



Housing with Care Matters

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#HLINenews

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Innovative developments and pioneering research spotlighted on the Housing LIN website

#InspirationalAchievements

GREAT EXPECTATIONS OR HARD TIMES?

With the Spending Review a week or so away, The Times report that the NHS could face an extra £3 billion bill by 2020 as “the elderly are forced into hospitals beds amid care home closures”. With an ageing population and in an ‘age of austerity’, the housing with care sector is not immune to this financial health check and exposure to hard times.



Faced with its own challenges, we need to demonstrate the monetary and social value of housing to health and social care economies. For example, how investment in specialist housing, including the use of technology enabled care, can benefit increasing numbers of older people living at home; how it offers

wider economic and social benefits (not least by releasing more family homes into a market dominated by a shortfall in supply); and provides health dividends that can reap future savings. These are some of our expectations but we also need to construct a great narrative to convince the exchequer of the sector’s successes and that housing with care matters.

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





POLICY & FUNDING NEWS

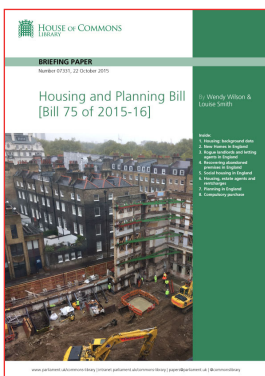
Policy and funding news across housing, health and social care since our last newsletter includes:

Right to Buy – a new deal?

Following the Chancellor’s surprise budget announcement that the right to buy (RTB) is to be extended to all housing association tenants, the National Housing Federation have been negotiating with government over the proposals. In relation to housing with care, it has been reported that housing associations would have the discretion not to sell in some cases. For instance, where the property is in a rural area and could not be replaced, or where it is adapted for special needs tenants. In such cases, the deal proposes allowing housing associations to offer tenants the choice to use their RTB discount to buy an alternative home from either their own or another housing association’s stock. We will follow this with interest.

Housing and Planning Bill

Following the news of the extension of the Right to Buy (RTB), the government has laid down its long awaited bill before parliament. Chapter 1, Part 4 on Social Housing in England covers RTB. It outlines what housing is to be taken into account and refers to regulations from the Secretary of State that permits any exclusions. However, it is not clear if this may include purpose-built specialised accommodation such as extra care housing or other forms of supported housing.



The Bill also contains chapters relating to starter homes, self-build and custom housebuilding and local planning arrangements, in particular, around ‘permission in principle for development of land’. However, there is no reference to housing for an ageing population or planning reform to favour homes for “last time movers”.

Read this briefing at:
<http://researchbriefings.parliament.uk/ResearchBriefing/Summary/CBP-7331>

Social care (capital) grant determination for 2015 to 2016

The Department of Health have published details of the £133.6 million social care grant allocations for local authorities in England in 2015 to 2016. In some areas, the grant could therefore support investment in specialised housing that meet local health and social care objectives. More at: www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/SC_capital_grant_determination_2015-16.pdf

Healthy New Towns Initiative

A new NHS programme will put health and wellbeing at the heart of new neighbourhoods following the announcement of the Healthy New Towns programme. The NHS England programme will work with housing associations, planners and other developers to support joint working with local NHS bodies to develop these new approaches in a small number of ‘demonstrator’ sites. For more details, visit: www.housinglin.org.uk/pagefinder.cfm?cid=9629



Building the right support: A national implementation plan to develop community services and close inpatient facilities

NHS England have also published a national plan and service model which sets out how people with a learning disability and/or autism will be supported to lead more independent lives and have greater say about the support they receive and radically improve learning disability services. Following the Winterbourne View Review, the plan predicts that, as these services are put in place, there will be a reduction of up to 50 per cent in the number of inpatient beds, meaning that some units will close altogether. The plan highlights the need to work closely with housing to develop innovative models of community based care and support at home for people with a learning disability. To facilitate this, NHS England will also make £15m capital fund available over 3 years. Download the plan and service model at:

www.housinglin.org.uk/pagefinder.cfm?cid=9862

And finally, Ruth Cooke, chief executive of Midland Heart is part of a major new commission launched by NLGN and Collaborate which is looking at reimagining the future of place-based health. More at: www.nlgn.org.uk/public/2015/reimagining-place-based-health



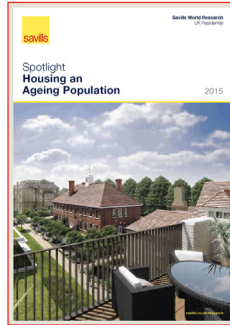
MARKET NEWS

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.

UK must build 90,000 retirement homes to avert housing care crisis

Savills latest residential market report puts the spotlight on housing and ageing. According to the property firm, the country will need a bare minimum of 11,000 such homes a year just to sustain a projected 2% annual increase in the number of over-65s. While provision of new homes has averaged just 7,000 a year since 2005. Download at:

www.housinglin.org.uk/pagefinder.cfm?cid=9854



NHBC reports growth of homes for the elderly

More retirement homes were registered to be built in the UK in the first six months of this year than the whole of the previous year, according to new figures released by NHBC. Read story at:

www.nhbc.co.uk/NewsandComment/Name.61396.en.html

Financial watchdog tells the elderly to downsize to tackle housing shortage

There has been some media criticism of the FCA's suggestion that there needs to be thought given to trying to encourage older persons to actually move away and build proper housing for retired people in the right places at a recent Intermediary Mortgage Lenders Association (IMLA) conference. However, Peter Williams, IMLA's director, has explained:

"The aim was to raise important questions that must be considered about the types of support needed at both ends of the property ladder, including schemes like rent-to-buy and options for 'last time buyers' – that is, people who want to think about downsizing in later life but who are often put off by a lack of suitable properties and the costs involved. It is vital these questions are addressed in the round, so that – as well as building more homes – the UK builds the right kind of homes to support the whole population."

A recent IMLA report also refers to a home movers 'log jam' with a lack of supply in the secondhand market caused by the high rate of homeownership

amongst the baby boomers born in the 1950s and 1960s. More at:

www.imla.org.uk/perch/resources/1510-imla-report-segmenting-the-uk-mortgage-market-october-2015.pdf

Also, check out details about the new APPG inquiry, 'Making Retirement Living A Positive' at:

www.housinglin.org.uk/pagefinder.cfm?cid=9833

Churchill Retirement Living aims to double

Churchill expects demand for retirement apartments to increase by around 100,000 over the next five years, with the number of over-85s forecast to double by 2030. This comes after announcing record sales of 492 purpose-built apartments for older people in the 12 months ending May 2015. You can also read Spencer McCarthy's (Chairman of Churchill Retirement Living) blog at: www.housinglin.org.uk/blogs

McCarthy & Stone Stock Market debut

The Stock Market has valued the business at £967m and it is targeting £90m from the initial public offering to help fund a £2.5bn investment in land and construction projects over the next four years.

Lending into Retirement

In a new BSA report, the building society sector has committed to review its maximum age limits for mortgage borrowers, as one way to better support those needing mortgage finance into and in retirement. More at:

<https://www.bsa.org.uk/information/publications/industry-publications/lending-into-retirement>

Ashley House

Ashley House has announced that it has secured funding to focus exclusively on extra care housing. It has completed its first scheme in Grimsby, developing a further two in Essex and has been selected under the North Yorkshire County Council framework (more on p.16)

Retirement Living – Where is the Opportunity?

Jones Lang LaSalle (JLL) have published a report that explores the market and examines the huge potential that exists for operators, developers and investors. It highlights that a chronic shortage of high quality retirement housing is reaching crisis point in the UK. By 2025, JLL estimates 725,000 housing-with-care units (24 hour assisted care) are desperately needed to meet demand from the ageing Baby Boomer generation. More at:

www.housinglin.org.uk/pagefinder.cfm?cid=9886



Rooftop raises funds against extra care village

Rooftop Housing has agreed a 20-year Legal & General deferred debt facility secured against a portfolio of extra care homes. More at: www.socialhousing.co.uk/rooftop-raises-debt-against-extra-care-village-amid-security-constraints/7004985.article

Leap in retirement registrations as new homes growth continues

The NHBC report that there were more retirement properties registered in England in the first six months of 2015 than in the whole of 2014. A total of 2,337 homes for the elderly were registered in the first half of this year, against last year's total of 1,919.

Investment in Care Homes

Housing LIN readers may be interested to note that this report indicates that there will be a growing need for modern, fit-for-purpose care homes. It claims that the sector remains buoyant as occupancy levels have remained stable over the past five years, and new interest in the healthcare real estate sector means it remains a stable asset class for private investors and corporate funding. View at: www.bpf.org.uk/sites/default/files/resources/BPF-Investment-in-care-homes-August-2015.pdf



Morgan Sindall supported living boost

Inside Housing report that the construction firm's investment branch is looking to directly fund and build thousands of supported living flats over the next 5 years in a joint venture with HB Villages and a partnership deal with Lovells.

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

Castleoak and Pramerica Real Estate collaborate on £50m programme

Castleoak have announced it has reached an agreement with Pramerica to collaborate on the

investment in the development of quality care homes across the United Kingdom.

And finally, for regional market news, check out our regional updates and quick links to local news stories at pp.13-22

NEW CORPORATE MEMBERS

We are delighted that Methodist Homes Association (MHA) has become a corporate sponsor of the Housing LIN.



Joy Kingsbury writes: "As Director of Retirement Living at MHA, I am delighted that MHA are a corporate sponsor of the Housing LIN for 2015/16. We have an ambitious strategy for the growth of our MHA retirement living services – the Housing LIN is a key partner in our journey to provide more high quality, innovative retirement living options for older people, ensuring they can choose independent living with the reassurance of care and support when they need it". More at: www.mha.org.uk

INSPIRATIONAL ACHIEVEMENT



We are pleased to draw your attention to a new feature on the Housing LIN website which will showcase a range of 'Inspirational Achievements' by our partners on a regular basis. The focus could be an award winning design, an innovative service development, or the findings from pioneering new research. The purpose is to share our partners' achievements and inspire adaptive learning and improvement with our members. You can also follow us at #InspirationalAchievements



Our first 'Inspirational Achievements' put the spotlight on C&C's plans for Dora House in St John's Wood, London. Watch the

first four chapters of the nine-part documentary which explores key elements involved in the redevelopment, including how residents feel at different stages and work with C&C to coproduce solutions. Watch the videos at:

www.housinglin.org.uk/Topics/Inspirational-Achievements/dora-house-redevelopment



Our second 'Inspirational Achievements' feature showcases Pencric, an award winning extra care housing scheme designed by Pozzoni Architects. This 82 unit scheme in Penkridge, South Staffordshire, is the latest flagship development from Housing Plus. Find out more at: www.housinglin.org.uk/Topics/Inspirational-Achievements/pencric-extra-care-scheme

*Pencric, Penkridge*

2015 HAPPI AWARDS

Jeremy was delighted to present the HAPPI project awards at the Housing Design Awards at LSE, London. The award went to One Bayshill, the PegasusLife assisted living development in Cheltenham, designed by Glenn Howells architects. More at: www.hdawards.org/archive/2015/winning-schemes/happi_winner/index.php

The same evening saw St Bedes, the extra care housing development in Bedford designed by PRP Architects, win the award for best HAPPI completed scheme. Read the Housing LIN case study at:

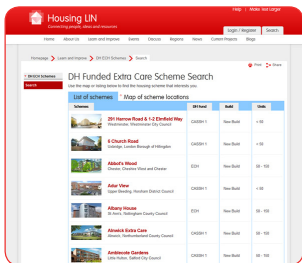
*St Bedes, Bedford*

www.housinglin.org.uk/_library/Resources/Housing/Practice_examples/Housing_LIN_case_studies/HLIN_CaseStudy100_StBedes.pdf

And to round off a good night for PegasusLife, their Steepleton Retirement Village in Tetbury, Gloucestershire, designed by Proctor Matthews Architects, won a Landscape Project Award.

And finally, last month saw the first session of this new APPG inquiry, 'Making Retirement Living A Positive', chaired by Lord Best. Due to report in May 2016, the inquiry is seeking examples of best and innovative practice, and exploring different service options and advocating for improvement in standards and practice in the management of retirement properties. To coincide with the new inquiry, the Housing LIN has updated the HAPPI pages on its 'Design Hub', setting out content relating to HAPPI1 and HAPPI2 and providing further background information on the HAPPI3 inquiry. Find out more at: www.housinglin.org.uk/Topics/browse/Design_building/HAPPI

CARE & SUPPORT SPECIALISED HOUSING FUND DIRECTORY



We are pleased to draw to your attention the first wave of Care & Support Specialised Housing (CaSSH) Fund schemes that have been uploaded on our online directory of DH funded schemes.

Built into the conditions of the CaSSH grant in the DH's Prospectus, the Housing LIN has been tasked with the responsibility for sharing lessons and information and knowledge exchange. You can now access details of over 20 of the new schemes funded under Phase One of CaSSH, along with schemes developed as part of the previous arrangements under the DH's Extra Care Housing Grant programme. You will find images, drawings and information on each new development, including, whether it is a new build or remodelled scheme, and the number of units on site. Browse by scheme or location at:

www.housinglin.org.uk/Topics/ECHScheme

If your organisation is a recipient of CaSSH funding in Phase One or Phase Two of the DH's programme (administered by the HCA or GLA in London) and you can't find a record on our site, please complete the pro forma downloadable below and email it to info@housinglin.org.uk

www.housinglin.org.uk/_library/Resources/Housing/Policy_documents/CASSHF_2013_Pro_Forma-DH_Funded_Schemes.doc

ENTER THE 2015 NATIONAL HOUSING FOR OLDER PEOPLE AWARDS



Supported by Legal & General and the Housing LIN, EAC have opened up entries for this year's awards to be held on Wednesday, 17th February 2016 at the Hilton Deansgate, Manchester. If there is a scheme you would like to enter, the deadline for doing so is **Friday, 27th November 2015**.



We look forward to presenting the Housing LIN award for the outstanding extra care housing scheme. For details about the RCS and entry criteria, go to: www.housingcare.org/providers/housing-for-older-people-awards-2015.asp

NEW HOUSING LIN RESOURCES

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

NEW HOUSING LIN CARE & SUPPORT AT HOME WEBPAGES

With the generous support of the Home Group, one of the UK's largest providers of supported housing services, the Housing LIN has developed an exciting new addition to its online library.



Designed for adult social care commissioners, housing and care providers, primary care services and NHS hospital trusts, the new webpages provide useful tools, resources and examples of innovative approaches to enabling older people and people with disabilities to live well and independently in their own homes.

Speaking at the NCAS conference last month, Rachael Byrne, Executive Director of Care and Support at Home Group said:



“The Housing LIN is an invaluable learning resource that plays a big part in helping organisations like Home Group ensure that our schemes and developments - past, present and future - meet the needs of elderly and disabled people.”

“We are proud to be involved and will continue to regard the Housing LIN as an important partner that helps us to meet and overcome the many challenges that the care and support sector faces now and in the future. We would recommend others to participate and support them too.”

Access the free, dedicated online resources at: www.housinglin.org.uk/CareAndSupportatHome

NEW HOUSING LIN TECHNICAL BRIEF

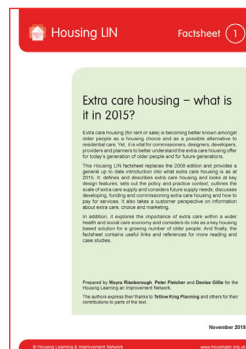
Care and Support in Housing with Care for Older People

The landscape has changed considerably since the 2010 version of the Housing LIN Technical Brief on *Care and Support in Extra Care Housing* (2010 Technical Brief) was written. This month sees the publication of a new Policy Technical Brief *Care and Support in Housing with Care for Older People* which updates policy in this area. It covers aspects of the Care Act 2014 which are relevant to housing with care, and briefly outlines key policy changes in the following areas: commissioning, procurement and funding; charging; safeguarding; mental capacity; and care registration.



This new Technical Brief forms part of a trio of documents: *Approaches to Procurement and Delivery of Care and Support in Housing with Care* which contains a range of new and updated case studies; and an edited version of the 2010 Technical Brief in which the outdated policy and case study sections have been removed, but other areas of principle and practice have been retained where terminology has sometimes changed but the key points remain the same. Download all three documents at: www.housinglin.org.uk/CareandSupportPolicyTechBrief

NEW HOUSING LIN FACTSHEET



Extra Care Housing: What is it?

This updated factsheet provides a general introduction to extra care housing. It explains the various forms extra care housing takes, describes key ingredients and central principles.

Read at: www.housinglin.org.uk/pagefinder.cfm?cid=1633



NEW HOUSING LIN CASE STUDIES

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

Growing Older Together: the development and promotion of resident-led models of housing with care for older people

This paper outlines the work being undertaken to capture examples of practice of resident-led housing for older people. This key area of work recognises that there is a need to increase the supply of housing suitable for older people and ensure that the offer of new housing options and choices prove attractive to a new generation of older people with changing priorities and higher expectations. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=9651



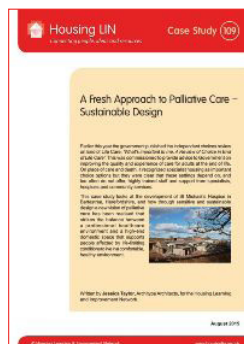
The LiveWell Journey: Transforming South Yorkshire Housing Association's Care and Support Business

This case study provides insight into the critical success factors that have led South Yorkshire Housing Association to reshape their care business from the ground up. Read at:

www.housinglin.org.uk/SYHA_LiveWell_CaseStudy

A Fresh Approach to Palliative Care - Sustainable Design

This case study looks at the development of St Michael's Hospice in Bartestree, Herefordshire, and how through sensitive and sustainable design a new vision of palliative care has been realised that strikes the balance between a professional healthcare environment and a high-end domestic space to support people affected by life-limiting conditions to live in a comfortable, healthy environment. Download at: www.housinglin.org.uk/StMichaelsHospice_CaseStudy



Sensitive hospice design: A holistic end of life caring environment

This case study provides an overview of the award winning design characteristics that formed

the brief to convert The Mary Stevens Hospice in Stourbridge into a contemporary building that can provide a holistic setting for people living with cancer and other life-limiting illnesses, staff and the wider community. Find at:

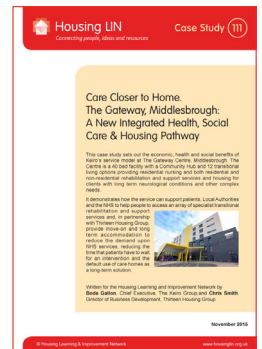
www.housinglin.org.uk/pagefinder.cfm?cid=9730

Care Closer to Home. The Gateway, Middlesbrough: A New Integrated Health, Social Care & Housing Pathway

This case study sets out the economic, health and social benefits of Keiro's service model at The Gateway Centre, Middlesbrough. The Centre is a 40 bed facility with a Community Hub and 12 transitional living options providing residential nursing and both residential and non-residential rehabilitation and support services and housing for clients with long term neurological conditions and other complex needs. Read at:

www.housinglin.org.uk/TheGateway_CaseStudy

(And read the independent evaluation report by York Health Economics Consortium p.9)



NEW HOUSING LIN BLOGS

Over the last 3 months, we have published over a dozen thought-provoking blogs by sector leaders on a wide range of housing and housing related health, care and/or support issues. They can all be found at: www.housinglin.org.uk/blogs

NEW HOUSING LIN VIEWPOINT

We offer a new insightful viewpoint from the Housing LIN on intergenerational living.

Bricks, Mortar and Policy Perspectives for Intergenerational Living

This viewpoint is based on research published in "Bricks and Mortar Across Generations: A Think Piece on Intergenerational Living in the United Kingdom" and presented before the All-Party Parliamentary Group on Housing and Care for Older People in July 2015. Read at:

www.housinglin.org.uk/IntergenerationalLiving_Viewpoint



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.



Housing with care can offer older people a better quality of life

This paper presents the summary of research findings of a NIHR funded study, Adult Social Care Environments and Settings (ASSET). Led by the University of Worcester in association with the universities of Bristol and Kent, the Housing LIN and Housing & Care 21, the research found that housing with care can support residents with widely different abilities, needs and care packages and offers significantly improved outcomes, including greater independence, when compared with remaining in mainstream housing. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9645

Village Life: Independence, Loneliness, and Quality of Life in Retirement Villages with Extra Care

This report by ILC-UK surveyed residents in retirement villages that offer extra care support. On all counts the experiences of older people demonstrated the positive contribution extra care housing made on their quality of life, reaffirming their decision to move and providing a higher degree of control; in particular, reporting lower levels of loneliness than in the community. Download at: www.housinglin.org.uk/pagefinder.cfm?cid=9688



Older Owners: Research on the lives, aspirations and housing outcomes of older homeowners in the UK

This accompanying report by Strategic Society Centre, supported by Hanover Housing, describes the results of quantitative research into older homeowners in the UK. It covers topics such as income, economic activity, moving plans, disability and health, and neighbourhood attachment of older people. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9831

Open Plan - Building a strategic policy toward older owners

This paper from the Strategic Society Centre, supported by Hanover Housing, explores implications of their research (see next item) and what it means for the different policy agendas around older homeowners: specialist housing and home adaptations; under-occupancy and housing supply; the use of housing wealth to fund retirement; and, housing wealth taxation and fairness. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=9830



The Colour Report

This McCarthy and Stone study examines later-life in the 21st century. It aims to dispel the myths of retirement and to uncover the truths about growing old.



The report investigates three key areas: what it means to be ageless, relationships and love in later-life and the importance of the body beautiful - remaining active and taking care of yourself. It reveals that retirees are in the prime of their lives, with an outlook far younger than their years. View at: www.mccarthyandstone.co.uk/colour-report

ARCO highlights the link with exercise

Research commissioned by the Associated Retirement Community Operators shows 70% of over 65s want to be more active. More at: <http://arcouk.org/2015/09/older-people-want-more-exercise/>



HOUSING & ADAPTATIONS

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

Accessible Housing Policies Failing in Practice: Disabled Community Failed by Policies Designed to Help

This report is based on a 'secret shopper' exercise to evaluate the success of accessibility measures on 15 developments in London providing accessible housing for the disabled community, with startling results. It found poor understanding



of design standards, such as Lifetime Homes and Wheelchair Housing and very little awareness of what constitutes 'accessibility'. Find at: www.thehouseshop.com/accessible-housing-report

What developments in the built environment will support the adaptation and 'future proofing' of homes and local neighbourhoods so that people can age well in place over the life course, stay safe and maintain independent lives?

This Foresight paper examines how current housing stock and the built environment can meet the needs of an ageing population, and which changes to design could effect positive change on people's lives. Download at: www.housinglin.org.uk/pagefinder.cfm?cid=9729

Habinteg briefing - Disabled Facilities Grants 2015

This briefing explains the important changes taking place to Disabled Facilities Grant (DFG) funding, now administered locally through the Better Care Fund. DFG funding is available from local authorities to support independent living by providing adaptations which make homes more accessible and tailored to the specific needs of individual disabled people. Visit: www.housinglin.org.uk/pagefinder.cfm?cid=9631



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

This briefing from Care & Repair England explains the changes to the provision of national government funding for home adaptations, clarifies the responsibilities for delivery and

highlights opportunities for integration. View at: www.housinglin.org.uk/pagefinder.cfm?cid=9717

The Care Act, Better Care Funds and Home Adaptations – An Opportunity to Improve Outcomes?

This Care & Repair England briefing explains the changes, clarifies responsibilities and highlights opportunities for integration resulting from the Care Act. Download from: www.housinglin.org.uk/pagefinder.cfm?cid=9733

Breaking point: the crisis in accessible housing and adaptations

This report states that local authorities are failing to act on a mounting housing crisis in adaptations and accessible housing for people with muscle-wasting conditions. Access at: www.housinglin.org.uk/pagefinder.cfm?cid=9734

HEALTH & CARE

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



Housing with Care: Guidance on regulated activities for providers of supported living and extra care housing

Following consultation with the housing sector, the Care Quality Commission has published guidance to help providers of housing with care distinguish between the two categories of personal care that need to be registered with them: "personal care" and "accommodation for persons who require nursing or personal care". The CQC uses the term Housing with Care to include supported living schemes, extra care housing and shared lives. www.housinglin.org.uk/pagefinder.cfm?cid=9856

Identifying the Economic Value of the Keiro Service Pathway

This report by York Health Economics Consortium for the North East & Cumbria Science Network provides an independent review of the cost-effectiveness of the 40 unit neuro-rehabilitation centre and associated transitional housing programme for people in the North East. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9640



Better Use of Care at Home guide

This is one of a series of guides produced by NHS England with partners, including the Housing LIN, providing practical tips and case studies to support health and care systems. It provides case studies, ideas and practical tips to commissioners, health professionals and care providers on how to improve the relationships, processes and use of homecare and housing support to help people home from hospital. View all the guides at: www.nhs.uk/NHSEngland/keogh-review/Pages/quick-guides.aspx



A home is much more than a house: integrated approaches for the housing, health and care needs of vulnerable adults

This LGA report explores the core elements of what 'good' integrated working with housing looks like and identifies the conditions most conducive to

its growth. It brings together the key challenges identified in the workshops and sets out case study examples of the progress that has been made by many different people in different places, working at both the strategic and operational level. Located on our new Care & Support at Home pages at: www.housinglin.org.uk/pagefinder.cfm?cid=9846

Safely home: What happens when people leave hospital and care settings?

This report from Healthwatch England's special inquiry into unsafe discharge focuses on the experiences of older people, people with mental health problems and homeless people in their transition of care post a hospital stay. Download at: www.healthwatch.co.uk/sites/healthwatch.co.uk/files/170715_healthwatch_special_inquiry_2015_1.pdf

Creating a better care system

A recent report from the LGA proposes the establishment of a £1.3 billion a year transformation fund until 2019/20 to develop a new health and social care system. Download at: www.housinglin.org.uk/pagefinder.cfm?cid=9621

Going Round The Houses: How can health and housing sector professionals forge better links and what might the benefits be?

This booklet by the Clore Social Leadership Programme shows that there is a quiet revolution taking place on the frontline and identifies key emerging trends that are impacting on social housing and health professionals. Access at: www.housinglin.org.uk/pagefinder.cfm?cid=9691

Moving healthcare closer to home

This paper from Monitor, the regulator of health services for England, considers the extent to which shifting healthcare closer to home and away from hospital settings would deliver significant cost savings for local health economies. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=9735

National Conversation on Health Inequalities

This Public Health England toolkit is aimed at local authorities and sets out how they can reduce health inequalities in their local communities. It includes a selection of examples of practice and video photo stories including Family Mosaic Housing Association's 'Heath Begins At Home' project. See: www.housinglin.org.uk/pagefinder.cfm?cid=9745



Public Health England

Quick Guide: Better Use of Care at Home



This toolkit from NHS England provides case studies, ideas and practical tips to commissioners and providers on how to improve the relationships, processes and use of homecare and housing provision to enable people to live well at home for longer. It includes useful examples of housing practice on at home care and support. More at:

www.housinglin.org.uk/pagefinder.cfm?cid=9876

Making the most of NHS buildings and land

This leaflet by Community Health Partnerships and NHS Property Services explains what they are about and provides examples of where they are helping to reduce the NHS estate running costs through system improvements as well as releasing capital from sites and buildings that have been declared surplus, releasing sites for housing and other local needs. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=9632



Public Health: Housing workforce holds the key

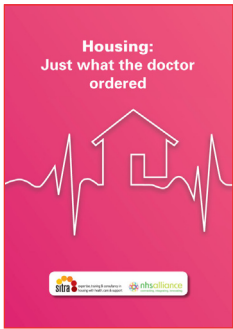
Public Health England commissioned Sitra to carry out a study on the impact of the housing workforce on health outcomes, build case studies and develop a suite of training to enable housing providers to develop their staff to become part of the wider public health workforce. In addition, they have published a selection of case studies that demonstrate the existing range of initiatives where housing providers are contributing to public health outcomes.

Read both at:

www.housinglin.org.uk/pagefinder.cfm?cid=9849



Housing: Just what the doctor ordered



Sitra and NHS Alliance have published a handbook to guide housing and housing support organisations through the process of developing relationships with Clinical Commissioning Groups and NHS providers, and the types of offers that may interest GPs. Find at:

www.housinglin.org.uk/pagefinder.cfm?cid=9848

HOUSING & DEMENTIA

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



Innovations in Dementia

ID have produced an easy-to-follow checklist on how to undertake an access audit to make buildings easier for people with dementia. It includes ways in which to assess how someone with dementia may approach a building, move around inside, use of signs, lighting, flooring, seating areas, toilets and where to get further advice and guidance from.

Access at:

www.housinglin.org.uk/pagefinder.cfm?cid=9628

Evaluation of the Bradford Dementia Friendly Communities Programme

This evaluation of the Bradford Dementia Friendly Communities Programme by the JRF was carried out to help determine how the development of and support for dementia friendly communities

can be enhanced to inform future work and share learning with other organisations? Find at:

www.housinglin.org.uk/pagefinder.cfm?cid=9703

Evaluation of the York Dementia Friendly Communities Programme

This report from the JRF assesses UK and international evidence on local approaches linking people in poverty to jobs. Themes examined include information, advice and guidance; training and skills; employer engagement; financial services; and support services/enablers. More at:

www.housinglin.org.uk/pagefinder.cfm?cid=9704

How can we make our cities dementia friendly? Sharing the learning from Bradford and York

Dementia friendly communities (DFCs) aim to be accessible, inclusive, welcoming and supportive to those affected by dementia, enabling them to contribute to, and participate in, mainstream society. More than 80 places across the UK are now working towards becoming more dementia friendly, with similar movements gaining ground overseas. This paper by the JRF contributes to the emerging evidence base by drawing out the key messages from independent evaluations of their DFC programmes in Bradford and York. Access at:

www.housinglin.org.uk/pagefinder.cfm?cid=9705

On the journey to becoming a dementia friendly organisation - sharing the learning for employers and organisations

This paper from the JRF highlights that a lack of understanding or confidence can prevent organisations and employers from responding positively to people affected by dementia. Organisations that are dementia friendly recognise and address the impact of dementia on staff and their families. The learning shared in this paper draws on an independent evaluation of JRF and the Housing Trust's work to become a dementia friendly organisation. Download at:

www.housinglin.org.uk/pagefinder.cfm?cid=9706



Developing a national user movement of people with dementia - learning from the dementia engagement and empowerment project

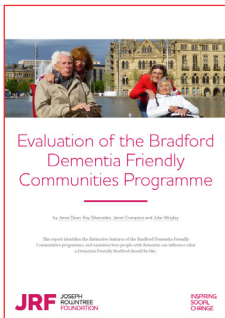
This paper from the JRF points out that while the voices of people with dementia are increasingly heard, the user movement is still in its infancy. The paper reports on the work of the dementia engagement and empowerment project or DEEP. Read at:

www.housinglin.org.uk/pagefinder.cfm?cid=9707

Dementia friendly communities: Guidance for councils

This LGA report outlines the important role of councils in supporting people with dementia by creating local dementia friendly communities and demonstrates how councils are making this happen through case study examples. More at:

www.housinglin.org.uk/pagefinder.cfm?cid=9757





Transforming care pathways for people with dementia

This briefing by NHF, produced in partnership with HACT, highlights the role housing associations can play in transforming dementia care pathways. It aims to encourage health and social care commissioners to work more closely with housing providers at a local level. Also to design more robust and coordinated pathways of support for the increasing number of families who will be living with dementia over the next few decades. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=9822



In addition, she has written a blog which suggests some criteria for assessing the proposals. Read at: www.housinglin.org.uk/pagefinder.cfm?cid=9634

And for more information on the issue of deprivation of liberty in housing settings, go to: www.housinglin.org.uk/Topics/browse/HousingandDementia/Legislation/DoL

TELECARE UPDATE

For latest information on telecare, check out our weekly updates at: www.telecarelin.org.uk/News

Tunstall

Revolutionising housing with care with life enhancing technologies - your questions answered

This paper, supported by Tunstall Telecom, provides essential “did you know?” questions and answers for housing providers, commissioners and managers of adult social care when it comes to considering the best use of technology enabled care, as we enter the digital world. Published to coincide with last month’s SW Housing LIN annual conference. Access at: www.housinglin.org.uk/pagefinder.cfm?cid=9829

Digital Health in the UK: An industry study for the Office of Life Sciences

This report presents findings from a research project commissioned by the Office for Life Sciences into the state of the digital health market. It looks at the current size, growth potential and industry composition of the market in the UK. View at: www.housinglin.org.uk/pagefinder.cfm?cid=9749

Future of an ageing population: evidence review

This report from Foresight, Government Office for Science examines what are the likely changes in society and technology which will impact upon the ability of older adults to maintain social (extra-familial) networks of support now, in 2025 and in 2040. Read at: www.housinglin.org.uk/pagefinder.cfm?cid=9700



HOUSING & SAFEGUARDING / MENTAL CAPACITY ACT

Housing & Safeguarding Adults Alliance

Law Commission Consultation - Deprivation of Liberty: What does this mean for housing?



Law Commission
Reforming the law

In July, the Law Commission published proposals on what should replace current

arrangements for authorizing a deprivation of liberty across a range of settings including housing for those who do not have the mental capacity to consent. This marked the start of a four-month consultation period which ends on **Monday, 2 November 2015**. It is really important that the housing sector examines the Commission’s proposals, considers the implications for their occupants and organisations, and responds to the consultation.

Read the proposal at: www.lawcom.gov.uk/project/mental-capacity-and-deprivation-of-liberty/#related

Ready to respond? Law commission proposals on replacement for deprivation of liberty safeguards

To coincide with the Law Commission’s proposals, Sue Garwood (Housing LIN Dementia and safeguarding lead) has prepared a summary of key features of the Law Commission’s proposals and has identified some issues and questions of particular relevance to the sector. These can be found at:

www.housinglin.org.uk/pagefinder.cfm?cid=9743



Opportunity Knocks

This report by the International Longevity Centre - UK (ILC-UK), in conjunction with the Institute of Engineering and Technology and the University of Cambridge's Engineering Design Centre, warns that without technological innovation over the next decade, health and care costs could be higher than currently projected by the Office of Budget Responsibility. It points out that predictions for the growth in healthcare productivity are very optimistic given historic trends and that technological innovation will be vital to fill the gap. Read in full at: www.ilcuk.org.uk/index.php/publications/publication_details/opportunity_knocks_designing_solutions_for_an_ageing_society

Doing Digital Inclusion: Social Housing Handbook

With over 31% of social housing tenants above retirement age, this handbook by the Tinder Foundation outlines the challenges in supporting tenants to get online and gain basic digital skills. It offers some tips and resources for how social housing providers can tackle digital exclusion. Download from: www.housinglin.org.uk/pagefinder.cfm?cid=9657

RESEARCH NEWS

We are pleased to be a non-academic partner in a NIHR School for Social Care Research funded project to explore 'The Everyday Operation of Models of Social Care Provision within the Extra Care Housing Sector' (ECHO). Led by the School for Policy Studies at the University of Bristol, and also involving the Universities of Kent and Worcester, the project builds on the earlier ASSET research and explores how care is negotiated and delivered within extra care housing schemes. ASSET's findings can found at: <https://assetproject.wordpress.com>

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!



West Midlands

Anne reports on a successful WM regional meeting last month at the impressive new ExtraCare Charitable Trust/Bournville Village Trust retirement village in Bournville, Birmingham. The £39 million community is the fourth of the five retirement villages to be completed and is a partnership between the charity, City Council, BVT and the HCA.



Bournville Gardens retirement village, Birmingham



Northfield Village, Stafford

She also reports that Wrekin Housing Trust's Northfield Village has won a prestigious award, joint venture development of the year. A partnership between the NHS, housing and the council has allowed the

construction of a specialised care facility for people with dementia, supported housing for people with learning disabilities. www.insidehousing.co.uk/analysis-and-data/analysis/top-60-joint-venture-developments-of-the-year/7011058.article

The Wrekin Housing Trust and Choices Housing have begun work on an extra care scheme providing 61 homes for older people in Oswestry. Willmott Dixon and Shropshire Council are also involved in the [scheme](#) which will include an onsite restaurant. They have also awarded Cruden Construction a £10 million contract for an extra care development of 85 one and two bedroom apartments and resident facilities at Bicton, near Shrewsbury.

And work has started on the first phase of a £10m housing development at Gallagher Way, Warwick, which will see 49 self-contained luxury apartments created specifically for those over 65. The contract was awarded to housing and regeneration specialist Keepmoat earlier this year. Keepmoat will be delivering the scheme on behalf of retirement specialists Inspired Villages.

In Worcestershire, ExtraCare Charitable Trust and housing partner Rooftop Housing Group have officially opened 48 new apartments at [Yates Court](#) in Evesham as has [Queensway Court](#) in Leamington Spa, an independent living with care scheme for people aged over 55 developed by Orbit Homes and managed by Orbit Independent Living.



And staying in Worcestershire, Wyre Forest Housing Association's £12.5m dementia-friendly extra care housing scheme in Kidderminster has been designed by Quattro and constructed by Keepmoat.

Anne also reports that 3 extra care schemes in the region have been recognised as among the best extra care housing developments of the year in Inside Housing's top developments of the year. They include: Shire Living's Maywood extra care housing scheme in Womborne, Stafford; Fortis Livings, Clarence Park Village in Malvern Link; and ExtraCare Charitable Trust's Haley Road Village in Birmingham. And Midland Heart's Saltbrook Place in Lye, Dudley, has been shortlisted for a regional award.



Rose Manor, Telford

In Telford, Sanctuary Group have officially opened the 86 units of mixed tenure extra care housing at Rose Manor in Telford. Sanctuary Supported Living (SSL) have also officially opened its £1.6 million supported

housing scheme for people with learning disabilities in Hereford. SSL worked with Herefordshire Council and the Homes & Communities Agency on the 10 one bedroom apartments in Coningsby Street. It was built by Seddon Construction.

Construction has started on a 260 home retirement village which is the fifth to be built as part of a partnership between the ExtraCare Charitable Trust and Birmingham City Council. The £35 million Longbridge retirement village will offer homes to around 350 people with a mix of tenure. Around one-third of those will receive on-site care – including support for people with dementia.

Wyre Forest District Council has granted [Bromford](#) planning permission for a 60-home retirement living scheme in Stourport-on-Severn. It will be built on the site of the old Stourport primary school and will include facilities such as a gym, hairdressers and café. It is scheduled to open in July 2017.

And work is underway on all three sites in Stoke-on-Trent's largest extra care housing development project, one year after financial sign-off. The £60m PFI Sapphire project involves Your Housing Group, Eric Wright Group and the Kijima Partnership. It will provide 390 new apartments in Chell, Blurton and Abbey Hulton.

The latest issue of GetConnected is available [here](#). It is produced by people working for housing associations and local authorities across the West Midlands.

And finally, it is also with sadness that Anne has notified the Housing LIN that she is stepping down as regional lead of the WM Housing LIN. We are immensely grateful for her work putting us on the map in the West Midlands and look forward to working with her in her other capacity as an older people's housing champion for the region.

Eastern

Dan reports that the Housing LIN has completed a major piece of consultancy for Hertfordshire County Council on building effective partnerships with housing and the health and wellbeing board to drive improved housing with care services for vulnerable and older people and inward investment.

On the development front, an £18.9m care village is under construction in Bowthorpe on the outskirts of Norwich. The CaSSH funded project is a



Construction at the new care village in Bowthorpe

partnership between NorseCare, Saffron Housing, the Homes and Communities Agency, Norwich City Council and Norfolk County Council. The project is on schedule to be handed over early next year ahead of the first residents and tenants moving in in mid-2016.

As reported in our last issue, Genesis Housing Association opened its doors to its first Extra Care customers in Ipswich (see last newsletter for info). Another Genesis Extra Care scheme is due to open in Chelmsford this autumn.

And B3Living are taking a different approach to working with men with dementia. They have a specialist worker who carries out one to one and group work with people with Dementia. The 'Gentlemen's Club' work highlighted that some of the men were not engaging. When this was discussed some of the men were asked for a traditional session just for men involving activities such as dominos and fishing trips. The group has been a huge success with 11 members attending. B3Living are now looking at developing one for women called 'Golden Girls'.

Consultation on South Norfolk's [draft housing strategy](#) which included a section on housing for older people closed last month.

The first phase of Aldwyck Housing Group's development in Bushey featuring seven supported living flats is finished. Bushey Meadows House



replaces the group's existing supported living scheme, Heme House. Eleven houses for shared ownership and market sale will be completed next summer.

And finally, work is underway on Sanctuary Group's £3.2 million supported living development for young adults with physical disabilities in Lowestoft. The housing and care provider is developing a 20 unit scheme, Clover Court.

North West

At the time of going to press, Jean and Libby report that the NW Housing LIN annual conference on 3 November 2015 in Warrington was a sell out. Copies of the presentations are now on the Housing LIN archived events page at:

www.housinglin.org.uk/Events/ArchivedEvents/



Red Bank, Radcliffe

They also report two extra care housing schemes have been recognised as being among the affordable housing developments of the year. They include the Pozzoni Architects-designed extra care

housing scheme for Six Town Housing, Red Bank, in Radcliffe, Bury, and City West Home's Amblecote Gardens in Little Hutton, Salford.

This [youtube film](#) has information on Hare Hill, RBH's flagship extra care scheme, in Littleborough. Hare Hill provides independent living with 24 hour on-site care and support for those aged 55 and over with health and care needs.

Riverside's latest retirement housing development in Belle Vale, Liverpool is built on the site of Sir Paul McCartney's old school. Built by Lovell, Joseph Williams Mews offers a range of housing options and additional levels of support for couples and single people over 55. You can see a short film on the opening ceremony on youtube [here](#).

Eden Housing Association has officially opened an extra care scheme built on the site of a former sheltered housing development in Kirby Stephen. The £3.1m development, which is built to Lifetime Homes standards, includes 19 self-contained one and two bedroom apartments, together with communal facilities and gardens.

Residents of a City West Housing Trust extra care scheme in Salford report improved health 12 months after moving in. This [article](#) outlines the results of a survey of residents of Amblecote

Gardens. And staying in Salford, they have also secured [planning permission](#) to build a 56 apartment extra care facility called Bourke Garden.

Cruden Construction has started building the Belong village in Didsbury, Manchester. The community care village, a joint venture between Belong and the Morris Feinmann Homes Trust, will have 74 en-suite rooms for 24-hour nursing or dementia care, 13 independent living apartments and a village centre with a range of facilities,

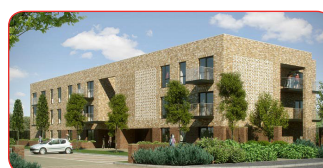
Mulbury Homes has unveiled plans to turn a former rugby stadium in Leigh, Manchester into an [older people's village](#). The company plans to build 28 bungalows, a 97-unit Extra Care apartment block and a smaller 12-unit apartment block on the 5.5 acre site.

Mulbury are also developing a £7m extra care facility in a former mill building in Preston. Work started in September on the development – which will offer 70 one or two bedroom apartments to people over 55.

A partnership which aims to connect health, care and housing in the North West by driving efficiencies across the NHS and local authorities was launched in the summer. [The One Partnership](#) is made up of Eric Wright Health and Care and three NHS Lift companies. Developed to address challenges such as repeat admissions and delayed discharges, the partnership will look at the role of the [renewable energy project](#) at specialist housing, including extra care, in improving the lives of older people and helping the NHS address those issues.

Read how Moorgate Mill, an award-winning development in Blackburn with 20 apartments for people with complex needs, has incorporated adaptive technology from ATEL and Tunstall. The equipment includes telecare sensors, telehealth systems and access control.

Planning permission has been granted for an assisted living scheme at Poulton-Le-Fylde, Lancashire. The development, for people over 70, is expected to be finished in 2017 and will be managed by YourLife Management Services (a McCarthy & Stone and Somerset Care Group partnership).



Bluebell Park, Huyton

And in Huyton, Knowsley Housing Trust's Bluebell Park extra care housing scheme has been officially opened by Lord Best.



And finally, Helena Homes has completed a £250,000 sheltered housing project in Billinge. A ground source heat pump installed during the works is expected to reduce heating bills for residents.

Yorkshire and Humber

Juliette reports that North Yorkshire County Council has signed up six firms to deliver purpose-built accommodation for people with health and social care needs in every major town in the county. The £650m Extra Care Housing Framework includes organisations that will design, fund, build, manage and operate the schemes. They include Keepmoat Regeneration Ltd, Galliford Try, Ashley House, Housing & Care 21, Places for People and Your Housing Group. The programme of extra care schemes may also incorporate facilities such as a GP surgery, library, a short break respite service and accommodation for people living with dementia or other complex needs.

Staying in North Yorkshire, in Thirsk, a brand new £6 million pound extra care development has now completed thanks to community regeneration specialist Keepmoat, Housing and Care 21 and the County Council. Meadowfields comprises 52 self-contained one and two bedroom apartments for people aged 55 and over.

In Scarborough, an £8 million 60-unit extra care development, Jazz Court, has officially been opened by Sanctuary Group comprising a mix of one and two bed apartments for rent which are available for residents over the age of 55.



Jazz Court, Scarborough

In Harrogate, Housing association Harrogate Neighbours has secured planning permission on a 1.5 acre brownfield site in Starbeck for a £7m scheme.

And in Settle, Keepmoat's Limestone View development for Housing and Care 21 has been named as one of the top six extra care schemes in the country, as part of Inside Housing's Top 60 Developments of the Year awards.



Construction at the new development in Shiregreen

Work has also started in Sheffield on Sanctuary's £7 million housing development for the over 55s, a 46-unit scheme in Shiregreen.

A short-term housing project for homeless people coming out of hospital is saving £2-£4 for every pound spent, research suggests. Horton Housing Association and partners opened the Bradford Respite and Integrated Care and Support Service (BRICCS) in 2013 to provide short-term accommodation in 14 flats for people coming out of hospital. More about BRICCS at: www.hortonhousing.co.uk/service-detail.asp?Service=76&L=0&S=0&C=0

We have been notified that City of York Council is planning to build 25 more flats and two bungalows at the existing Glen Lodge sheltered housing and extra care scheme. It discussed the plans with residents last month, together with a proposal to make extra care available 24/7 rather than the current 16 hours.

Another health-linked scheme was recognised at the National Housing Awards. Heatherstones Court in Halifax took the prize in the most innovative/specialist solution for its self-contained apartments and personalised support to people leaving or avoiding hospital. The scheme is a partnership between Calderdale Council, Connect Housing, NHS Calderdale Clinical Commissioning Group and Calderdale and Huddersfield NHS Foundation Trust.

North Lincolnshire Homes opened Karen Court, eight homes for people with disabilities, in Scunthorpe during the summer. The £750,000 project is the first scheme in the North East, Yorkshire & Humber region to receive funding from the HCA Care & Support Specialised Housing Fund.

And finally, Crown Care's [development](#) of 28 luxury one and two bedroom apartments in Knottingley is due to open later this year. The development includes a dementia care unit.

South East



Austin Place, Weybridge

Clare reports that in Surrey, Anchor and construction partner Castleoak have celebrated the opening of the show suite at its £12.5m luxury

65 apartment retirement living development in Weybridge, Surrey. And in a separate development, the partners have announced a £13 million deal to deliver 68 luxury independent living apartments at Haywards Heath, Sussex.



Clare also reports that Hanover's 'downsizer development, The Hythe in Egham, is nearing completion and Crown Simmons' Castlemaine Court in Byfleet, designed by Archadia, has won this year's best development.



Castlemaine Court, Byfleet

In Harpenden, Housing & Care 21's award-winning £5.2million affordable housing scheme for older people has been officially opened. Lea Springs is comprised of 38 self-contained one and two-bedroom apartments, with support and care services on site. Built by Willmott Dixon in partnership with St Albans City and District Council.



Bentley Grange, Hailsham

In East Sussex, Saxon Weald's 35 unit extra care scheme has opened in Hailsham. Bentley Grange was built by Bouygues with support from the HCA and the County Council.

And in Poole, PHP's extra care development is on track to welcome its first residents next summer. Trinidad Village will have 54 apartments as well as offering communal facilities including a restaurant and a hairdressing salon.

Bromford has secured planning permission for a development of 78 high-quality retirement living apartments on a former college site in Banbury. Residents will have access to facilities such as a café and gym as well as on-site care provision.

Orbit Independent Living's Caesar Court development in Deal is due for completion around now. The £11.9m scheme has 81 new homes for affordable rent and shared ownership to people over 55. Additional facilities such as a coffee shop, restaurant and hairdressers will be open to both residents and the wider community.

And in Reigate and Banstead the Borough Council is due to decide on granting planning permission for Raven Housing Trust to build homes for older people next month. The Trust wants to demolish Ranmore House, which previously housed homeless people but is in poor condition, and 16 bungalows in Ranmore Close. It plans to build 34 one and two bedroom cottages for older people.

Developers Countryside have formed a joint venture with the Royal National Institute of Blind People to build 50 new supported living homes for

blind people in Redhill. The scheme has secured planning permission and it will include another 77 three, four and five bedroom houses available for private sale.

In West Oxfordshire, Greensquare have celebrated the official opening of The Paddocks, their flagship extra care housing scheme at Milton-under-Wychwood.



The Paddocks, Milton-under-Wychwood

And finally, Brighton and Hove City Council has awarded a £12 million contract to build 45 extra care apartments for people over 55 to Willmott Dixon. The scheme in Albion Street is on the site of a former council-owned sheltered housing scheme which will be demolished to make way for apartments primarily targeted at people with low to moderate dementia.

South West

Pat reports that the Southern Housing LIN annual conference in Bristol was a great success. The event saw the launch of the SW Housing LIN leadership report at: www.housinglin.org.uk/pagefinder.cfm?cid=8359



Fitzwarren Court, Swindon

In Swindon, Castleoak has delivered an assisted living scheme for MHA as part of an £8.5 million contract. Fitzwarren Court, comprises 33 one and two bedroom luxurious assisted living apartments, and four studio apartments for extra care.

In Devon, Sanctuary Group have officially opened Moreton Court, a £7m mixed tenure extra care development in Bideford.



Residents at Moreton Court, Bideford

In North Somerset, Audley Retirement Villages have obtained planning to develop a former hotel & country club into a 124 unit retirement village.

Residents in Cornwall have been celebrating the opening of a new extra-care scheme in Redruth called Tolvean House. Funded by the CASSH fund and commissioned by Advance, a charitable organisation that provides support and housing for



people with disabilities, the stunning scheme will provide homes for 16 local people with learning disabilities and age-related needs.



Tolvean House, Redruth

A new £5.8 million affordable extra care housing scheme for older people opened on an old dairy site in Royal Wootton Bassett during the summer. Dairy View, a Housing & Care 21 extra care scheme in partnership with Wiltshire Council, is made of 48 self-contained flats for rent with support and care services on site.

Staying in Wiltshire, a 49-home extra care development in Malmesbury has won planning permission after a public consultation led developers to change their original plan. Wiltshire council is working with construction company Bouygues UK and the Abbeyfield Society to redevelop Burnham House. It is thought the homes and additional facilities will be open in early 2017.

The first residents have moved into [Wadswick Green](#), a Saga development in partnership with Rangeford Holdings of high-quality apartments, facilities, care and services. It is styled as a 'contemporary village' in Wiltshire countryside.

A 135 bed care home and 30 units of extra care are also to be built in the former Cadbury's factory in Keynsham. The new facility for St Monica Trust will sit alongside new flats and office space.

Taunton Deane Borough Council has established a project to work out its response to Somerset County Council's two reviews of funding and support of sheltered and extra care housing.

South Gloucestershire Council has approved a 694 home housing development that integrates 261 extra care apartments around Coldharbour Lane. The extra care village will be managed by the ExtraCare Charitable Trust. It is part of a development by Taylor Wimpey on land adjacent to the University of the West of England.

London

Margaret reports that London based housing association, Peabody, have produced a 2015-2020 housing for older people strategy which highlights the impact of an ageing resident profile in their general needs and specialist housing stock. It



demonstrates how they need to plan and prepare to ensure that the homes and services their residents require are in place as the effects of an ageing society become increasingly evident. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9709

She also reports that the PRP Architects designed extra care housing scheme, New Lidcote and Cunmor, for Network Housing in Stockwell has been recognised as one of the affordable housing developments of the year.



New Lidcote and Cunmore, Stockwell

Architects Mae have designed an extra-care housing scheme with 65 new one and two bedroom homes as part of a Lambeth regeneration project at Somerleyton Road with Notting Hill Housing Trust. This will form part of a future Housing LIN case study. And in Lisson Grove, they are working with City West Homes and United Living to develop a mixed tenure scheme.

In Bromley, the council have published a procurement strategy and plans for tendering for the future delivery of domiciliary care in extra care housing.

Camden Council is building 38 extra care flats with a specialist day centre attached to provide further support for older people across the borough. The new development – part of the Council's homes for older people programme – will be built in Chalk Farm, opposite an existing day centre.

And finally, housing provider Octavia opened its extra care housing scheme in Hounslow during the summer. Octavia worked in partnership with Hounslow Council to build the 36 homes.

East Midlands

Debbie reports that Castleoak has delivered an assisted living schemes for national charity MHA as part of an £8.5 million contract. The Maples, in Peterborough, offers 37 one and two bedroom high specification apartments for rent and thirteen care studios.



The Maples, Peterborough

And in Mapperly, Nottinghamshire, a 1980's block of bedsits are being converted to a modern Extra Care facility. The refurbishment and extension of the original Gedling Homes' bedsit block in



partnership with the county council has transformed the building to create 32 apartments aimed at the over-55 age group.

In Long Eaton, a partnership between Housing & Care 21, Derby City Council and developer Keepmoat has seen the opening of Lacemaker Court, a new 61 apartment extra care development. And staying in Derbyshire, construction has got underway at Willow Park Way in Aston-on-Trent, a £37m development by Richmond Villages, part of the Bupa and the council will be tendering for domiciliary care at their new extra care housing development, Parkland View, which opens in Spring 2016.

Debbie also reports that Larkfleet Home's retirement living facilities in Baston, Lincolnshire, have been recognised as one the market sale developments of the year. And robots will be deployed within the extra care homes of LACE Housing Association as part of a European trial aimed at helping older people live independently for longer. The Enabling Robot and assisted living environment for Independent Care and Health Monitoring of the Elderly uses robots developed at the University of Lincoln. More at: [ENRICHME](#)

In Leicestershire, HSJ report that three [projects](#) have Joined up health, housing and care to ensure patients can return home quickly and safely.

And finally, at Smithybrook View, a scheme of 90 self-contained apartments in the heart of Clay Cross welcomed its first residents in September. The scheme is one of three 'easy living with care' developments owned and operated by a partnership involving Chevin Housing Group (part of the Together Housing Group) and Derbyshire County Council. It is intended for older people with assessed care and support needs.

North East

Denise reports that the NE Housing LIN partnered with NE Councils, the regional ADASS and NHF teams to run a free event on 11 November in Durham supported by Thirteen Group and Identity Consult.

Four Housing have started building 14 new homes, including dementia-friendly bungalows at Horsdonside, in Wooler.



Construction work at the new development in Hordonside

South Tyneside Council's Planning Committee has given planning for a scheme of 50 flats intended for people over 55 on the Lawe Top at South Shields.

Work began in the summer on 12 one bedroom homes for people with learning disabilities in Ormesby. The scheme is being built by Coast & Country, Redcar & Cleveland Borough Council and developer Galliford Try Partnerships North and residents will be able to access additional services. The Homes and Communities Agency provided a £5 million grant.

And finally, Railway Housing Association's £1.3 million affordable housing scheme for older people has opened in Darlington. The scheme is made up of ten two-bedroom bungalows in Faverdale.

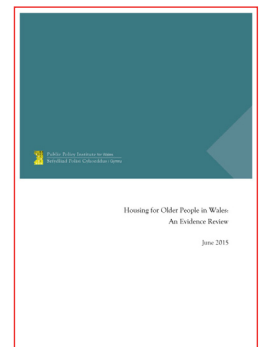
Wales

Jeremy reports that the Minister for Communities and Tackling Poverty, Lesley Griffiths, made an oral statement to the National Assembly for Wales on Housing an Ageing Population on 15 September 2015. She stated that she considering establishing an expert group, which will run for a time-limited period to advise the Government in 2016 on its future policy approach to housing an ageing population. The full transcript can be found at: www.assembly.wales/en/bus-home/pages/rop.aspx?meetingid=3426&assembly=4&c=Record%20of%20Proceedings

Housing for Older People in Wales: An Evidence Review' by the Public Policy Institute for Wales

Commissioned by the Welsh Government from the Public Policy Institute for Wales, the report and its recommendation sets the scene for discussion on how the housing needs of an ageing population in Wales can be met. Available at:

www.housinglin.org.uk/pagefinder.cfm?cid=9746



To coincide with the PPIW review, the Housing LIN published several blogs. They are:

Preparation and flair could bridge older people's housing gap in Wales

www.housinglin.org.uk/pagefinder.cfm?cid=9747

Extra Care Housing in Wales: A Flexible and Appealing Alternative

www.housinglin.org.uk/pagefinder.cfm?cid=9748



Extra care housing: It may just be part of something bigger in Wales

www.housinglin.org.uk/pagefinder.cfm?cid=9682

Delivering SHOP@ to Housing LIN Cymru

SHOP@ has been extended to cover all 22 Welsh authorities. The analysis tool which projects future housing and care needs for older people across all tenures and purpose-built dwelling types is available free to all registered users of the Housing LIN website. To try SHOP@ Wales for free go to: www.housinglin.org.uk/SHOPAT



Full instructions are available on the website. All Welsh authorities appear under 'W' > 'Wales' on the initial pop-up screen.

Welsh Government Housing Statistics

The annual survey of housing stock in Wales was published last week and reveals that, in relation to specialist housing for older people, there are a total of 26,965 units of sheltered housing for older people in Wales (down 0.85%) and 2,005 units of extra care housing (up 11%). View details and the updated Housing LIN table at: <http://gov.wales/statistics-and-research/social-housing-stock-rents/?lang=en>

Future Need and Demand for Housing in Wales

This report by the Public Policy Institute for Wales presents new estimates of the need and demand for housing in Wales over the period 2011 to 2031. It provides two propositions which suggest that between 174,000 and 250,000 new homes will be required over this period, of which over 35% will need to be affordable. It also recognises that the majority of older people live in 'market' housing, in other words, are homeowners and provides useful details about their household composition. Read at: www.housinglin.org.uk/pagefinder.cfm?cid=9823

You may also be interested in their blogs at: <http://ppi.wales.org.uk/blog-a-timely-look-at-how-wales-meets-the-housing-needs-of-an-ageing-population/>
<http://ppi.wales.org.uk/blog-the-welsh-planning-system-needs-to-be-more-pro-active-and-forward-looking-to-encourage-the-provision-of-new-housing-for-older-people/>

Welsh Collaborative Agreement

ADASS Cymru and the Welsh NHS Confederation are committed to working together to further collaborative working between Social Services and NHS, with the intention that collaboration will bring about improvements to the services offered and more importantly to the experiences of the people of Wales. Launched at Community Housing Cymru (CHC) health, housing and social care conference, this collaboration has now extended to the Welsh Local Government Association, Wales Council for Voluntary Action, Care Forum Wales and CHC. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9649

Health Assets Reporting Tool in Wales

The Public Health Wales Observatory has developed an online health assets reporting tool that presents health asset indicators covering a range of useful topics across three domains to support the health and wellbeing of local populations in Wales, including reference to housing and the built environment. Access at: www.wales.nhs.uk/sitesplus/922/page/79374

Support the independence of older people: Are councils doing enough?



This report from the Wales Audit Office examines whether councils are working effectively to support the independence of older people. On the housing for older people front, it highlights that access to, and availability of, housing and housing based support services for older people has reduced in recent years. In addition, it found that only three councils directly provide extra care housing and 11 councils directly manage sheltered and elderly designated accommodation. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9832

And on the development front, Carwyn Jones AM, The First Minister of Wales officially opened Cae Garnedd, a pioneering Extra Care scheme by North Wales Housing last month. The £8.35m scheme in Penrhosgarnedd, Bangor, was developed in



Cae Garnedd, Bangor



partnership between North Wales Housing, Gwynedd Council and Welsh Government. The scheme is the first of its kind for Bangor and offers an alternative way of living for people aged over 55, providing independent living supported by a care and support programme that can be adapted and assessed as their individual needs change.

Congratulations to Wales & West! Llys Jasmine in Mold, Flintshire, has been recognised as one the affordable housing developments of the year. Read the Housing LIN case study at:

www.housinglin.org.uk/pagefinder.cfm?cid=9204

And staying in Flintshire, the new Clwyd Alyn Housing Association scheme, which is part of the Pennaf Housing Group, Extra Care Housing Scheme for older people in Flint is to be named Llys Raddington.

Keepmoat are currently building an £8m extra care development on behalf of Hafod Care. The scheme is the first of its kind in Rhondda Cynon Taff and will provide 40 self-contained Extra Care apartments, specially designed to provide people over 55 with the support they need to continue living independent lives. Local pupils have named the scheme 'Ty Heulog' (Sunny House).

In Carmarthenshire, Family Housing Association are on track to open a £10million development in early 2016 providing 50 apartments for people over 55 at Gwynfryn.



Plan for the new development at Gwynfryn

In Awelon in Ruthin, Denbighshire, plans are being considered for the development of extra care apartments on the site of a former care home. And Gwalia report that they kicked-off redevelopment plans for the Vetch field by lodging a planning application to build sheltered apartments on the site of the former Swansea City football ground.

And finally, in other news, Tai Ceredigion has published a [case study](#) and outline of their Porth Supporting People service for elderly and vulnerable people through the county. In Vale and Cardiff, consultation by an older Persons services task and finish group is nearing conclusion on a regional needs assessment form for older people and a separate piece of work is underway about remodelling services for vulnerable older people living in Mid & West Wales. More in the Supporting People Bulletin and Update at:

<http://gov.wales/docs/desh/publications/151005-supporting-people-bulletin-14-en.pdf>

Scotland

Jeremy reports that the Scottish Government have published 2 useful new resources. They are: the first reveals that the number of sheltered, very sheltered and medium dependency houses provided by local authorities has decreased over the last ten years from 23,108 in 2006 to 20,755 in 2015. However, the amount of very sheltered accommodation has increased from 290 in 2006 to 599 in 2015, whilst the amount of sheltered accommodation has dropped from 17,140 in 2006 to 14,722 in 2015. More at:

www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/SpecialNeedsHousing

The second is a new report, 'Understanding the Housing Aspirations of People in Scotland', which found that people envisaged their housing needs, and in turn their preferences, changing over time because of shifts in household size (both growing and declining), and a need for adaptations in older age, or because of an illness or disability. In addition, older households (65+, most of whom owned their property in the research sample) talked about downsizing not for a smaller property per se, but rather to have everything on the one level (e.g. bungalow or cottage type property).

More at:

www.housinglin.org.uk/pagefinder.cfm?cid=9764

And on the development front, a new £5 million extra care housing complex for 34 adults with learning disabilities was officially opened in Inverurie, Aberdeenshire, and



St James' Court, Inverurie

Link report that a new 31 unit affordable housing development at Arnotts Building, Paisley, has been officially opened and a further development is onsite consisting of 38 'independent retirement living' flats.



Gelnfinnan Gardens, Dumbarton

And finally in Dumbarton, Bield's Glenfinnan Gardens has been hailed as a shining example of how high quality and affordable homes can be provided for older people.



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.

Register to receive an automatic invite at: www.housinglin.org.uk/userAccount/register

Housing LIN/Design Council CABE seminar
4 December 2015, Angel. Register at: www.housinglin.org.uk/Events/ForthcomingEvents/HousingEventDetail/?eventID=854

2016 Housing LIN Annual Conference, London
This will take place at the KIA Oval on Friday, 11 March 2016. More details in the New Year when bookings go live.

POETRY CORNER

Read Brian Wilks' latest poem for the Housing LIN: www.housinglin.org.uk/pagefinder.cfm?cid=9889

ABOUT THE HOUSING LIN

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

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

IN MEMORY OF...

Tim Hind, who died earlier this year, made a significant contribution to housing, care and support policy and practice. He represented ADASS and LGA on the government's Housing for Older People Development Group (HOPDEV) for many years. He made a difference and enhanced many people's lives - his clients, his colleagues and staff and to his family. He was a man of complete integrity, huge compassion and intelligence and without a shadow of pretentiousness. He was a real friend of the Housing LIN.

David Gardiner OBE, who was known and deeply valued by many of us working in housing and ageing, sadly died in December 2014 after a short illness. Sue Adams, Chief Executive, Care and Repair England pays tribute to him.

David was a wonderful man who dedicated decades of his life to improving the local housing conditions of people on St Martin's Estate in Lambeth, and as a valued contributor too to many national government advisory groups including HOPDEV and the Better Government for Older People programme.

He was always collecting information, reflecting on what he read and heard, making the links and passing ideas and notes on to others who might benefit. This was his gift - he was thoughtful and fully engaged for no personal gain - truly altruistic and modest, there was not a shred of vanity in him. He was that rare thing - a genuinely nice person. He will be greatly missed and certainly not forgotten.

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.

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

