedroom tax challenge. The chief executive of the NHF, David Orr said: *"This judgment does not change the fact that the bedroom tax is a flawed and unfair policy that won't achieve what the Government hopes it will. The only fair solution is to scrap this policy now."* While his counterpart at the CIH, Grainia Long said: *"this judgement will come as a huge blow for thousands of disabled families who are being unfairly affected by the bedroom tax."* For more commentary, see:

www.insidehousing.co.uk/legal/housing-groups-slam-bedroom-tax-ruling/6527950.article

And, a survey by Papworth Trust has found that 30% of disabled people hit by the bedroom tax have been refused a discretionary housing payment and of these as many as 90% are cutting back on food or bills to make ends meet. More at:

www.papworth.org.uk/news-detail.php?aid=438

Social Care Commitment

Thanks to the National Care Forum for drawing attention to the Social Care Commitment. It is a voluntary agreement about workforce quality between all parts of the adult social care sector in England. Employers and employees will each be asked to commit to seven statements, which are closely linked to the *Code of Conduct*, and will be given tasks and supporting resources to ensure they meet their commitment, including a skills pledge to promote culture change and skills development. Overseen by Skills for Care, you can sign up now at:

www.skillsforcare.org.uk/thesocialcarecommitment

Integration Transformation Fund

The LGA and NHS England have published their planning 'vision' for how the pooling of £3.8 billion of funding, announced by the Government in the June spending round, will ensure a transformation in integrated health and social care. The 'Integration Transformation Fund' is a single pooled budget for health and social care services to work more closely together in local areas that takes full effect from 2015/16. The aim of the fund is to be an important catalyst for change with more preventative and community-based care.

www.england.nhs.uk/2013/08/09/hlth-soc-care

£8m for research into age-friendly design

David Willets, the Minister for Universities and Science has announced seven new research projects that will help older people to get around, enjoy and interact with the world more easily, through improved design of the built environment. The Housing LIN is delighted to be associated with the project led by the University of Sheffield, 'How better design can facilitate mobility, connectivity and wellbeing for older people: a participatory approach to design research' (see our Yorks and Humber regional update on p.14). More info on all the projects at: <http://gow.epsrc.ac.uk/NGBOViewGrant.aspx?GrantRef=EP/K03717X/1>

Cash boost for health and homelessness projects

The Department of Health has awarded £10 million for projects from the Hospital Discharge Fund to ensure homeless people receive better help once they leave hospital. The money will be shared between 52 projects who will be working with the NHS and local government to enable homeless people get the best possible support and care after they leave hospital and reduce the risk of readmission. Individual project details can found at: www.gov.uk/government/news/ten-million-pound-cash-boost-to-improve-the-health-of-homeless-people?utm_source=rss&utm_medium=rss&utm_campaign=press-release-ten-million-pound-cash-boost-to-improve-the-health-of-homeless-people

For a copy of the DH/DCLG funded Hospital2Home resource pack, go to:

www.housinglin.org.uk/hospital2home_pack

MARKET NEWS

In this new section we capture latest news affecting the world of housing with care.



Bupa acquires Richmond Villages

Well known for its residential and nursing homes, Bupa has acquired Richmond Care Villages. With 5 care villages in England which are home to over 660 people, the portfolio also includes independent living apartments and assisted living, along with residential care, with the prospect of 3 further sites to be developed. More at: www.bupa.com/media-centre/press-releases/uk/19-aug-2013-bupa-acquires-richmond-care-villages



Retiree property portfolio worth £774.2bn

Britain's population of pensioners has a property portfolio worth £774.2 billion, according to figures from Key Retirement Solutions, indicating the great potential of equity release. However, there are great regional disparities, with those in London, South East and North West seeing average equity gains while other areas experiencing losses. More at: www.justretirement.com/About-us/Media_Centre/Retirement-News/Retiree-property-portfolio-worth-7742bn-

UK population turning to property sales to fund retirement

Research for Barings Asset Management reveals that one in 20 people under retirement age - equivalent to around two million - expect to sell their current home to fund their retirement. In total, due to current economic climate, 13% of people say they are planning to rent or sell their property to fund their retirement. Indeed, the number of people saying they now plan to sell or downsize to fund all or part of their retirement has doubled since last year, rising from 2% to 4% (equivalent to 1.5million people). For info, visit: www.barings.com/smc/ProfessionalAdvisors/Pressreleases/index.htm

Retired renters turn their backs on home ownership

Interestingly, linked to the above item, a study for the Prudential found that retired people's decision to sell their property and move into rented accommodation was mainly driven by financial reasons. Two in five (40%) were forced to sell their homes to pay off debts, 19% needed to release funds in order to cover the cost of a divorce or separation, and nearly one in ten (9%) sold their home so they could use the money to boost their retirement income. More at: www.pru.co.uk/guides_tools/articles/801619725-Retirees-are-mov

English Housing Survey 2011-12

The DCLG have published the most up-to-date household survey. On demographic characteristics, while there is a decline in home ownership in the overall population, it revealed that 83% of people aged 55 and over owned their home outright and the age of profile in the social rented sector was rising too, with 45% aged 55 and over. Only 5%



Nightingale House in London

of owner-occupiers were 'first time buyers'. For more, visit: www.gov.uk/government/uploads/system/uploads/attachment_data/file/212496/EHS_HOUSEHOLDS_REPORT_2011-12.pdf

HCA Statistical Analysis

The HCA have published the statistical data return for 2012/2013 which shows that social landlords own 302,315 units of housing for older people and another 109,935 units of supported housing. Details about this, rent levels and other useful information can be accessed at: www.homesandcommunities.co.uk/news/second-statistical-data-return

Housing Market Bulletin

The most recent HCA's Housing Market Bulletin is available and provides details on house prices, house building, mortgages and the wider economy. View at: www.homesandcommunities.co.uk/ourwork/market-context

Integrated care dividends

As reported in HSJ last month, Cambridgeshire Community Services Trust has teamed up with Capita and private health provider Circle to jointly bid for an older people's integrated acute and community care contract worth up to £700-800m over 5 years.

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 VIEWPOINTS

There has been much interest in our recent papers on designing homes and shaping communities for older people to grow old in. We are therefore pleased to bring you four new viewpoints that further explore differing aspects of the housing needs and aspirations of older people.

Older people: The new kids on the block

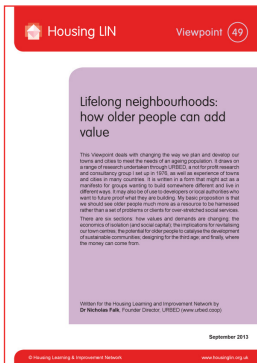
Written by Debbie Shanks, an access specialist and planner, this viewpoint gives a personal account of what is stopping the development of good quality, affordable housing and offers some insightful



steps on how these could be best overcome. She emphasises that despite good intentions, little housing for older people is being planned or built and a clear starting point must be a much better understanding of older people's housing needs. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=8918

Lifelong neighbourhoods: How older people can add value



This thought-provoking viewpoint by Nicholas Falk, founder and director of URBED (a not-for-profit research and consultancy group), deals with changing the way we plan and develop our towns and cities to meet the needs of an ageing population. It draws on a range of research undertaken through URBED, as well as experience

of advising towns and cities on social and capital infrastructure developments in many countries. It is written in a form that might act as a manifesto for groups wanting to build somewhere different and live in different ways.

It may also be of use to developers or local authorities who want to future proof what they are building. The basic proposition is that we should see older people much more as a resource to be harnessed rather than a set of problems or clients for over-stretched public services. This is spelt out in detail in six sections covering: how values and demands are changing; the economics of isolation (and social capital); the implications for revitalising our town centres; the potential for older people to catalyse the development of sustainable communities; designing for the third age; and finally, where the money can come from. Read at:

www.housinglin.org.uk/pagefinder.cfm?cid=8920

A new era of accommodation for the Third Age: Constructing excellence

This viewpoint by Denise Chevin first appeared as an article in Construction Manager on 4 July 2013. It is reproduced with kind permission for the Housing Learning and Improvement Network. It sets out how the construction industry is embracing emerging trends in building for older people, with a focus on flexibility and affordability. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=8919

Sharing hope: Extra help for extra care housing

This viewpoint by David Abbey at MySafeHome Ltd, looks at one of a range of shared equity products available for home ownership in extra care housing. As highlighted in our market news section earlier, older people are looking at a variety of tenure options to live out their lifestyle choices. The extra care housing market for rent, shared ownership and for sale is growing rapidly with many major developments currently being built nationwide.

More at:

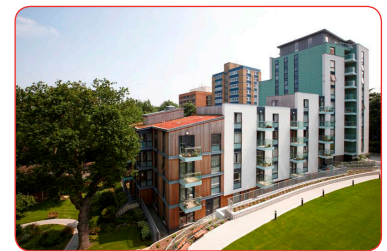
www.housinglin.org.uk/pagefinder.cfm?cid=8921

NEW CASE STUDIES

Further to the recent HAPPI awards, we take a detailed look at one of the shortlisted schemes and an overview of what is emerging in the Netherlands.

Roden Court: Integrating community, integrating care

This case study by James Berrington, a Housing, Care and Support Consultant and former Senior Strategy Manager at the Homes and Communities



Roden Court in Haringey, London

Agency, takes a detailed

look at Roden Court extra care housing scheme, designed by Pollard Thomas Edwards architects and developed by One Housing Group in the London Borough of Haringey. The scheme of 40 units is integrated within a partially high-rise, urban housing development of 136 units that also includes affordable general needs and family housing and apartments for sale. The scheme was shortlisted for a HAPPI award but won the London Evening Standard New Homes Award 2011 for Best New Affordable Development. Read in full at:

www.housinglin.org.uk/pagefinder.cfm?cid=8922

A study of innovatory models to support older people with disabilities in the Netherlands

This study for the Technology Strategy Board's Assisted Living Innovation Platform (ALIP) was carried out by researchers at the Institute of Gerontology King's College London, to see what can be learned from the experience of the Netherlands about long term care in order to inform policy, research and opportunities for business in the UK.



The comprehensive analysis of the two countries that has also been used to help the Technology Strategy Board's (TSB) project - the Long Term Care Revolution (see report below) – with examples of innovation and best practice in adult social care provision in a country similar to the UK in many ways.

Of particular interest is that, while the two countries are very similar in demographic profile and the experiences of the older generation, it is notable that according to official statistics older individuals remain disability-free for nearly half a decade longer in the Netherlands than in the UK. Download at: www.housinglin.org.uk/pagefinder.cfm?cid=8933

NEW REPORTS

The Long Term Care Revolution

This impressive report by Professor Anthea Tinker, Leonie Kellaher, Jay Ginn and Eloi Ribe at the Institute of Gerontology, King's College London, comprehensively outlines the case for a revolution in long term care and captures some of the supporting material that has aided the development of the Technology Strategy Board's Assisted Living Innovation Platform, 'long term care revolution' programme. It sets out a vision for an alternative to institutional care, drawing on substantial evidence about the views of older people and their carers in the UK, lessons from abroad, the implications for industry/providers and makes recommendations to government and industry leaders on key factors for revolutionizing long term care for older people, including mainstream and specialist living environments. Read at:



www.housinglin.org.uk/pagefinder.cfm?cid=8934

Follow the TSB's 'long term care revolution' in our Telecare LIN newsletter at: www.telecarelin.org.uk/Newsletters

OTHER USEFUL REPORTS / RESOURCES

HOUSING FOR OLDER PEOPLE

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

The Top of the Ladder

Demos have launched a new report that highlights the chronic under-supply of appropriate housing for older people. The report calls for this looming housing crisis in our ageing population to receive more serious recognition at national and local levels, and for government to adopt a "whole chain" view of the housing market, rather than focusing exclusively on the needs of first-time buyers. It identifies a win-win-win situation of doing so - for older people themselves, for the housing market more generally, as well as wider benefits for the economy, the environment and public services. Download a copy of the report at: www.demos.co.uk/publications/topoftheladder

"A new generation of retirement housing could set off a property chain reaction..."

THE TOP OF THE LADDER

Claudia Wood

DEMOS

Housing in Later Life

This month sees the launch of 'The Campaign for Housing in Later Life', which brings together interested parties from a wide variety of sectors to raise the profile of the role of later life housing. The Campaign calls on local and national government to do more to ensure the UK has enough suitable housing options for older people as demand increases. It features the new report by Demos to create a compelling social and economic case for building more properties for older people and supporting them to move (see item above).

While all eyes are on those struggling to get on the bottom of the property ladder, those at the top are often trapped in homes that are too big and unmanageable. The Campaign and the new findings will bring together the evidence regarding the UK's "next housing crisis" - the chronic under-supply of appropriate housing for older people. Further information can be found at www.housinginlaterlife.co.uk

For a copy of the accompanying toolkit, 'Planning ahead for specialist housing for older people', visit: www.housinglin.org.uk/pagefinder.cfm?cid=8654

Charging for care and support in extra care

Derby City Council have produced this useful guide on charges for support in extra care housing at: www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/adultsocialcare/DerbyCityCouncil-Guide-to-extra-care-charges-for-people-with-property.pdf



Adult safeguarding and housing

The Practitioner Alliance for Adult Safeguarding have published a report on the outcomes of a housing workshop held in June 2013. Sponsored by the DH, and written by Imogen Parry, the report provides an excellent overview of the issues facing housing organisations in relation to safeguarding vulnerable adults and looks at ways in which to better integrate housing into the work of Safeguarding Adults Boards. Download at:

www.housinglin.org.uk/pagefinder.cfm?cid=8914

Also see Imogen's opinion piece at:

www.insidehousing.co.uk/home/blogs/hidden-agenda/6527912.article

Transitions in Kitchen Living

Research by the Faculty of Health and Social Care at The Open University and ergonomists at Loughborough University's Design School, has investigated the experience of the kitchen for people currently in their 60s, 70s, 80s and 90s living in a variety of mainstream and supportive housing. Funded under the New Dynamics of Ageing programme, it focussed on how autonomy and independence are enabled or disabled through personal history, current health and well-being, and design and technological intervention. View findings at: www.newdynamics.group.shef.ac.uk/nda-findings-13.html

Centre for Policy on Ageing selected reading

And finally, the CPA have updated their selected reading on extra care housing at: www.cpa.org.uk/information/readings/extracare_housing.pdf

HEALTH & CARE

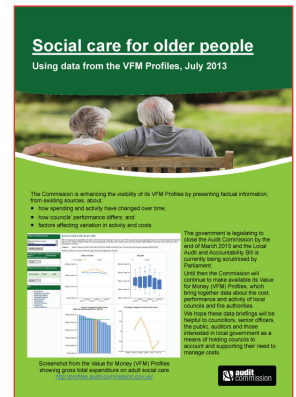
This section features new papers that have a connection across housing, health and/or social care.

Economic analysis of the health impacts of housing improvement studies: a systematic review.

This report from the University of Glasgow explores the potential for economic evaluation of housing. Using data collated from 25 sites, it identifies the cost data on the intervention and/or economic benefit to the recipients. However, it also explains that such assessments are fraught with difficulty and there is a business case to build in evaluation of the cost effectiveness of the intervention from the outset with a health economist. More at: www.ncbi.nlm.nih.gov/pubmed/23929616

Social Care for Older People profiles

The Audit Commission have released value for money profiles on local authority social services spend. It reveals that Councils spend more on adult social care than on any other service apart from education and more than half of the adult social care budget spent is on support for older people. However, it reports that spend in this area is reducing overall and as a share of total spending on adult social care, while spending on learning disabilities and mental health is rising. For full details, visit: www.audit-commission.gov.uk/2013/07/audit-commission-analyses-cost-of-social-care-for-older-people-in-a-value-for-money-briefing/



GPs unsure how to commission vital support services

Research conducted by the NHF has revealed that more than eight out of ten GPs are unsure how to commission essential support services that can keep older and vulnerable people out of hospital, new research has shown. However, importantly, it also shows that seven out of ten GPs believe housing support services are crucial to patient health, while more than half say they save the NHS money. More at:

www.housing.org.uk/media/press-releases/gps-unsure-how-to-commission-vital-support-services

Health and Homelessness: Understanding the costs and role of primary care services for homeless people



This new report by St Mungo's calls for more research into how homeless people use GPs and other community health services and urges NHS England to play a key role in ensuring this happens. Commissioned by the DH, the case study approach provides the evidence on homeless people's health needs and

how best to tackle health inequalities. Drawing on the pattern of people's health histories from six UK services providing healthcare to homeless people, and how often they are used, it found that the



average number of visits to GP or other specialist services was over 50 a year. More at: www.mungos.org/press_office/1646_better-evidence-on-homeless-people-s-health-needed-to-tackle-health-inequalities

Getting on ... with life: baby boomers are retiring but not fading away



The Mental Health Foundation new report reviews how baby boomers' experiences have affected their views and expectations of growing old, and explores how they are likely to weather the transition into later life, particularly with regard to their mental health and wellbeing. The report highlights how the radical social

and cultural change driven by this generation might also be the source of equally radical and inventive solutions to the problems their ageing will present. More at: www.mentalhealth.org.uk/publications/getting-on-summary-report

Independence Allowance

A joint report by Independent Age and the Strategic Society concludes that the government is failing to do enough to help one million older people receiving Attendance Allowance (AA). They are calling upon government to offer personalised information and advice to help older people use the money to maintain the independence and wellbeing. As extra care housing providers know, AA is vital in helping older people maintain their independence, particularly as they tend to be on lower incomes. View in full at: www.insidehousing.co.uk/home/blogs/hidden-agenda/6527912.article

Rethinking the Integration Agenda

Published by the Good Governance Institute, this new report highlights how the successful integration of health, housing and social care services is crucial to the creation of sustainable care models for the future. The report sets out three solutions to overcoming barriers to integration, including 'Living Well' pathways that inform attitudes towards care services, developing new cultures of care and investment in new enabling technologies. More at: <http://good-governance.org.uk/Product%20Menu/rethinking-the-integration-agenda.htm>

HOUSING & DEMENTIA



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

Small housing associations' dementia research findings

As reported in the Guardian last month at: www.theguardian.com/housing-network/2013/aug/22/housing-groups-mental-block-dementia, according to a survey by the Orbit Charitable Trust (OCT), only a handful of small housing associations have a dementia strategy in place, with many claiming they do not need to implement a policy.

The 'Small Housing Associations Research' conducted by the OCT in June and July 2013 showed that of the 88 respondents, only 8% have a dementia strategy in place; 63% said they did not have a dementia strategy drawn up, and, of those, 24% said they did not need one. To read the finding in full, go to: www.orbit-research.org.uk

DAA Housing Call to Action

The Housing LIN has joined forces with the Dementia Action Alliance (DAA), to encourage housing providers and associated organisations to join the Dementia Action Alliance and sign up to the National Dementia Declaration. The housing sector can – and already does – play an important part in supporting people with dementia to live well and independently, and creating dementia friendly communities.

By joining either the national DAA or your local one, you will gain access to partnerships, networks and expertise which will enable you to improve your services and develop new ones for people living with dementia. Doing so would also serve as a reminder to organisations in the social and health care sectors not to overlook the housing sector when planning services at an individual or community level for people with dementia. For more information on the DAA and guidance on how to sign up see 'DAA: Guidance for Housing Providers' at: www.dementiaaction.org.uk/housing



Your Community Matters

As referenced in the new Alzheimer's Society report above, this report feeds back on work undertaken with three RSLs on Merseyside by the Life Story Network has just been published. The Your Community Matters programme aimed to bring together the wider community and develop dementia friendly communities, better equipped to support people with dementia and their families. The life story approach was used as a vehicle for improving understanding and awareness of dementia amongst housing staff, volunteers and family carers. Training, which emphasised understanding individuals through learning about them and their life stories, was tailored for the housing sector with positive outcomes. For more information see: www.lifestorynetwork.org.uk/your-community-matters-programme-2013-final-report

Building dementia-friendly communities: A priority for everyone

The Alzheimer's Society launched this key report last week setting out 10 priority areas that communities can focus on to work towards becoming dementia friendly. In particular, it explores the barriers that people face in their community, how they would like to be engaged in their local area and the support they need to empower them to do so. Overall, it aims to provide guidance to areas that are looking to become dementia friendly and to provide extra evidence for those already committed to becoming dementia friendly. New and existing evidence, including references to several Housing LIN resources are collated alongside examples of projects that are making a difference for people with dementia. Available at: www.alzheimers.org.uk/site/scripts/download_info.php?fileID=1916



Alzheimer's Society dementia guide

The Alzheimer's Society has also published a guide to dementia which may be of use both to housing providers and the people they work with. It aims to assist people to live well with dementia post-diagnosis by providing information about dementia, planning ahead and sources of support and further information. The online version may be found at: www.alzheimers.org.uk/site/scripts/documents.php?categoryID=200455

OTHER SUGGESTED READING

Ageing, longevity and demographic change

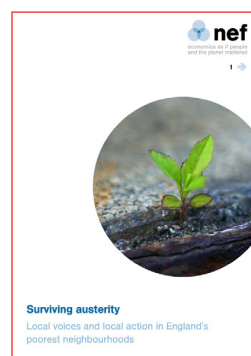
ILC-UK has produced a useful 'factpack' of demographic statistics for the UK. The booklet provides statistics on a range of topics from life expectancy to housing supply, from pensions to the popularity of smart-phones amongst today's older generations. The information has been collated from a range of official sources including the Office for National Statistics, the European Commission and from other research organisations. To access, go to: www.ilcuk.org.uk/index.php/publications/publication_details/ageing_longevity_and_demographic_change_a_factpack_of_statistics_from_the_i

A life course approach to promoting positive ageing

This new report by the Beth Johnson Foundation contributes to current debates on ageing and supporting our ageing populations. Based on the learning from our positive ageing work, this report explores a model of working with individuals and communities that embeds ageing as a natural part of the life course and supports quality of life into later age. More at: <http://bit.ly/16YQxJC>

Surviving Austerity

The New Economics Foundation have published their report from a two year project which they have been running in Birmingham and Haringey to understand the impact of the new austerity and ask what happened to the Big Society. It explores what practical alternatives local authorities, the VCS and other public services can take to promote social justice in a time of austerity, including commissioning for outcomes, developing co-production, promoting well-being, and tackling poverty and inequality. Find at: www.neweconomics.org/publications/entry/surviving-austerity





2013 HAPPI AWARD WINNERS

Building success recognised in this year's HAPPI awards

Following the call in last year's All Party Parliamentary Group on Housing and Care for Older People inquiry report, 'Housing our Ageing Population: Plan for Implementation', for more inspired specialised housing schemes built to HAPPI criteria, several schemes have been recognised in the Housing Design Awards 2013.

Such was the response this year that two HAPPI prizes were given out at the awards ceremony; one for best completed scheme and the other for the best conceptual design.

Best completed scheme

Top honours for the best completed scheme went to Prince Charles House, a 31 unit housing scheme for older people in St Austell. Designed by PRP Architects for Ocean Housing and built by Gilbert & Goode, the scheme offers eco-friendly apartments together with communal facilities for the wider neighbourhood. To view the YouTube link about the scheme, go to:

www.youtube.com/watch?v=uq0rr8mITs



Prince Charles House,
St. Austell

Best conceptual design

The award for the best conceptual scheme went to Levitt Bernstein for their proposed scheme Buccleuch House. 107 mixed tenure apartments will be delivered through partners, Hanover housing association, Hill Residential, Agudas Israel Housing Association (AIHA) and supported by Hackney Council. It is due for completion at the end of 2014. This will be a forthcoming Housing LIN cases study but, in the meantime, for more on this project and shortlisted applications, click on the link below:

www.hdawards.org



Conceptual drawing for proposed scheme Buccleuch House

Commenting on the awards, Jeremy Porteus, Director of the Housing LIN and co-author of the All Party Parliamentary Group's report said: "I was very impressed with the quality of the applications this year. The sector has certainly raised its game and recognised that well designed homes built to HAPPI criteria are very desirable for older people. However, we need to move beyond HAPPI being the sector's 'best kept secret' and ensure that there is also a stronger consumer voice that demands attractive housing that best meets their lifestyle choices along with any future care needs."

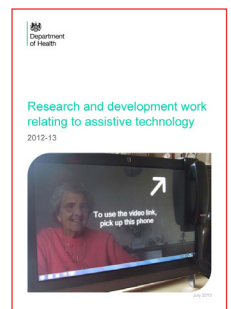
For more about HAPPI and designing housing for an ageing population, visit our 'Design Hub' pages at: www.housinglin.org.uk/Design

TELECARE UPDATE

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

Research and development work relating to assistive technology

This government report, prepared by FAST, outlines the wide range of government funded projects supporting the development, introduction and evaluation of assistive technology that might increase the range of activities and independence or wellbeing of disabled and older people. More at: www.gov.uk/government/publications/assistive-technology-for-disabled-and-older-people-research-and-development-work



Gadgets to Assist the Elderly with Dementia

As reported in the DWP's Later Life Newsletter this month, the availability of assistive technology and a variety of gadgets can help to make everyday tasks easier for elderly people with dementia. This helpful article gives advice on the use of tracking devices, alarms, monitors, webcams, messaging devices and special clocks and calendars. More at: www.myageingparent.com/gadgets-to-assist-the-elderly-with-dementia

Have we got even more news for you!

If you are switched on to the above items, the August Telecare LIN newsletter is packed with everything you need to know about latest policy, practice and product developments. The latest edition and accompanying supplement is now available at: www.telecarelin.org.uk



CALLS FOR EVIDENCE

The Housing LIN and our partners are interested to hear from you on the following. Can you help?

Commission on the Future of Health and Social Care in England



The King's Fund has set up this commission and has asked us to promote it amongst our members. With

reference to extra care housing, sheltered housing and disabled facilities grants and who pays for health and social services in Appendix B, the call for evidence is open until 30 September and responses should be sent to:

commission@kingsfund.org.uk For more, visit:
www.kingsfund.org.uk/barkercommission

HOUSING & CARE RESEARCH NETWORK REVIVAL

As announced this week at the British Society of Gerontology annual conference, we are delighted that the Housing LIN has been invited to host the distinguished Housing and Care for Older People Research (HCOPR) Network.

The HCOPR Network was established in 2005 to bring together researchers interested in the role of housing in social care. Up until 2011, the Network provided a useful forum for the views of researchers but also intended to offer a means of communicating with commissioners, policy makers and end users.

In recent years, the Housing LIN has worked closely with a number of the leading researchers in the field and also commissioned research to advance the knowledge and understanding of housing and care for older people. Endorsed by Professor Anthea Tinker at the Institute of Gerontology, King's College London, and with support from the Joseph Rowntree Foundation and the Personal Social Services Research Unit, the Housing LIN will in future managing the HCOPR Network and provide a web 'platform' to record and showcase the latest research into housing and care in the UK.

To help deliver the above, we will be inviting researchers in universities and in industry to complete a simple pro forma so that they can provide us with details of their current research project(s) and/or published research since 2011

for inclusion in our new online research directory. This will be uploaded shortly on our website. In the meantime, visit our new HCOPR Network webpage to register your interest at:

www.housinglin.org.uk/HCOPRN

REGIONAL HIGHLIGHTS

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

North East

Denise Gillie reports that 14 schemes have received funding across the region from the HCA under the DH's CSSHF to build 372 units of specialised housing. See the North East regional resource page for a breakdown.

www.housinglin.org.uk/pagefinder.cfm?cid=8896

She also reports that in Durham, the official opening of Derwentside Homes' £3.6m, 41 unit Castle Court development in Annfield Plain, was opened by the MP for Durham North, Kevin Jones. Also, in Gateshead, a sheltered housing scheme at Castle Close in Wickham is undergoing a £2.2m refurbishment programme led by Two Castles Housing Association and Esh Property Services. Building in energy-efficient measures, this will be followed by a scheme at Tindale Drive and will also include the development of five new two-bedroom bungalows on a piece of under-used land onsite, part funded by the HCA.

Other highlights include in Northumberland, where, further to funding for a new Extra Care Housing scheme in Alnwick under the CSSHF, Isos Housing Ltd has secured £210,00 to help construct 10 new bungalows alongside its former DH funded scheme, The Manors, at Prudhoe. To view details about The Manors, go to: www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8298&msg=0

And lastly, in Sunderland, Anne Prentice reports that City Council will begin work on its eighth extra care scheme this month. The City already has four completed mixed tenure schemes and a further three schemes on site due to open in 2014. Plans for a further three extra care schemes are already in advanced stages awaiting planning approvals.



This will total eleven extra care schemes providing 780 extra care properties across Sunderland by 2016 within the Council's ongoing extra care programme.

In addition, the Council's supported housing programme for adults with disabilities has enabled delivery of a supported housing scheme providing independent living for 5 people with learning disabilities and a separate scheme for 3 people with mental health. All properties are self-contained one bedroom apartments with lounge, kitchen and bathroom. An on-site care team have their own office space within each scheme. A further property is currently being renovated to provide similar supported accommodation for 5 adults with learning disabilities which is due to complete later this year. All schemes have been developed within a partnership involving a private landlord who owns and renovates the accommodation; leases the accommodation to a Registered Provider who provides each person nominated by the Council with their own tenancy agreement within their own self-contained apartment.

South East

Sue Terry reports that 17 schemes have received funding from the HCA under the DH CSSHF to build 497 units of specialist accommodation across the region. See the South East regional resource page for the full list

www.housinglin.org.uk/pagefinder.cfm?cid=8903

In Oxfordshire, the successful opening of the new extra care scheme in Shotover in partnership with Housing 21 took place in July and progress is being made on the latest scheme in Yarnton. More at:

www.housing21.co.uk/press-room/news/ribbon-cut-to-mark-opening-of-extra-care-show-flat

In addition, as part of their strategy to develop 390 new homes for working age adults with various disabilities by 2020, the county council have launched their strategy for specialist housing for adults with care and support needs. This can be found at:

www.housinglin.org.uk/pagefinder.cfm?cid=8931

Also, Hampshire CC have recently announced the 5 organisations who were successful in winning places on their procurement framework for the delivery of extra care housing from now until 2019. These are Family Mosaic Housing, First Wessex Housing Group, The Guinness Partnership Ltd, Sanctuary Group and Saxon Weald Homes Ltd. Under the terms of the Framework, each of the successful partners will be offered the opportunity

to build, run and have the initial care and support contract for new extra care developments on both sites owned by Hampshire County Council, and those put forward by Framework partners.

In a separate development, Hampshire CC have also recently launched the procurement of a Health & Wellbeing Campus on land owned by the county at Oak Park in Havant. This development will consist of both an extra care scheme and a Nursing Home where beds will be purchased by both Hampshire CC and the South East Hampshire Clinical Commissioning Group.

And finally, in Milton Keynes, the Council has been awarded £345,000 of funding from the DH Dementia Fund as part of a pioneering project to deliver improvements to a range of specialist services that support people living with dementia in Milton Keynes. Simple improvements such as changes to lighting, floor coverings, garden areas and signage can have such a positive effect on people with dementia and those who care for them.

Eastern

Sue Garwood reports that 7 specialist housing schemes have been awarded funding from the HCA under the DH CSSHF to build 278 units of accommodation. See the Housing LIN Eastern regional resource page for the full list www.housinglin.org.uk/pagefinder.cfm?cid=8901

She also draws attention to the relationships being built between housing and social care in the region. Sue, along with Cathy Mitchell (Chair of the East of England Housing LIN steering group) and Claire Astbury, (Lead Manager for the NHF in the region) met the region's co-ordinator of the "sector led improvement networks" (SLIs) to discuss how they could engender more understanding, communication and collaboration between the sectors. The SLIs are an ADASS initiative to support improvements in key areas of adult social care. As a starting point, they agreed that the Housing LIN and the sector generally would be represented on three networks – Personalisation, JSNA and Safeguarding, to be followed by others when it could be arranged. In addition, staff from SLI will attend Regional Housing LIN steering group meetings and we will use one another's websites to highlight relevant cross-sector material and events.

Sue also reports the growing awareness of the links between housing and dementia in the region. Last month, she gave a presentation to a group of regional housing managers on dementia and its relevance to the housing sector, including general needs housing.



London

Margaret Edwards reports that 35 schemes have received funding in London from the GLA under the DH CSSHF to develop 669 units of specialised housing. See the London regional resource page for the full list

www.housinglin.org.uk/pagefinder.cfm?cid=8904

She also highlights that Barnet Council have published a paper on what they would like to see in the housing market for older people. With reference to SHOP@, it predicts the need for 993 units of extra care housing by 2030. To read in full, go to:

www.barnet.gov.uk/BarnetSocialCareMarket/download/downloads/id/37/extra_care_housing

In Islington, the council have set out their housing priorities 2014-2019 in a consultation document. It reveals that there are 150 households currently waiting for extra care accommodation in the borough but the bigger picture is that by 2020, the over 65 population is going to rise by 9% to 19,000. For More and/or comment, visit

[www.islington.gov.uk/publicrecords/library/Housing/Information/Guidance/2013-2014/\(2013-08-14\)-Housing-priorities-consultation-2013.pdf](http://www.islington.gov.uk/publicrecords/library/Housing/Information/Guidance/2013-2014/(2013-08-14)-Housing-priorities-consultation-2013.pdf)

And Waltham Forest Council have set out plans for developing two extra care housing schemes. Further information at:

www.walthamforest.gov.uk/pages/campaigns/betterhousing.aspx

And lastly, as reported in the RIBA Journal, the regeneration of Kings Cross includes an extra care housing scheme. More to follow.



Saxon Court development in Kings Cross

North West

Libby Spencer and Jean Bray report that 14 schemes have received funding from the HCA under the DH's CSSHF to construct 563 units of specialised housing across the region. View the list on North West regional resource page at:

www.housinglin.org.uk/pagefinder.cfm?cid=8897

In Cumbria, the Housing Initiatives Manager and Peter Fletcher Associates acting on behalf of the County Council are running a workshop in preparation for phase 2 of the Care and Support Specialised Housing Fund. The event is aimed at private developers and specifically to raise their

awareness about potential funding to support developments across the County. It will highlight the types of scheme that are eligible for support together with potential evidence required in support of bids to ensure that developers who wish to bid to the fund are best placed to do so following the publication of the Homes and Communities Agency prospectus later in the year.



Artist's impression of the new scheme in Rochdale

Rochdale Boroughwide Housing (RBH) has announced that the Pennines Township Planning Sub Committee has

granted planning permission for the first Extra Care scheme in the Borough. Designed by Pozzoni, the scheme will enable older and vulnerable people to live independently in the comfort of their own home with the piece of mind of 24 hour support on site.

Tenders have also closed for Liverpool City Council's integrated, person centred and seamless Personal Care and Support to be delivered to Service Users residing in one of five designated ECH buildings. Services to be commissioned will include: planned Personal Care tasks, low level support tasks, one-off interventions, scheme based activities and responsiveness to emergency situations. Details from: <http://liverpool.gov.uk/business/tenders-and-procurement/current-tenders/nwce-955gd7-integrated-personal-care-support-in-an-extra-care-housing-setting/>

In Darwen, a new Extra Care Housing development has been handed over to Twin Valley Homes. Willow Gardens scheme, a 50 unit scheme was built on the site of the former Darwen Health Centre. And in Penrith, Impact Housing have secured funding to deliver a 28 home Extra Care scheme in West Lane. The £2.9m scheme, in partnership with Eden District Council and the HCA, will provide 'care ready' independent accommodation supported by care provision.



Willow Gardens, Darwen

And lastly Libby and Jean report that Contour and Trafford HT, in association with Tunstall, sponsored a Telecare event last week in Salford. More in our next issue.



West Midlands

Anne Bailey reports that a mix of supported and extra care housing schemes totalling 349 units of accommodation, have received funding from the HCA under the DH's CSSHF. For details of the 13 schemes, go to the West Midlands regional resource pages at:

www.housinglin.org.uk/pagefinder.cfm?cid=8899

She also reports that Wolverhampton has been shortlisted to the Big Lottery's Ageing Better Programme and that Solihull Council have produced their first independent living and Extra Care Housing strategy. More at:

www.solihull.gov.uk/policies/28526.htm

Yorkshire and Humber

Paula Broadbent reports that 15 schemes have received funding from the HCA under the DH CSSHF to build a mix of 305 units of specialised housing. Go to the Yorks and Humber regional resource page for the full list:

www.housinglin.org.uk/pagefinder.cfm?cid=8898

In addition, at the end of June, Sheffield City Council announced the launch of a 3 year, "Design for Wellbeing (D4W) initiative". This will look at a range of important issues facing older people and will help shape local strategies and the built environment. For example, design housing and neighbourhoods with better service provision in mind and commission and deliver services with a view to increasing health and wellbeing amongst older people. The Housing LIN will be following this with interest.

Paula reports that Housing LIN meeting in July was hosted by The Abbeyfield Society, Ilkley. Members gained an insight into how a small registered charity has grown from owning and operating 2 houses with 6 & 8 rooms providing sheltered housing and employing 2 housekeepers to owning and operating 2 ECH schemes and providing domiciliary care and support, intermediate care, respite and day care accommodation and services as well as in-house catering, now employing 120 professional staff and 90 volunteers. This will be written up a future Housing LIN case study. In addition, excellent presentations from Jayne Hallowell, Bradford MBC and Karen Croucher, the University of York, are now available on our archived events page at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=764

And finally, North Yorkshire County Council published their notice for procuring an ECH & Regeneration Partner to deliver 29 ECH schemes

across the County by 2020. Expressions of Interest have been received and the process has commenced by the County Council appointing consultants and documents are set to be released shortly to commence the procurement process which is hoped to be concluded quickly to enable the delivery of projects. In the meantime, in Thirsk, Housing 21 - in partnership with Keepmoat, Hambleton DC and the County Council - have secured



Sanctuary's director of development Andrew White, resident George Wilson, Mayor of Derby Cllr Fareed Hussain at the opening of Greenwich Gardens

£2.1m from the HCA to develop a 52 unit ECH scheme at Cherry Garth. The new Housing 21 scheme, Lower Greenfoot in Settle with Craven DC, is due for completion by the summer 2014 and, in Leyburn, the County Council is working with Broadacres Housing Association to develop 46 units of Extra Care and 7 bungalows. And in Eastfield, near Scarborough, Sanctuary Group have cut the first sod of a 60 unit of an extra care scheme as part of the wider regeneration programme. To read the Housing LIN's Case Study on the counties' impressive strategy, visit: www.housinglin.org.uk/pagefinder.cfm?cid=8559

East Midlands

Debbie Waldron reports that 14 schemes have been funded by the HCA under the DH's CSSHF to build 339 new homes. Find the full list on the East Midlands regional resource page at: www.housinglin.org.uk/pagefinder.cfm?cid=8900

She also reports that in Derby, Sanctuary Group have opened the 98 unit Greenwich Gardens Extra Care scheme in Mackworth. The £12million project, funded by Sanctuary, Derby City Council and the Homes and Communities Agency (HCA), was completed in the spring and was officially opened by the Mayor of Derby last month.



Welland Place in Market Harborough

Other news, in Market Harborough, Methodist Homes has opened a new scheme. Welland Place

offers 100 units of accommodation with care on a mixed tenure basis. Facilities include a gym, spa, swimming pool and landscaped gardens.



And finally, a £22.6m Independent and Extra Care Housing scheme gets underway in Chesterfield, Derbyshire. The development of 55 apartments at Potters Place is one of three schemes which Chevin Housing Association (a member of Together Housing Group) are developing in partnership with the County Council. It is due to open in early 2014.

South West

Pat Palmer reports that 11 extra care and supported housing schemes have received funding from the HCA under the DH CSSHF to develop 393 units of accommodation across the region. Visit the South West regional resource page for the full list: www.housinglin.org.uk/pagefinder.cfm?cid=8902

Furthermore, in Filton, South Gloucestershire, Knightstone Housing Association have opened an Extra Care scheme, following a conversion from a sheltered housing scheme. The conversion forms part of a £10m, 3 year programme by the Council to improve the quality of housing for older people.

She also advises that Dorset County Council is currently developing their older people's housing plan. It held an Extra Care Housing engagement morning with providers in July, outcome of the discussions can be found at:

www.dorsetforyou.com/410515

Copies of the draft plan can be viewed at: www.dorsetforyou.com/media.jsp?mediaid=179647&filetype=pdf

And finally, in Gloucestershire, Two Rivers Housing has confirmed its commitment to regeneration and local investment with the purchase of land in Newent to build more than 40 'Extra Care' homes.

Wales

Jeremy reports that discussions are at an advanced stage to establish a Housing LIN presence in Wales. In addition, Hafod Care Association has completed its first Extra Care scheme in Merthyr Tydfil. Ty Cwm provides the people of the Merthyr area with an accommodation option to support independence in later life, or where physical disability or sensory impairment impact on their abilities to take an active role in their community.

And Wales and West Housing are currently developing a mixed tenure 61 unit Extra Care Housing scheme in partnership in Mold with Flintshire County Council. The scheme, Llys Jasmine, includes 15 apartments for people with dementia and will open this year.

More at:

www.flintshire.gov.uk/wps/portal/english/services?WCM_GLOBAL_CONTEXT=/web+content/flintshire/english/services/100010/200091/extra+care+housing

Thanks to the COTTS Housing Email Network for drawing attention to the National Assembly for Wales' Communities, Equality and Local Government Committee's Inquiry into Home Adaptations. A copy of their report is available at: www.senedd.assemblywales.org/documents/s19463/Home%20Adaptations%20-%20Report%20-%20July%202013.pdf

And finally, Jeremy will be speaking at Cymorth Cymru's Extra Care Housing in Wales conference in Llandrindod Wells next week

Scotland

Jeremy reports that the Joint Improvement Partnership and CIH Scotland have published a useful new report on housing with care in Scotland which provides some case studies and includes a discussion of the challenges of extending provision in the current economic climate.



Download at: www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/Scotland/Housing_with_Care_for_Older_People_New_CIH_Scotland_Report

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

East of England HLIN, 1st October, St Neots

West Midlands HLIN, 25th November, Warwick



OTHER FORTHCOMING EVENTS

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

Habinteg's Housing Standards Forum
17 September, London
Book at: <https://habinteg.eventbrite.co.uk>

IPC, Making best use of your sheltered housing asset
25 September, Birmingham
Book at: <http://ipc.brookes.ac.uk/courses/workshops.htm>

Foundations' annual HIA and Handypersons conference
Stratford upon Avon, 14/15 October
Book at: www-foundations-uk-com/eventsmeetings/hia-annual-conference/annual-conference-2013

NHC Health and Housing conference
17 October, York
Book at: www-northern-consortium-org-uk/ViewEvent?EventID=44

NHF Housing and Dementia
14 November, Birmingham
Book at: www-housing-org-uk/events/browse/care-and-support-seminar-dementia-in-housing

POETRY CORNER

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

Plot Holder: An allotment keeper's epitaph

The year he died,
Apple trees un-pruned, went native,
Sweet peas, un-planted,
Dried out in the lean-to greenhouse
With tomato plants wanting water
Then the lock on his shed was picked,
Someone took his burnished spade
And earthed-up his row of straight potatoes.

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