



# Housing with Care Matters

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#HLINenews

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Screenshot of the new Housing LIN Health and Housing Exchange webpages

## HOUSING LIN LAUNCHED HEALTH AND HOUSING EXCHANGE

The Housing LIN has been working with Public Health England and signatories of the Health and Housing Memorandum of Understanding to get a web-based programme of knowledge and information exchange up and running to support peer to peer learning and discussion.

Launched at the CIH's health and housing event as part of their annual conference and exhibition in Manchester last week, this new resource offers you both the opportunity to raise key discussion points on health and housing matters that you would like answered by other members based on their experience, knowledge and/or examples of practice, and provides a place for you to upload resources that you have found useful and that you think will benefit other people using the Health and Housing Exchange. Have you got a question or a document that you would like to post?

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

Gill Leng, housing and health lead at Public Health England stated: *"The Housing LIN is known for connecting people, ideas and resources. This health and housing exchange is dedicated to those working across housing, health and social care and forms part of our overall strategy to build competence in the sector to ensure that professional have access to leading edge thinking and practice."*

For more on the Memorandum of Understanding and accompanying Action Plan, visit:

[www.housinglin.org.uk/Topics/browse/HealthandHousing/](http://www.housinglin.org.uk/Topics/browse/HealthandHousing/)

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

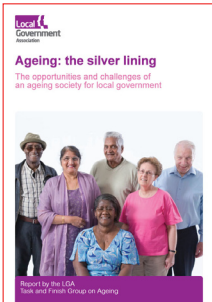




## POLICY & FUNDING NEWS

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

### Ageing: The Silver Lining – a report on the challenges and opportunities of an ageing population for local government



A report by the LGA Task and Finish Group on Ageing that sets out the increasing contribution to society and the economy older people can make through empowered local government and challenges the commonly-held belief that an ageing population is a burden.

It was established to explore the challenges and opportunities that an ageing population presents for local government and communities and the economic contribution that can be made from an increasingly older population.

For example, councils should be empowered to prepare for an ageing society and apply an 'ageing lens' to their local functions that will help councils understand what needs to be done to improve the quality of life of this growing segment of the population. More at:

[www.local.gov.uk/publications/-/journal\\_content/56/10180/7357727/PUBLICATION](http://www.local.gov.uk/publications/-/journal_content/56/10180/7357727/PUBLICATION)

### ADASS 2015 budget survey

In its latest annual survey of spending on adult social care, ADASS calls on government to 'protect essential care and support services to our most vulnerable citizens'. In particular, the survey shows between 2010-11 and 2015-16, social care funding has decreased 10.7% from £14.9 billion to £13.3 billion. Moreover, spending on non FACS eligible preventative services this year, such as housing related support and telecare, is likely to amount to £880 million or 6.6% of the budget. More at:

[www.adass.org.uk/budget-survey-2015-press-release/](http://www.adass.org.uk/budget-survey-2015-press-release/)

### Creating a better care system

Another new LGA report, proposes a £1.3 billion a year transformation fund until 2019/20 to develop a new health and social care system with a focus on keeping people independent and preventing complex and long-term conditions. It recognizes that the lack of suitable housing can drive up dependency and recommends better coordination across care services to improve outcomes. More at: [www.local.gov.uk/web/guest/showusyoucare/-/journal\\_content/56/10180/7354041/ARTICLE](http://www.local.gov.uk/web/guest/showusyoucare/-/journal_content/56/10180/7354041/ARTICLE)

## MARKET NEWS

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

### Legal and General report on Last Time Buyers

A new research study by Legal & General and the Centre for Economics and Business Research, has quantified the size and shape of the UK's 'Last Time Buyer' market for the first time. It identified that there are 5.3m under-occupied homes in the UK, with 3.3m households looking to downsize. Furthermore, it estimates that this particular market owns 7.7m spare bedrooms and a total of £820 billion of housing wealth, set to reach £1.2 trillion in 2020. It also found the common reasons for homeowners to consider downsizing are that a current property has become unsuitable because of stairs or a large garden (45%) and the property becoming too large for their needs (33%).

However, whilst Legal & General's research shows that almost a third of older homeowners have considered downsizing in the last five years, fewer than one in ten (7%) actually did move. Download at: [www.housinglin.org.uk/\\_library/Resources/Housing/OtherOrganisation/LTB\\_Report.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/LTB_Report.pdf)

### Housing equity held by retired homeowners

According to Just Retirement, over-65 homeowners now boast property wealth of £873.77 billion and have made more than £12.5 billion between them in the past three months as housing prices continue to climb.

### Extra care housing: UK market report

Laing&Buisson report that private sector interest is returning to extra care housing. Drawing on figures supplied by EAC, their latest report suggests that there are now 60,765 units of housing with care for older people in England (of which 13,286 are outright sale) and developments by Rangeford Holdings and Octopus Healthcare as a demonstration of an appetite for new supply and investment to meet the demands of a baby boomer generation.

### Housing Matters

Willmott Dixon's new publication includes an article by Debbie Sizer, East Midlands Housing LIN lead, 'Coming of Age' on retirement sector growth. Interestingly, 25% of the company's residential company is now in the retirement and care sector.



### McCarthy & Stone Eyes New Stock Market Home

As reported on Sky News, McCarthy & Stone have reported a 76% rise in half-year pre-tax profit to £32m, on the back of strong sales growth.

### Methodist Homes Association refinancing

MHA have secured a £70m deal with Barclays to further expand and improve its services for older people.

### HCA market bulletin

The housing market bulletin by the HCA provides the latest information on the housing market, the economy and the housebuilding industry. Read the latest issue at: [www.gov.uk/government/publications/housing-market-bulletin](http://www.gov.uk/government/publications/housing-market-bulletin)

### When one door closes...

This report by Healthcare Property Consultants on the care home market suggests that new development in the sector is matched by home closures and, in some areas, is resulting in a net bed reduction. More at: [www.healthcarepc.co.uk/uploads/attachment/5/when-one-door-closes.pdf](http://www.healthcarepc.co.uk/uploads/attachment/5/when-one-door-closes.pdf)

And finally, for regional market news, check out our regional updates on p.9.

## 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 published recently by the Housing LIN. Keep them coming in!*

### NEW HOUSING LIN BLOGS

*We bring you 8 new blogs that offer personal views on a wide range of housing and housing related health, care and/or support issues.*

### Housing LIN manifesto: The 'I's have it – building a coalition for change

Jeremy's blog sets out the Housing LIN's manifesto around retirement housing options and the need for accommodation to be the third plank in the integration of services such as health and social care. Read at: [www.housinglin.org.uk/library/Resources/Housing/Blogs/Housing\\_LIN\\_Post\\_Election\\_Blog.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Blogs/Housing_LIN_Post_Election_Blog.pdf)

### Planning for healthy urban living in older age

In this blog, Hugh Barton, Emeritus Professor of planning, health and sustainability, at the University of the West of England, questions how do we plan and design our settlements to promote health and well-being for an ageing population? View at: [www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN\\_blog\\_planning\\_health\\_and\\_ageing.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN_blog_planning_health_and_ageing.pdf)

### When the wisdom of age isn't enough

In this blog for EAC/FirstStopAdvice, Jeremy calls for a 'change agent' approach under an I&A Challenge Fund to develop sector leadership and growth in housing information and advice services for older people so that we can better help to move and support what older people want. Read at: [www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN\\_Advice\\_blog.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN_Advice_blog.pdf)

### Designing for Wellbeing in Environments for Later Life

Dr Sarah Wigglesworth, Professor of Architecture at the University of Sheffield and colleagues explore the link between home, the built environment and the health and wellbeing of residents across four sites in Sheffield. Read at: [www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN\\_DWELL\\_blog.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN_DWELL_blog.pdf)

### The NHS cannot stand still on social care

Written by Julienne Meyer CBE and John Myatt, this blog is based on an article that first appeared in HSJ. It looks at the findings of two recent commissions and how accommodation based solutions should be more effectively integrated with NHS and social care pathways. Read at: [www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN\\_Blog\\_NHS\\_cannot\\_stand\\_still\\_on\\_social\\_care.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Blogs/HLIN_Blog_NHS_cannot_stand_still_on_social_care.pdf)

### A spoonful of housing lets the medicine go further

To coincide with the launch of the NHS Alliance's new online health and housing resource for GPs this month, Jeremy writes that the housing information hub we have helped the NHS Alliance develop specifically for GPs could reap significant benefits for both their older and vulnerable patients and reduce demand for GP appointments and other health services. Read at: [www.housinglin.org.uk/library/Resources/Housing/Blogs/JP\\_HLINBlog\\_NHS-Alliance.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Blogs/JP_HLINBlog_NHS-Alliance.pdf)



## Living Longer, Living Well in Warwickshire: Adding value to people's lives

This blog outlines how the Third Sector in Warwickshire are working in partnership with statutory agencies to deliver a health and wellbeing model for prevention that adds value to older people's lives. Download at:

[www.housinglin.org.uk/\\_library/Resources/Housing/Blogs/HLIN\\_Living\\_Longer\\_Living\\_Well\\_Blog.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Blogs/HLIN_Living_Longer_Living_Well_Blog.pdf)

## A New Model of Care Centred around Home Improvement Agencies

David Herring, formerly Head of Housing and Development at Papworth Trust, calls for HIAs to be better equipped to make the case for housing being recognised as an important part of the local health and social care economy. Read at:

[www.housinglin.org.uk/\\_library/Resources/Housing/Blogs/HLIN\\_Blog\\_Home\\_Improvement\\_Agency.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Blogs/HLIN_Blog_Home_Improvement_Agency.pdf)

## NEW HOUSING LIN TECHNICAL & PRACTICE GUIDES

*Here we cover 2 new resources that provide useful guidance on the construction of extra care housing.*

### Cost model: Extra Care Housing



This report, jointly published with AECOM, Pozzoni Architects and the Housing LIN, replaces case study No.34 which provided an overview of extra care housing in general and concludes with a cost model based on a scheme of 16 self-contained single-bed flats and six two-bed homes located as a

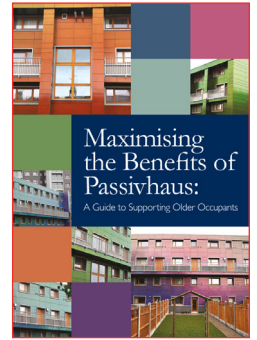
three-storey separate wing to a care home.

Launched at the CIH South West conference in Torquay in April, the new report provides an overview of the policy and funding drivers for extra care housing and gives an updated cost model based on a recent extra care housing development in the North of England comprising 77 one and two bedroom apartments covering a gross internal area of 6,855 m<sup>2</sup>. Costs exclude site works and relate to 1st quarter 2015. More at:

[www.housinglin.org.uk/\\_library/Resources/Housing/Support\\_materials/Reports/CostModel\\_ECH\\_April15.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Reports/CostModel_ECH_April15.pdf)

## Maximising the Benefits of Passivhaus: A Guide to Supporting Older Occupants

This guide by the University of Manchester Institute for Collaboration on Ageing, Eastlands Homes and the Housing LIN is aimed at housing providers and architects and provides recommendations on how to enable occupants to adapt to living in Passivhaus dwellings and gain the maximum benefits available. In particular, the guide considers what support should be given to older occupants. Find at: [www.housinglin.org.uk/\\_library/Resources/Housing/OtherOrganisation/Maximising\\_the\\_Benefits\\_of\\_Passivhaus.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/Maximising_the_Benefits_of_Passivhaus.pdf)



## NEW HOUSING LIN CASE STUDIES

*We highlight several interesting new case studies from the Housing LIN.*

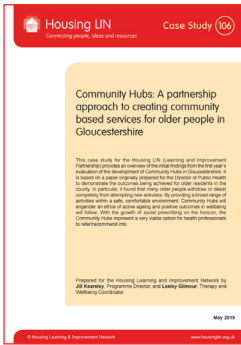
### Approaches to Procurement and Delivery of Care and Support in Housing with Care

Drawing on the experience of local authorities and providers, this Care Study report uses eight new case studies and five updated ones from the 2010 *Housing LIN Care and Support in Extra Care Housing* Technical Brief to focus in on the variety of ways in which these services are procured, funded, configured, delivered and charged for in HWC schemes for older people. It explains the relevance of each heading in the scheme case studies and includes the approaches adopted by three different local authorities.

Download at: [www.housinglin.org.uk/\\_library/Resources/Housing/Support\\_materials/Other\\_reports\\_and\\_guidance/HLIN\\_CaseStudyReport\\_ProcurementDeliveryCareAndSupportInHWC.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Other_reports_and_guidance/HLIN_CaseStudyReport_ProcurementDeliveryCareAndSupportInHWC.pdf)

### Japan: Where grassroots support initiatives are growing in empty houses

This study sets out how Japan is addressing these issues. Parallels can be drawn with the pressures facing public services and new approaches which could be developed or deployed in the UK to provide a better range of age-friendly housing and community space for our ageing population. Visit: [www.housinglin.org.uk/\\_library/Resources/Housing/Practice\\_examples/Housing\\_LIN\\_case\\_studies/HLIN\\_CaseStudy\\_105\\_Japan-Grassroots.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy_105_Japan-Grassroots.pdf)



### Community Hubs - A partnership approach to creating community based services for older people in Gloucestershire

This study provides an overview of the initial findings from the first year's evaluation of the development of Community Hubs in Gloucestershire.

It is based on a paper originally prepared for the Director of Public Health to demonstrate the outcomes being achieved for older residents in the county. Access at: [www.housinglin.org.uk/\\_library/Resources/Housing/Practice\\_examples/Housing\\_LIN\\_case\\_studies/HLIN\\_CaseStudy\\_106\\_CommunityHubs.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy_106_CommunityHubs.pdf)

### Setting sail with extra care: The Trinity House Hub, Wallasey

This study gives an overview of the latest development within the Mariners' Park Estate, an eighteen unit purpose-built extra care housing scheme on the Wirral, describing how this phase of development contributes to the overall vision for the park for retired merchant mariners.



Trinity House Hub, Wallasey

Read in full at: [www.housinglin.org.uk/\\_library/Resources/Housing/Practice\\_examples/Housing\\_LIN\\_case\\_studies/HLIN\\_CaseStudy\\_107\\_TrinityHouse.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy_107_TrinityHouse.pdf)

### NEW HOUSING LIN VIEWPOINTS

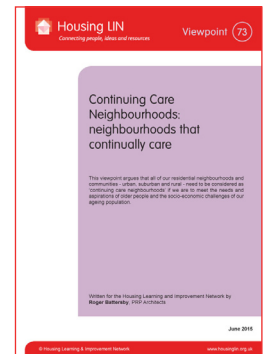
We offer 2 insightful new viewpoints from the Housing LIN.

#### Any the wiser? Deprivation of liberty in housing

In this new viewpoint, Sue Garwood shares her current understanding of the position with regard to depriving someone of their liberty in a housing setting if they lack the mental capacity to consent. It builds on August 2014's Housing LIN viewpoint No.65 and outlines both the aspects which have become clearer and those which remain unclear or contentious. With the Law Commission consultation on proposed changes to the authorisation of deprivation of liberty due to start in July, the updated viewpoint aims to raise awareness of the issue within the housing sector. Download at: [www.housinglin.org.uk/\\_library/Resources/Housing/Support\\_materials/Viewpoints/HLIN\\_Viewpoint72\\_DoL.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Viewpoints/HLIN_Viewpoint72_DoL.pdf)

### Continuing Care Neighbourhoods: neighbourhoods that continually care

This viewpoint by Roger Battersby argues that all of our residential neighbourhoods and communities - urban, suburban and rural - need to be considered as 'continuing care neighbourhoods' if we are to meet the needs and aspirations of older people and the socio-economic challenges of our ageing population. Read in full at: [www.housinglin.org.uk/\\_library/Resources/Housing/Support\\_materials/Viewpoints/HLIN\\_Viewpoint73\\_ContinuingCare.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Viewpoints/HLIN_Viewpoint73_ContinuingCare.pdf)



## OTHER USEFUL PUBLICATIONS / RESOURCES

### HOUSING FOR OLDER PEOPLE

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



#### All our Futures: Housing for Ageing

In the Spring of 2015 leading figures from the housing and ageing sectors came together at a summit to map out the actions required to address the critical issue of housing for an ageing population. This resultant Housing and Ageing Alliance report summarises the key messages about housing and ageing for everyone who wants this country to be a good place in which to grow old. In particular, it was agreed that:



- Housing is fundamental to dignity and security in older age
- Housing underpins health and wellbeing. It is the foundation of a sustainable NHS and social care system and needs to be an equal part of the integration agenda
- At a time of unprecedented demographic change, housing, planning, health and social care must all systematically address population ageing



- Housing plays a critical role in the UK economy. Older people live in a third of all homes and are the major driver of household growth. Housing and ageing is therefore of enormous economic importance.

Download at: [www.housinglin.org.uk/library/Resources/Housing/HAA/HAA\\_Summit\\_Report.pdf](http://www.housinglin.org.uk/library/Resources/Housing/HAA/HAA_Summit_Report.pdf)

### Improving later life: Vulnerability and resilience in older people

This new publication from Age UK is one in a series that explores some of the factors and experiences that make older people more susceptible to the risk of adverse outcomes in later life. With chapters by Jeremy Porteus on Homes and Housing and Professor Chris Phillipson on developing age-friendly neighbourhoods, the publication provides an excellent summary of the available evidence regarding the maintenance of resilience and suggests that if we don't recognise and offer support to older people who are vulnerable, there is risk of moving into a situation where their quality of life deteriorates and they and their families experience results in worse outcomes with consequential costs for the state. Access at: [www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/Improving Later Life 4- Vulnerability.pdf](http://www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/Improving Later Life 4- Vulnerability.pdf)

### Updated Housing LIN planning pages

With thanks to Tetlow King Planning, we have now included a new section on s106s and CIL on our comprehensive planning portal. This can be found at: [www.housinglin.org.uk/Topics/browse/Planning/s106-CIL](http://www.housinglin.org.uk/Topics/browse/Planning/s106-CIL)

### Can our homes pay for the care we need in older age? Asset wealth and an ageing population



This NHF report suggests that the current housing wealth and demands on the care system are making too many wide-ranging assumptions about the potential of asset wealth to solve the crisis in the social care system. With the introduction of the Care Act in April 2016, it recognises the absence of a mature market for

products to enable people to optimise their wealth and assets to meet future care needs and calls for affordable solutions for housing and care in later life that are flexible for people with low and middle

incomes who will not be able to use housing wealth to pay for care needs. Read at: [www.housinglin.org.uk/Topics/browse/Housing/Commissioning/?&msg=0&parent=3693&child=9541](http://www.housinglin.org.uk/Topics/browse/Housing/Commissioning/?&msg=0&parent=3693&child=9541)

### Ageing in Cities

This book from the OECD examines trends in ageing societies and urban development before assessing the impact of ageing populations on urban areas and strategies for policy and governance. It features 9 case studies from around the world, including one from the UK (Manchester). Download or buy at: [www.keepeek.com/Digital-Asset-Management/oecd/urban-rural-and-regional-development/ageing-in-cities\\_9789264231160-en#page1](http://www.keepeek.com/Digital-Asset-Management/oecd/urban-rural-and-regional-development/ageing-in-cities_9789264231160-en#page1)

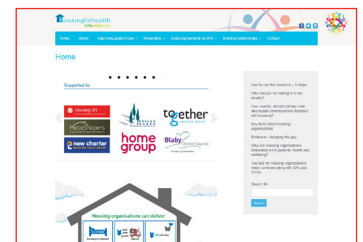
## HEALTH & CARE

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



### Health must begin at home

An NHS Alliance-driven initiative seeks to better understand the correlation between housing and health, 'Health Begins At Home'. NHS Alliance has collaborated with the Housing LIN and partners to develop a brand new online resource which will allow housing and health professionals to network and share learning and good practice, and aims to review and update evidence as it becomes available.



Screenshot of the Housing for Health website

Jeremy Porteus stated: "The most conservative estimates claim that inadequate or inappropriate housing costs the NHS £1.4bn a year. Many GPs are familiar with the diverse housing problems faced by their patients; for example, the need for home adaptations or a move to specialist accommodation following a stroke or the onset of dementia. However, they probably don't know where they can get housing guidance to inform their decisions. This new resource is an important step for health professionals to help address health inequalities."

Find out more about NHS Alliance's new resource at: [www.housingforhealth.net](http://www.housingforhealth.net)



## Research finds NHS costs cut by a third in charity's retirement communities

Independent research by Aston University shows the ExtraCare Charitable Trust (ECCT) saved the NHS money by successfully combining health, social care and housing services for older people, including employing a qualified nurse as well as providing informal drop-in sessions and advice services. The report examined the total NHS savings across the NHS (primary and hospital care)



Jean Nicholls, resident at Broadway Gardens, Wolverhampton, staying active

for each participant in the study. This included the amount spent on nurses, GP appointments, and hospital admissions. Over a period of 12 months alone, the reduction equated to the NHS spending an average of £1,115 per person per year less on residents living in properties run by ECCT than it would have done had the trust not provided the services, thereby reducing the NHS spend for residents by 38%.

Other key findings of the research included:

- ECCT residents experienced a significant reduction in the duration of unplanned hospital stays from 8-14 days to 1-2 days.
- Routine GP appointments for ECCT residents fell 46% after a year.
- Numbers of people with clinical levels of depression fell by 64.3% over 18 months.
- Measures of depression symptoms were reduced by 14.8% after 18 months for new ECCT residents and those with low mobility showed the greatest improvement in this 'mood measure'.
- The cost of providing higher-level social care was £4,556 less (26% less) per person per year than providing the same level of care in the local community.
- In-depth, 'autobiographical' memory improved by 10.1% for ECCT residents after 18 months.

Download the report from:

[www.housinglin.org.uk/Topics/browse/HousingExtraCare/Commissioning/HousingHealthWellbeing/?&msg=0&parent=3662&child=9605](http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/Commissioning/HousingHealthWellbeing/?&msg=0&parent=3662&child=9605)

For more information on the research, accompanying blogs and video go to:

[www.extracare.org.uk/research](http://www.extracare.org.uk/research)

## Measuring the indirect impact of improved health on wellbeing

This research report from HACT has found that housing associations can demonstrate significant health impact from their community investment activities. Using a wellbeing valuation approach, researchers measured a variety of outcomes measures to assess the social value and cost of key interventions that impact on wellbeing. Read at: [www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/HACT\\_Investment\\_Activities\\_report\\_2015.pdf](http://www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/HACT_Investment_Activities_report_2015.pdf)

## Unlocking investment in primary care infrastructure

This report by the British Property Federation shows over half of 7,962 GP practices are too small to deliver the increased level of service provision that NHS England would like to see GPs provide and that a significant proportion are not fit for purpose or have defects such as asbestos. Download from our Health Intel NHS Estate's page at: [www.housinglin.org.uk/Topics/browse/HealthandHousing/NHSestate/?&msg=0&parent=8693&child=9563](http://www.housinglin.org.uk/Topics/browse/HealthandHousing/NHSestate/?&msg=0&parent=8693&child=9563)

## The Long Wait for a Home

This report from Leonard Cheshire research explores the long wait that many disabled people face when they desperately need adaptations to their homes. Download at:

[www.leonardcheshire.org/who-we-are/publications/latest-publications-download/long-wait-home](http://www.leonardcheshire.org/who-we-are/publications/latest-publications-download/long-wait-home)



## Disabled Facilities Grant Funding via Better Care Funds – An Opportunity to Improve Outcomes

This briefing from Care and Repair England explains the changes to the provision of national government funding for home adaptations, clarifying the responsibilities for delivery and highlighting opportunities for integration.

Find at:

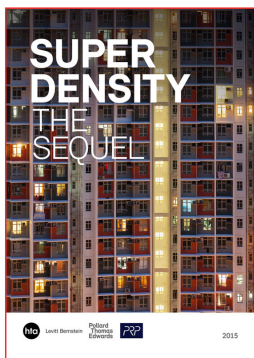
<http://careandrepair-england.org.uk/wp-content/uploads/2015/04/Integration-Briefing-1-DFG-BCF-Final-April-15.pdf>



## Peer Support: what is it and does it work? New evidence review

This informative review of peer support literature shows that there is a limited understanding of the different forms of peer support, how best to deliver support and the forms of training and infrastructure to get the most impact from it. It explains that further evidence is needed to fully understand the impact it has on the health service and individuals with long-term health conditions. However, it does show that peer support can help people feel more knowledgeable, confident and happy and less isolated and alone. Read at: [www.housinglin.org.uk/\\_library/Resources/Housing/OtherOrganisation/peer\\_support\\_-\\_what\\_is\\_it\\_and\\_does\\_it\\_work.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/peer_support_-_what_is_it_and_does_it_work.pdf)

## Superdensity report: The Sequel



Building on *Living at Superdensity*, this report by leading UK architects explores through a series of essays and case studies that it is possible to create successful places based around streets and a variety of urban typologies, including houses and medium-rise apartment blocks, as well as some carefully integrated

taller buildings. Chapter Three on Creating Mixed Communities at Superdensity references older and disabled people in its recommendations on housing typologies as well as an illustration of the masterplan for the Aylesbury Estate in Southwark and the inclusion of an extra care scheme. More at: [www.superdensity.co.uk](http://www.superdensity.co.uk)

## HOUSING & DEMENTIA

### Peer Support for People with Dementia Resource Pack

The Health Innovation Network worked with The Alzheimer's Society, Innovations in Dementia and community groups across South London to produce this resource pack, which brings together in one place evidence-based resources to help community groups and funders set up and run peer support groups, as well as guidance on how to make older people's groups more dementia friendly. Download at: [www.housinglin.org.uk/Topics/browse/HousingandDementia/Practice/Practice/?&msg=0&parent=5152&child=9574](http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Practice/Practice/?&msg=0&parent=5152&child=9574)

## Becoming a dementia friendly organisation

This summary by the Guinness Partnership outlines how it aims to become a dementia friendly organisation so that it makes a difference for customers living with dementia. It reports on a number of findings from a range of activities designed to demonstrate why dementia is important to Guinness and the scale of the challenge for the organisation; identifies how many customers are likely to be living with dementia, where they are living and what the characteristics are of dementia friendly services and homes; and recommends what should be done to transform the Partnership so it becomes more dementia friendly. Read at: [www.housinglin.org.uk/\\_library/Resources/Housing/Support materials/Becoming\\_a\\_dementia\\_friendly\\_organisation.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Support materials/Becoming_a_dementia_friendly_organisation.pdf)



## Best practice in social care and support for adults with concurrent sight loss and dementia within different housing settings

A new report by the University of York for the National Institute for Health Research aims to further knowledge on how best to provide care and support to people living with sight loss and dementia in a range of housing settings. More at: [www.housinglin.org.uk/\\_library/Resources/Housing/OtherOrganisation/NIHR\\_visual\\_impairment.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/NIHR_visual_impairment.pdf)

## HOUSING & SAFEGUARDING / MENTAL CAPACITY ACT

In addition to the viewpoint by Sue

Housing & Safeguarding Adults Alliance

Garwood, referenced on p.5, she has produced an adapted form which can be used by housing providers to assess whether a prospective tenant has the mental capacity to understand and sign a tenancy agreement. It is based on the test of capacity from the Mental Capacity Act.

Access at:

[www.housinglin.org.uk/\\_library/Resources/Housing/Support materials/HLIN\\_Capacity\\_assessment\\_for\\_tenancies.doc](http://www.housinglin.org.uk/_library/Resources/Housing/Support materials/HLIN_Capacity_assessment_for_tenancies.doc)





### Legal briefing on deprivation of liberty

The Cheshire West judgement made by the Supreme Court in March 2014 defined deprivation of liberty in a way that makes it much more likely than before to apply to people living in housing with care and other supported living settings. This briefing for social housing providers on the legal framework for deprivation of liberty was written by Joanna Burton of Clarke Wilmott solicitors on behalf of the National Housing Federation and the Housing Learning and Improvement Network (LIN).

It is divided into two parts, the first explaining the relevant law and the second outlining the responsibilities of social landlords.

Read in full at:

[www.housinglin.org.uk/\\_library/Resources/Housing/Housing\\_advice/NHF\\_legal\\_briefing\\_on\\_DOL.pdf](http://www.housinglin.org.uk/_library/Resources/Housing/Housing_advice/NHF_legal_briefing_on_DOL.pdf)

## TELECARE UPDATE

For latest information on telecare, check out our weekly updates at:

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

## 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 your news!

### Eastern

Dan reports that the next regional meeting is taking place next week in Hoddesdon. See p.13 for details.



View of the new development in Ipswich

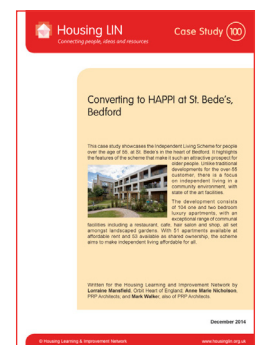
In addition, Genesis' new Extra Care scheme in Ipswich is due to open its doors to its first customers this summer. The 59 units of contemporary urban living Extra Care accommodation will be situated on the waterfront at Ipswich Marina.

And in Broxbourne, B3 Living has developed a service aimed at avoiding hospital and residential care admission, whilst waiting for a Flexicare (extra care) vacancy to arise. The support team were finding that some of the people who were waiting to be housed would often need urgent support and were very vulnerable. B3 Living created 2 short term care placements from 2 underutilised guest rooms in their Flexicare Schemes. The accommodation consists of a combined bedroom, kitchenette and wet room. B3 charge a social rent which is either paid by Adult Care services or the client. This has created an additional income. For further information, contact:

[Deborah.fenton@B3living.org.uk](mailto:Deborah.fenton@B3living.org.uk)

In Peterborough, Methodist Homes' 37 unit assisted living scheme, The Maples, is close to handover.

And finally, a recent Housing LIN case study highlighted the new Orbit Housing Extra Care scheme in Bedford that had converted the old St Bede's convent. Since then the scheme has won a number of prestigious awards, including CIH East Midlands, Development of the year; Building Awards – Housing project of the year; RICS – Royal Institute of Chartered Surveyors – Residential Development. The scheme is now up for a HAPPI award.



### North West

Jean and Libby report that following a successful regional meeting at Smithy Croft, it's been a very busy time in the North West with no less than 8 extra care schemes commissioned in last month. They include 3 Your Housing Group schemes in Keswick, Chester and Helsby; Knowsley Housing Trust's Bluebell Gardens in Huyton; Harehill Court in Littleborough, managed by RBW; a new Silk Healthcare scheme in Colne, Lancashire; Magenta Living's scheme in Ellesmere Port; and Six Town Housing's new scheme in Bury. In addition, Village 135 in Wythenshawe is coming on apace with an expected completion date in Spring 2016.

And in Cumbria, Impact Housing's new Extra Care Housing scheme, which will provide 38 self-contained apartments in Brampton, has started on site and Eden Housing Association's new extra care scheme in Kirkby Stephen, Mill Gardens, is eagerly awaited.



Places for People and specialist care village operator English Care Villages have formed Inspired Villages, a partnership to develop and operate a retirement village in Cheshire offering high quality homes with a range of social and leisure facilities for the over 65s.



Plan for the development of Marwood Tower, Liverpool

Work is also underway to overhaul the Liverpool Mutual Homes 15 storey Marwood Tower and transform it into 81 modern apartments for over 55s. And as part of Dementia Awareness Week 2015 in May,

Riverside put the interior design of its newest retirement living scheme, Joseph Williams Mews in Belle Vale, Liverpool, under the spotlight.

And finally, the members of the NW Housing LIN have started planning this year's regional conference, due to take place on 3 November. Check out the Housing LIN events page and/or upcoming weekly bulletins for details.

### Yorkshire and Humber

Juliette reports that the recent regional meeting at Swallowdale, the new Housing & Care 21 extra care housing scheme in Edlington, Doncaster, went very well.

In addition, last week saw the official opening of Jazz Court, Sanctuary's new £8m extra care housing development at Eastfield near Scarborough.



Plan of Jazz Court, Eastfield

And staying in North Yorkshire, Tristar Homes (part of Thirteen Group) and the County Council are creating a new mixed tenure community development in Sowerby, Thirsk, which will provide valuable new extra care provision for the town.

And finally, Juliette notes that Wakefield District Housing is part of a consortium led by NHS Wakefield CCG that has been selected as a NHS England 'vanguard site' to deliver new models of care.

### South East

Clare reports that Bracknell Forest Homes' £4.2m new 65 unit extra care housing scheme, Clement House, is nearing completion.

Clement House, Bracknell Forest



In Reading, the council is working with A2Dominion to develop a new 40 unit extra care housing development in Caversham.

In Tonbridge, CastleOak report that building work is underway on site at Tudeley Lane in Tunbridge Wells, where The Abbeyfield Kent Society are developing an assisted living scheme.

In Hampshire, Wilmott Dixon report that the 170-home retirement home, Bishopstoke Park, for Anchor Trust is nearing completion.

And in Swanley, West Kent's ground-breaking Bonney Court scheme for older residents has already become a firm favourite. Watch an interview with one of the happy residents at: [www.westkent.org/About-us/Media-Centre/News/2015/Making-age-a-positive-experience](http://www.westkent.org/About-us/Media-Centre/News/2015/Making-age-a-positive-experience)

And finally, Clare wishes to draw to your attention that the Housing LIN's joint South and South West conference will be taking place on 20 October in Bristol. More information on p.13.

### South West

Pat reports that St Monica Trust have received planning consent for the £60 million redevelopment of the former Cadbury's Factory in Keynsham to convert the iconic red-brick buildings into a state-of-the-art retirement community, featuring 120 assisted living apartments and a 105 bed care home offering a range of specialist care.



HRH Princess Anne opening Barstaple Almshouse & Day Centre, Brentry

In Bristol, HRH Princess Anne visited Bristol Charities to officially open its new Barstaple Almshouse and Day Centre in Brentry earlier this month.

In Somerset, following the county council's Cabinet this month, proposals for the delivery of an integrated care and support service in Extra Care Housing schemes are being drawn up. More at: [www.somerset.gov.uk/adult-social-care/housing-support/extra-care-and-sheltered-housing](http://www.somerset.gov.uk/adult-social-care/housing-support/extra-care-and-sheltered-housing)

In Cheltenham, an exclusive retirement housing scheme of 54 apartments from Oak Retirement is nearing completion.

In Devon, the county council's website sets out the Market Position Statement for extra care housing at: <https://new.devon.gov.uk/providerengagementnetwork/statement/adults-market-position-statement/extra-care-housing-3/>



And in Totnes, South Hams District Council have approved plans for a £9m mixed tenure extra care scheme with The Guinness Partnership.

And finally, Pat too wishes to mention that the Housing LIN's joint South and South West conference is taking place on 20 October in Bristol. More information on p.13.

### London

Margaret reports that she and James Berrington, chair of the London Housing LIN Steering Group, attended and presented at a GLA stakeholder event on the Mayor's Care and Support Specialised Housing Fund last month, prior to the deadline for submissions to Phase 2 last week. James reminded attendees that the Housing LIN is responsible for capturing the knowledge and information exchange from all Phase 1 and 2 sites so that this can be uploaded on the directory of DH funded schemes at: [www.housinglin.org.uk/Topics/ECHScheme/](http://www.housinglin.org.uk/Topics/ECHScheme/)

In addition, Jeremy spoke at the Mayor's Design Advisory Group meeting, advising the GLA on future housing and neighbourhood design issues across London.

The Mayor of London has published the Draft Interim Housing Supplementary Planning Guidance (SPG) for public consultation. Deadline is 7 August. More at: [www.london.gov.uk/sites/default/files/Draft%20Interim%20Housing%20Supplementary%20Planning%20Guidance.pdf](http://www.london.gov.uk/sites/default/files/Draft%20Interim%20Housing%20Supplementary%20Planning%20Guidance.pdf)



Conrad Court, Lewisham

In Lewisham, Notting Hill Housing's Conrad Court, a 78 apartment extra care scheme at Marine Wharf, Surrey Quays, was officially opened.

And East Thames Housing Association are piloting innovative technology that better supports people with a diverse range of needs including older people, people

with learning disabilities, those with mental health needs, and young people.

In Barnet, Barnet Homes have announced that a planning application for a 51 unit dementia-friendly extra care scheme on the site of Moreton Close sheltered block was approved at planning committee last month.

In Brent, a report by the council outlines their 'New Accommodation for Independent Living' (NAIL) to develop more local extra care and supported living accommodation. The NAIL project is set up to deliver a further 340 units of accommodation by 2017-18.

In Greenwich, the council are building 22 single-storey houses for people over 60 which are due to be completed later this year. The Bell Phillips designed scheme was a 2014 HAPPI winner and we look forward to following these.

A RIBA Journal recently featured the development of a series of new bungalows in Barking & Dagenham which aim to encourage 'downsizing' from under-occupied family homes. More at: [www.ribaj.com/buildings/barking-courtyard-pensioners-downsize](http://www.ribaj.com/buildings/barking-courtyard-pensioners-downsize)

And finally, in Croydon, five providers under a 'provider alliance' including the voluntary sector, have been selected to lead the delivery of a £10bn, 10 year contract to improve older peoples' care.

### East Midlands

Debbie reports that East Midlands Housing Group have now opened their extra care scheme in Blaby, Leicestershire.



Artist's impression of Oak Court, Blaby

In Nottinghamshire, the county council's website lists a number of pipeline extra care schemes at: [www.nottinghamshire.gov.uk/caring/adultsocialcare/somewheretolive/extracare/](http://www.nottinghamshire.gov.uk/caring/adultsocialcare/somewheretolive/extracare/)

And finally, in South Derbyshire, Richmond Villages, now part of Bupa, are building a brand new £30 million retirement village in Aston-on-Trent.

### North East

Denise reports that the NE Housing LIN meeting in Middlesbrough was a great success and offers thanks to Thirteen Group and the Keiro Group for hosting it at The Gateway, a purpose built neuro-rehab unit with transitional housing.

In Chester-le-Street, a 'Topping Out' ceremony was held to mark the latest milestone of Cestria Community Housing's new assisted living scheme, The Elms, which is due to open in August. And in the Tees Valley, work on the infrastructure for Mount Leven village in Yarm will begin shortly, including more than £3 million on a flagship scheme for housing for over 55s.

And finally, in Northumberland, an innovative £5m development in Haltwhistle is combining a local authority "extra care" housing with an inpatient NHS hospital. The development is for a joint partnership between Northumberland County Council and Northumbria Healthcare NHS Foundation Trust.



Work at the construction site, Haltwhistle



### West Midlands



Meadow Court, Worcester

Anne reports that Fortis Living have opened a new extra care scheme in Worcester. Meadow Court, developed by Castleoak, offers a mix of rented units and shared ownership.

In Warwickshire, Places for People and specialist care village operator English Care Villages have formed Inspired Villages, a partnership to develop and operate a retirement village offering high quality homes with a range of social and leisure facilities for the over 65s. In addition, Housing & Care 21 are developing 8 retirement homes in Atherstone and the county council have produced a useful extra care housing e-bulletin which includes details of all existing and planned schemes. Available from: [extracarehousingteam@warwickshire.gov.uk](mailto:extracarehousingteam@warwickshire.gov.uk)

And in Worcestershire, Willmott Dixon have completed the £7m extension of the mixed tenure extra care housing scheme for Rooftop in Evesham.

In South Staffordshire, congratulations to Housing Plus Group, whose £14m extra care scheme in Penkridge, designed by Pozzoni Architects, has won Pinders Healthcare Design Awards.

And finally, in Shropshire, Wrekin Housing Trust have started work on their £10m ShireLiving extra care scheme in Shrewsbury which will provide 69 self-contained apartments for people over 55.

### Wales

Jeremy, Chris and Kirsty report that the Housing LIN Cymru was invited this month to attend an expert seminar at PPIW at Cardiff University on the future of housing for older people in Wales. The Housing LIN have also commissioned IPC at Oxford Brookes University to produce a 'state of the nation' report on extra care in Wales (more in the next issue).

Jeremy also spoke at a CHC Housing Directors Network meeting in Llandrindod Wells on how housing providers can best address the needs of their older residents.

A sector-wide housing survey in 2014 in Wales by CHC highlights that the majority of older people were very or fairly satisfied with their housing, with matters relating to accessibility, orientation, safety and security scoring over 90% and issues relating to support planning, on-site facilities and community

alarm/telecare scoring in the mid to high 80%. More at:

[www.housinglin.org.uk/HousingRegions/Wales/Research-and-good-practice/?&msg=0&parent=9033&child=9543](http://www.housinglin.org.uk/HousingRegions/Wales/Research-and-good-practice/?&msg=0&parent=9033&child=9543)

In Powys, Wales and West Housing Association have started work on the county's first extra care scheme for affordable rent in Newtown for people with care and support needs.



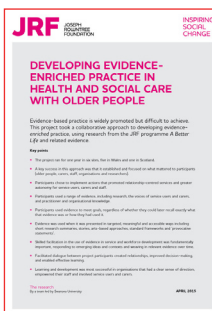
Work at the construction site in Powys

In Tregaron, Ceredigion, the Welsh Government has provided a £5.8m Government investment in services closer to home, including plans for 34 flats for people who require extra care and support to remain in their own homes and six integrated health and social care places for people who no longer need to stay in hospital but require more support before they return home

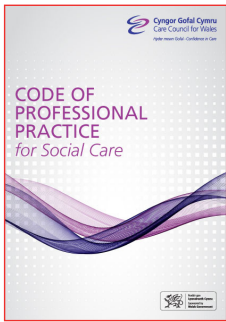
And in Talbot Green, Rhonda Cynon Taff, Keepmoat are developing a £4.5m extra care facility for Hafod Care Association which will provide 40 self-contained apartments.

And in Ammanford in Carmarthenshire, Family Housing Association Wales are developing a new £10m 50 unit, extra care housing scheme.

Jeremy, Chris and Kirsty also report that the Welsh Government has announced a further £20m in its Intermediate Care Fund in 2015/16 to continue projects which have proven to be successful in helping older and vulnerable people remain in their own homes. The recurring revenue fund will support schemes which improve out-of-hospital care and helping people to return home from hospital and help reduce pressure on unscheduled care services and hospital admissions and adds vital new resources to care in the community. More at: [www.housinglin.org.uk/HousingRegions/Wales/Funding/?&msg=0&parent=9032&child=9562](http://www.housinglin.org.uk/HousingRegions/Wales/Funding/?&msg=0&parent=9032&child=9562)



And the JRF have published findings from Wales and Scotland that demonstrate the benefits of using research and related contextual evidence in developing services and workforces, resulting in improved wellbeing for older people, carers and staff. More at: [www.jrf.org.uk/sites/files/jrf/developing-social-care-summary.pdf](http://www.jrf.org.uk/sites/files/jrf/developing-social-care-summary.pdf)



And finally, please note that the new Code of Professional Practice for Social Care by The Care Council for Wales comes into force from 1 July 2015. The new code of conduct places more emphasis on individuals' choice when receiving care, and all employees will have a duty to raise concerns about misconduct

in social care practices, including within an extra care housing setting. Download at: [www.housinglin.org.uk/HousingRegions/Wales/Policy-and-strategie/s/?&msg=0&parent=9031&child=9584](http://www.housinglin.org.uk/HousingRegions/Wales/Policy-and-strategie/s/?&msg=0&parent=9031&child=9584)

### Scotland

Jeremy reports on a new paper, Building community-based support with older people: evidence from research, and other reports that draws on UK examples to look at aspects of creating and sustaining community-based support, especially for older people and including those activities which older people lead in Scotland. View at:



[www.housinglin.org.uk/HousingRegions/Scotland/?&msg=0&parent=9426&child=9585](http://www.housinglin.org.uk/HousingRegions/Scotland/?&msg=0&parent=9426&child=9585)

## REGIONAL 'LEARNING LAB' MEETINGS / EVENTS

midland heart

*housing, care and more*



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

*Registrations for our forthcoming regional conferences and 'look and learn' meetings are now open to members of the Housing LIN. Details of those confirmed in your area are listed below or at: [www.housinglin.org.uk/Events](http://www.housinglin.org.uk/Events).*

*To receive an automatic invite, register your interest by region at: [www.housinglin.org.uk/userAccount/register](http://www.housinglin.org.uk/userAccount/register)*

**East of England Regional Housing LIN meeting, 9 July 2015, Hoddesdon**

### South and South West Housing LIN regional conference (save the date)

20 October 2015, Bristol

### NW Housing LIN regional conference (save the date)

3 November 2015, Haydock

## OTHER FORTHCOMING EVENTS

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

### ADASS annual conference & exhibition

14-16 October 2015, Bournemouth

### Public health conference, The King's Fund

21 October 2015, London

## CALL FOR INFORMATION

Skills for Care is keen to explore how it can best support the housing with care sector. They need your help to explore how best to address learning and development needs. Please complete this very short survey by 5pm on Friday, 10 July to help gain your views. This survey is best filled in by someone in your organisation who has a responsibility or knowledge of the learning and development of the organisations employees. It is very short (it will take no more than 15 minutes) and will help them to plan effective workforce support for the housing with care sector. To access the survey please click here: <https://www.snapsurveys.com/wh/s.asp?k=143472126073>

### A Message from Paula Broadbent, Retirement Solutions Director, Keepmoat

"Building on our long term relationship with the Housing LIN, we are delighted to be Corporate sponsor for the production of this newsletter. Access to high quality information is critical to keeping on top of what's happening to and the pace of change in the housing with care sector. The Housing LIN newsletter does just that and is a must read."





## POETRY CORNER

We are pleased to bring you a 'guest' poem by John Cosgrove, a resident of Smithy Croft extra care housing scheme in Heald Green, Stockport.

When I set eyes on Smithy Croft  
I marvelled at its size  
And also the vast area  
On which the building lies

And when I went inside  
In wonderment I gazed  
And all the many corridors  
Had me a little fazed

But thanks to current residents  
Who'd been there quite a while  
Immediate problems disappeared  
So quickly I could smile

Of course there still were many things  
That I would need to know  
But what would the solution be  
That would make my cheeks glow

The answers were not long to find  
And with a little laugh  
I switched my brain in then I turned  
To members of the staff

Windows, oven, how to use  
Fans, fridges, freezer, too  
Whatever that I couldn't grasp  
They showed my what to do

They ring me in the mornings  
To see if things are fine  
And on a merry note they wish  
A nice day will be mine

But now I'm really settled  
In my apartment new  
And if someone needs to know something  
I can quickly say from who

### PROFILE YOUR WORK

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

**We welcome your contributions.**



## ABOUT THE HOUSING LIN

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

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

We are grateful to Keepmoat for their support of *Housing with Care Matters*

