



Housing with Care Matters

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#HLINenews

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Jeremy Porteus speaking at the 2015 Housing LIN annual conference

GET SET TO REGISTER FOR HOUSING LIN'S MARCH ANNUAL CONFERENCE

Registrations for the Housing LIN's annual conference opened on Thursday, 11th February and all places were booked by 9.30am!

To be held at the Kia Oval in London on **Friday, 11th March**, this year's conference has the theme: 'People Powered Change: A Festival of Ideas'.

The day will include a range of keynote speakers, panel discussions and breakout knowledge and innovation sessions during which presenters will discuss their organisation's latest work and thinking. BBC news presenter **Shaun Ley** will chair the event and housing and planning minister **Brandon Lewis** has been invited to speak. Other keynote speakers include **Anna Dixon**, CEO, Centre for Ageing Better; **Dr Nicola Millard**, Head of Customer Insight & Futures, BT Technology; **Tom McPhail**, Head of Pensions Research, Hargreaves Lansdown; and **John Galvin**, CEO, Elderly Accommodation Counsel.

Housing LIN director Jeremy Porteus said: "Our national conferences always stimulate creative thinking and positive ideas around housing for older people. This year, we're determined to spark fresh thinking and energy around change with people at its core."

You can find full details and book a reserve place for the event at:

www.housinglin.org.uk/Events/ForthcomingEvents/HousingEventDetail/?eventID=860

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:

Local Housing Allowance and specialist housing

In November 2015, George Osborne announced the decision had been taken to cap housing benefit which - if applied to vulnerable people like the elderly, homeless veterans and victims of domestic violence - would have a devastating effect on their housing. The cap will see housing benefit payments limited to Local Housing Allowance (LHA) levels, which is set according to the lowest 30% of market rents in an area. Supported housing schemes typically charge higher than market rents to help pay for the additional services and would therefore be severely impacted by the move. The cap was debated in the House of Lords last month and a pledge to protect supported housing by a year (further details expected). According to the National Housing Federation, this change would have hit vulnerable people by an average of £68 a week and at least 82,000 homes for these groups would be forced to close. More from NHF at:

www.housing.org.uk/latest-updates/clarification-from-clg-on-supported-housing-rent-reduction/

NHS England mandate

The mandate sets the government's objectives and requirements relating to the Better Care Fund, and NHS England's budget for five years.

You can access the document here:

www.housinglin.org.uk/pagefinder.cfm?cid=9987



Housing commission launched to investigate new routes to house building



The Local Government Association has launched a Housing Commission to explore new routes to house building so councils can

enable the building of more desperately-needed homes. One of the areas of interest is health and quality of life for an ageing population - the role of housing in adapting to an ageing population and preventing onward costs onto social care and health services.

If you would like to contribute, please email submissions by **26th February 2016** to:

LGAhousingcommission@local.gov.uk

Phase Two - Care and Support Specialised Housing Fund

There is still no news on the allocation arrangements under the Department of Health's CASSH fund administered by the HCA and the GLA (for London authorities). We hope that an announcement may coincide with our forthcoming annual conference!



Department of Health

And finally on other funding news, the government have published the allocations made under the Homelessness Change and Platform for Life Funds 2015 to 2017. These can be found at:

www.gov.uk/government/publications/homelessness-change-and-platform-for-life-funds-2015-to-2017-allocations

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 on pp.10-17

Ambitious building programme for New ECCT boss

Mick Laverty has started work as chief executive of the ExtraCare Charitable Trust. He will oversee the organisation's ambitious £314m development programme between 2016 and 2019. That investment includes the construction of 1,534 mixed-tenure apartments across six villages.



Mick Laverty, Chief Executive of the ExtraCare Charitable Trust

New thinking needed on home loans for older people

A report from the Council of Mortgage Lenders (CML) outlines a range of actions through which regulators, the government and the industry itself could improve the market for older people. The report suggests exploring a new market in the 50-to-75 age group for a product that can flex between capital repayment and interest only rollup over time. It also identifies the potential for further product innovation for the 65 to 74 age group.

The report is available at:

www.propertywire.com/news/europe/uk-loans-older-buyers-2015120411278.html



Private equity firm plans expansion following purchase of upmarket retirement housing company

Private equity firm Moorfield has bought up-market retirement housing developer and operator Audley Court Limited.



Following the £170m investment the company plans to embark on a major development programme to double the 1,000 units it currently runs or has in the pipeline in five years. It currently has ten retirement villages. It will do this by developing the land bank it has within those existing villages, which already has planning consents, and from new site acquisitions.

Moorfield says that the UK retirement housing market could grow significantly with the ageing population and combined housing equity of £1.3trillion amongst people over 60 – 96% of which is mortgage-free.

Retirement Borrowing: reality, perceptions, projections and potential



The Council of Mortgage Lenders has outlined a range of recommendations for regulators, government and the mortgage

industry itself to improve the market for older consumers who legitimately wish to borrow in retirement to meet various needs. Its report shows how complex and interconnected the issues are when lending to older borrowers. The overarching message is that improving this market in a meaningful way requires significant collaboration both inside and outside the mortgage industry. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=9947

Retired home-owners embrace equity release

Pensioners withdrew £4.7m a day from their homes last year as the house price boom boosted retirement incomes, analysis by specialist over-55s provider Key Retirement shows.

The equity release market hit an all-time high after 24% growth saw total property wealth of £1.71billion released. The report is available at www.housinglin.org.uk/pagefinder.cfm?cid=9999

And finally, the Housing LIN's director, Jeremy Porteus, was among several experts quoted in a wide-ranging feature in the Financial Times examining the relative dearth of aspirational retirement housing in Britain. The piece looked

at factors ranging from housing and planning policies to unimaginative marketing that mean the development of high-quality residential developments for older people in Britain lag far behind much of the United States, Australia and New Zealand. Jeremy notes in the piece, however, that between £3bn and £4bn has been pumped into specialist retirement housing since 2011. Read the full article at: www.ft.com/cms/s/2/8086ceda-ba08-11e5-b151-8e15c9a029fb.html

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

INSPIRATIONAL ACHIEVEMENT



We are pleased to draw your attention to two recent features on the Housing LIN website which showcase a range of 'Inspirational Achievements' by our partners.

In the first, we put the spotlight on McCarthy and Stone's new assisted living scheme in Wallington, Sutton. Elles House has 54 apartments exclusively for customers aged 70



Elles House, Wallington

and over, offering a retirement apartment with on-site management services, domestic assistance, personal care and additional support. Find out more at www.housinglin.org.uk/Topics/Inspirational-Achievements/planning-for-later-life



And the latest features Tunstall Healthcare's Innovation Centre in

Yorkshire, showcasing technology enabled care and support at home. For further information, visit www.housinglin.org.uk/Topics/Inspirational-Achievements/innovations-centre

You can also follow all the latest developments at: www.housinglin.org.uk/InspirationalAchievements



HOUSING DESIGN AWARDS 2016 - HAPPI SCHEMES

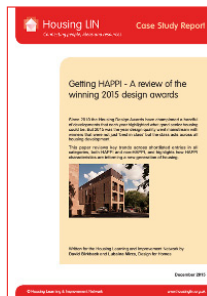


The Housing LIN is pleased to announce its support for the 2016 Housing Design Awards and the HAPPI category in particular. Deadline for submissions is **2nd March 2016**.

Register your entry at:

<http://us2.campaign-archive2.com/?u=3657e761af998684ce0123529&id=79a17a37a7&e=538c106575>

For information on the 2015 HAPPI winners (completed and project categories), read our case study report, Getting HAPPI - A review of the winning 2015 design awards, at: www.housinglin.org.uk/pagefinder.cfm?cid=9930



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 by the Housing LIN in recent months. They include:

NEW HOUSING LIN VIEWPOINTS & BLOGS

Over the last two 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

In addition, the following viewpoints stand out:

Extra Care Housing: Top tips for commissioners

After spending five years commissioning new extra care housing, Paul Smith, Staffordshire County Council's former extra care housing commissioner and now Director at Foundations, reflects on what worked and offers a useful top ten tips for commissioning extra care housing at scale.

www.housinglin.org.uk/ECHCommissioningTopTips_Viewpoint

Forget “downsizing”, think “rightsizing” to meet older people’s housing needs and aspirations

Tony Watts OBE, Chair of the South West Forum on Ageing, writes that older people could make an important contribution to the housing crisis ... if only they were listened to when it comes to developing new housing. View at: www.housinglin.org.uk/Rightsizing_Viewpoint

NEW HOUSING LIN CASE STUDIES

We have published a wide range of interesting case studies, as follows:

The Circadian House: Hawkes House - Designing for Ageing

Dean Hawkes, emeritus professor of architectural design at the Welsh School of Architecture, outlines a joint presentation with Jeremy Porteus at the 2014 RIBA Research Symposium where they discussed Hawkes House in Cambridge. Although built in 1991, Hawkes House anticipates ‘Circadian principles’ and combines these with the dwelling needs of ageing occupants.

www.housinglin.org.uk/CircadianHouse_CaseStudy



Multi-Generational Homes: Building a Community for all Ages



This study features the award winning development, Castlemaine Court, in Byfleet, Surrey. Designed by Archadia architects for Crown Simmons Housing, it offers affordable, fully accessible, high-quality, multi-generational, sustainable one and two-bedroom homes for people of all ages.

It was named the best-designed development in Inside Housing’s Top 60 developments of 2015. Read more at: www.housinglin.org.uk/CastlemaineCourt_CaseStudy

Building Better End of Life Care: North London Hospice

This study strikes a balance between good hospice design and understanding the way services for people at end of life and their carers are delivered holistically. Set in a suburban residential area,



North London Hospice is a distinctive and dignified new building supporting people with a terminal illness at end of life and their carers. Completed in May 2012, the £1.8m building fulfils the aspiration to increase the provision of palliative care in a contemporary, beautiful and non-clinical environment. See:

www.housinglin.org.uk/NorthLondonHospice_CaseStudy

Raising the flag at Pencric: Award winning modern senior living at the heart of the community in Staffordshire

This Housing LIN Case Study no 113 describes Pencric, Housing Plus' latest flagship extra care scheme in the heart of Staffordshire. Designed by Pozzoni architects, the scheme includes some ambitious facilities and innovative apartment layouts. Pencric is a mixed-tenure scheme, with 50 rented apartments, 25 shared-ownership and seven apartments for outright sale. Located in Penkrudge, Pencric replaced the former Silverdene Care Home.



The local community lobbied for replacement specialist housing and Pencric is now a firmly established part of that community: fully designed and equipped to provide for modern, senior living. Read more at:

www.housinglin.org.uk/Pencric_CaseStudy

Sheltered housing in Windsor, Maidenhead and Ascot: A case study of a joint project led by WAM CCG

This case study describes how Windsor, Ascot and Maidenhead CCG is working with sheltered accommodation providers to identify common problems and work towards incremental solutions. Reducing hospital readmissions, knowing the right people, opening doors and asking tenants what would make the biggest difference to them – are just some of the current initiatives. It gives personal insight into managing the project and the outcomes achieved that have both improved the experiences of sheltered housing residents and led to service improvements in the delivery of care following a hospital admission. Access at:

www.housinglin.org.uk/WAMCCG_CaseStudy

Home Modification Practice in Australia

This case study by Home Design for Living sets out an overview of current Australian home modification practice in the context of changing government policy and service delivery, the role of the occupational therapist in the delivery of home modifications and the emergence of organisations and initiatives to address policy and service delivery gaps. Download at: www.housinglin.org.uk/HomeModificationAustralia_CaseStudy

Older Person's Shared Ownership: A Shared Experience - the Low Down

Last year, the Spending Review and Autumn Statement, the government made provision for the planned expansion of shared ownership, helping thousands of people to own their own home. Headline news was 400,000 affordable new homes would be built by the end of the decade – half of these will be starter homes, while 135,000 will be shared ownership. With an increasing focus on mixed tenure Extra Care Housing to provide a range of tenure choices for older people, this case study describes how maintaining an independent retirement lifestyle can be found in an Orbit Independent Living's Extra Care model where there is a 50/50 split of shared ownership and affordable rented accommodation. Read all about it at: www.housinglin.org.uk/SharedOwnership_CaseStudy

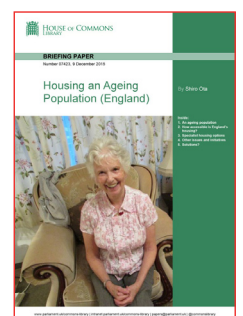
OTHER USEFUL PUBLICATIONS / RESOURCES

HOUSING AND AGEING

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

Housing an Ageing Population (England)

This briefing paper from the House of Commons Library provides a comprehensive summary of the current policy and funding context for an ageing population in England. It covers a wider range of issues from affordability and homeownership issues that could be realised





through 'downsizing' to the adaptability and accessibility of current and future housing supply. It also looks at the development of appropriate local actions/strategies to improve the housing options for older people.

www.housinglin.org.uk/pagefinder.cfm?cid=10011

Update on issues arising with regard to CIL and specialist housing for older people and changes made to the Planning Practice Guidance



This brief by Tetlow King Planning provides the background to Community Infrastructure Levy (CIL) and the implications on

Specialist Housing for Older People and also includes three current CIL examples, demonstrating the inconsistencies applied by different Local Authorities.

Download from:

www.housinglin.org.uk/pagefinder.cfm?cid=10007

Homes and Ageing in England

This Building Research Establishment paper outlines how simple changes made to the homes of older people could save the NHS more than £600m a year.



Using data collected by the English Housing Survey, the findings show that there are over a million homes occupied by those over 55 where there is a significant risk to health (for example, excess cold or of injury from falling on poorly designed steps, both inside and outside the home). You can find it at:

www.housinglin.org.uk/pagefinder.cfm?cid=9964

Generation Stuck: Exploring the reality of downsizing in later life

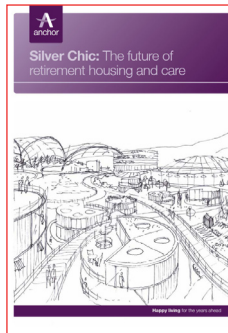
This report by McCarthy & Stone and ILC-UK explores older peoples' attitudes towards moving, the pros and cons of downsizing and provides evidence to help inform the public debate about the role of housing stock held by older people.



It is available here:

www.housinglin.org.uk/pagefinder.cfm?cid=9992

Silver Chic: The future of retirement housing and care



This report sets out the findings of Anchor research, looking at the retirement housing and residential care solutions of the future. Drawing on views and experiences of 55-65 year olds, which explored their needs and preferences for retirement housing, it sets out how providers of retirement housing

and residential care will need to respond to these trends, and what the future of retirement housing and residential care might look like. Find it here: www.housinglin.org.uk/pagefinder.cfm?cid=9983

Low-income retirees, financial position and wellbeing

This JRF research published looks at the relationship between income, wealth and the experience of retirement of low-income older households. It finds that different levels of low income, around or below the government's guaranteed minimum income level for older people, do not lead to different experiences of retirement. It found that non-housing wealth, such as 'buffer savings', are what makes the difference in people's experiences of retirement. Read more at:



www.housinglin.org.uk/pagefinder.cfm?cid=9948

Healthwatch Lambeth review of extra care services

This report and accompanying film by Healthwatch Lambeth explores residents' experience of living in extra care housing and seeks to find out whether extra care residents have a good quality of life; are able to maintain their independence at the same time as being safe; and feel they have a good social life and feel connected to their community. Find the report and film at:

www.housinglin.org.uk/pagefinder.cfm?cid=9986

Insights into Loneliness, Older People and Well-being, 2015

This paper from the Office for National Statistics focuses on older people's well-being, loneliness and some of the risk factors associated with loneliness such as living alone, housing tenure, marital status, ill health and support networks. Find it at:

www.housinglin.org.uk/pagefinder.cfm?cid=9985



HOUSING & ADAPTATIONS

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

The Care Act 2014 and the Integration of Housing: How is the reality measuring up?

This paper by Sue Adams, CEO of Care & Repair England, provides a summary of the presentation made at the All Party Parliamentary Group on Housing & Care for Older People on 30th November 2015. Find it at:

www.housinglin.org.uk/pagefinder.cfm?cid=9981

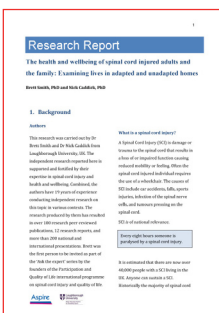
Towards Accessible Housing: A toolkit for planning policy

This toolkit by Habinteg and TCPA gathers together resources to support local authorities in implementing the new Housing Standards. The contents are divided into six sections which are aimed at supporting the accessibility standards and thus increasing the supply of accessible homes. Two new categories are broadly comparable with Lifetime Homes and the Wheelchair Housing Design Guide respectively.



It is available at www.habinteg.org.uk/tah-toolkit

The health and wellbeing of spinal cord injured adults and the family: Examining lives in adapted and unadapted homes



Aspire commissioned research report into the impact of housing spinal injured people in inaccessible housing has found 86% of people with SCI are likely to be discharged into a home that doesn't meet their physical needs.

On leaving hospital many spinal cord injured people are forced to

live in a care home or an unadapted property, often having to live in just one room downstairs which can make them feel like they are living in a prison.

Read in full at:

<https://www.aspire.org.uk/examining-lives-in-adapted-and-unadapted-homes>

HEALTH & SOCIAL CARE

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

Developing your local housing offer for health and care: Targeting outcomes

Jointly produced with the CIH, this updated tool acknowledges the significance of housing as a partner and contributor to achieving the aims of health and social care services. With references to latest policy and practice, it is aimed at helping housing and support articulate and demonstrate the value of their services in terms of their partners' targets and outcomes.



Download at:

www.housinglin.org.uk/Discuss/forum/?obj=downloadFile&fileUUID=64236276-C626-D901-A69C00A46CA3D908&forumID=87&threadID=987

Standard for Producing Evidence – Effectiveness of Interventions

This Standard of Evidence specifies a technical process for producing evidence of the effectiveness of interventions. Commissioned by Public Health England, it is intended to establish a common process for the production of evidence of effectiveness, to provide confidence in the robustness of evidence produced, and to support the increased use of evidence that has been produced, especially in the housing sector.



www.housinglin.org.uk/pagefinder.cfm?cid=10015

New guidelines for care of people in the last days of life

NICE National Institute for Health and Care Excellence

NICE have published these guidelines for the NHS on improving care

for people who are in their last days of life. They aim to put the dying person at the heart of decisions about their care, so that they can be supported in their final days according to their wishes.

See: www.nice.org.uk/guidance/ng31



The Forward View into Action: New Care Models - support for the vanguards

This document from NHS England, 'New care models: supporting the vanguards', updates the initial support package published in July for the first 29 vanguards, and now reflects the needs of all 50 vanguards across England. It outlines the range of support to help develop new models of health and care, including partnerships with housing and harnessing technology. Read more at: www.england.nhs.uk/wp-content/uploads/2015/12/acc-uec-support-package.pdf



Health Begins at Home (final report)



This report by Family Mosaic housing association, in conjunction with the LSE, says that housing providers can have a positive impact on their residents' health and, at the same time, reduce NHS usage, particularly in planned hospital appointments. They estimate that if they provided these interventions to

all their residents aged over 50 it could result in a reduction in NHS usage equivalent to over £3 million a year. Analysing the data from the 433 people, it found that for those residents in receipt of intensive support, there was a significant fall in planned hospital appointments; a substantive fall in emergency GP visits; and falls in GP appointments and nights spent in hospital. Read in full at: www.housinglin.org.uk/pagefinder.cfm?cid=8994

HOUSING & DEMENTIA

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

Dementia profile

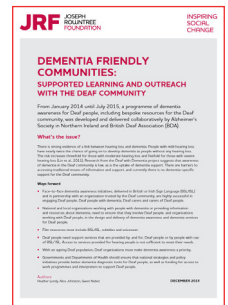
This online tool enables you to access data on the prevalence of dementia by local authority area. The profile has been developed by Public Health England to provide intelligence with which to inform the provision of care for people in England to improve diagnosis and support people with dementia to live die well. Access it here: <http://fingertips.phe.org.uk/profile-group/mental-health/profile/dementia/data>



Public Health England

JRF Dementia Friendly Communities: Supported Learning and outreach with the deaf community

This report highlights the link between hearing loss and developing dementia and the barriers to accessing traditional means of information on dementia and support. It describes an 18-month programme of dementia awareness for deaf people in Northern Ireland and draws out key learning points for all organisations working with people living with dementia or hearing loss, as well as the government. www.housinglin.org.uk/pagefinder.cfm?cid=9972



housing&care21

And finally, Housing & Care 21 has secured support from the

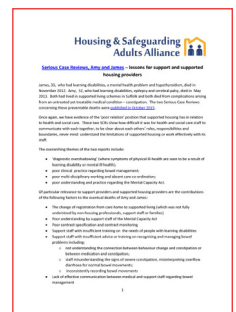
Big Lottery Fund for an innovative new project, designed to support 25 groups of older people living in sheltered and extra care housing in London, including those with dementia. The Standing Together project will facilitate weekly self-help groups for six months for people living in sheltered and extra care housing across London. Groups are designed to help tenants with mental health problems, memory loss or learning disabilities to feel less lonely.

HOUSING & SAFEGUARDING / MENTAL CAPACITY ACT

Serious Case Reviews, Amy and James - lessons for support and supported housing providers

This resource outlines the lessons for supported housing providers to be drawn from the preventable deaths of two people with learning disabilities. Both had lived in supported living schemes in Suffolk and died from complications arising from an untreated yet treatable medical condition – constipation.

The two Serious Case Reviews concerning these preventable deaths were published in October 2015. www.housinglin.org.uk/pagefinder.cfm?cid=9895





TELECARE UPDATE

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

Seven tech testbeds announced in England



NHS England has announced the first wave of seven new testbed sites for innovation. Frontline health and care workers in seven areas will

pioneer and evaluate the use of novel combinations of interconnected devices such as wearable monitors, data analysis and ways of working which will help patients stay well and monitor their conditions themselves at home. The plans include older patients in Rochdale who are most at risk of critical health events being identified using data analysis, and supported to use telecare and remote devices in their homes so that their doctors can provide timely and tailored help as soon as they need it. More at:

www.england.nhs.uk/2016/01/embracing-innovation

The connected home: Designing and building technology into today's new homes

This NHBC guide describes the spectrum of connected homes (also known as 'smart homes'), from present



technology to future applications. It gives guidance to designers and house builders on what they need to do to make their homes ready for the future as well as fit for today, including a short section on assisted living. Download at:

www.housinglin.org.uk/pagefinder.cfm?cid=10008

Digital Britain: We must do more to make technology accessible to older people

In her LSE blog, Jacqueline Damant explains the various reasons why engagement with technology varies among the over-65s, and argues that government and the commercial sector should do more to support older people, as their market-led approaches tend to focus exclusively on younger users. Read at:

<http://blogs.lse.ac.uk/politicsandpolicy/older-people-inclusion-in-digital-britain>

RESEARCH NEWS

In Wales, the Welsh Government is seeking to commission a piece of research on Extra Care Housing in Wales. This research will explore the experiences of Extra Care residents, the cost-effectiveness of Extra Care, and also the place of Extra Care in Local Authority strategies for older people's housing. The research is being commissioned via Sell2Wales, further details on the project and how to submit a bid can be found here: www.sell2wales.gov.uk/search/show/search_view.aspx?ID=JAN120093



We are pleased to be a non-academic partner in a NIHR School for Social Care Research funded project, 'Is there a clearer role for telecare in adult social

care that will deliver better outcomes for older people?' Led by Dr John Woolham at Kings College London, the research aims to understand Adult Social Care Departments' perspectives about the role of telecare in supporting older people, how it is deployed and what information is collected by them to help them assess whether it is fulfilling this role.

A team of researchers will begin work soon to look at this, starting by contacting telecare managers and exploring with them the ways telecare is being used, how barriers can be overcome and any lessons that can be shared. Check out this and other research projects we are involved in at:

www.housinglin.org.uk/CurrentProjects

And the NIHR School for Social Care Research have also just published a scoping review on housing and adult social care with the aim of establishing the size and robustness of the evidence base about housing and care services considered to be good practice for adults at the time; and ascertaining whether these have been evaluated and summarising their findings.

Conducted in 2014 by IPC, and supported by the Housing LIN, it sets out a useful framework for identifying gaps and weaknesses in the evidence base, and what research is needed to support further policy and practice development.



Download from:

www.sscr.nihr.ac.uk/PDF/ScopingReviews/SR9.pdf



REGIONAL HIGHLIGHTS

As always, there is extensive networking going on across England and Wales. In this section our regional leads provide updates 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!

Wales

Extra Care Housing in Wales: A state of the nation report



The supply of housing and the implications of an ageing population are two of the biggest challenges facing Wales. Wales is not alone - either in the UK or in western Europe - in facing those challenges. However, as a nation, it has not explored as fully as other countries the role extra care housing could play

in addressing them. This report sets out a powerful case for encouraging and facilitating new extra care housing developments in Wales. It highlights the high quality of accommodation, care and services already offered by several schemes. Access both the English and Welsh language versions at: www.housinglin.org.uk/pagefinder.cfm?cid=9904

Seizing the strategic opportunity in Wales: our ageing population & housing

Former housing adviser to the Welsh Government Tamsin Stirling looks at the housing challenges of an ageing population in the particular characteristics in Wales. Read this think piece at: www.housinglin.org.uk/pagefinder.cfm?cid=9910

Supporting hospital discharge in Neath and Port Talbot: An integrated approach to reablement

Here we take a detailed look at the new residential reablement unit at Gwalia Llwy y Seren in Port Talbot. Opened in July 2014, it is an innovative service commissioned by Abertawe Bro Morgannwg University Health Board and Neath Port Talbot County Borough Council and is achieving impressive results. Read more at: www.housinglin.org.uk/pagefinder.cfm?cid=9909



Independent Living with Care at Hafod Y Parc: A Case Study from Abergele



This study focusses on the benefits that effective partnership working brings to new extra care schemes. It specifically looks at North Wales Housing's second extra care housing scheme in Abergele, Conwy, and draws on what key stakeholders offered to the process and takes learning

from each stage of the development to get a better understanding of what made the partnership work. Find it at:

www.housinglin.org.uk/pagefinder.cfm?cid=9997

Accessing shared ownership for people with disabilities in Wales: An overview of using the HOLD scheme

This case study reflects the lessons of using HOLD (Home Ownership for people with Long-term Disabilities) in Wales to part buy/part rent accommodation under a shared ownership scheme. It is based on the experience of one of MySafeHome's clients called Emma (not her real name) and briefly describes her personal journey to home ownership and the huge impact it's had on her life. Read at: www.housinglin.org.uk/Wales

And in other news, Pennaf Housing Group are working in partnership with Wrexham County Borough Council and the Welsh Government to develop a 60 self-contained apartments with a wide range of community facilities for older people. The development is funded by private finance arranged by Pennaf and funding from the Welsh Government's 'Vibrant and Viable Places' regeneration investment secured by the local authority. The site has now been acquired by Clwyd Alyn Housing Association, part of the Pennaf Housing Group, which will manage the scheme in partnership with the council.

www.clwydalyn.co.uk/news/newsitem/extra-care-housing-scheme-due-start-new-year.html

In Newtown, Powys, Wales & West Housing are developing a 39 unit extra care scheme in partnership with the County Council. It will provide state-of-the-art accommodation for people with care and support needs.



Newtown Extra Care Scheme



The Alzheimer's Society and Rhondda Cynon Taf council have joined forces to make Maerdy the first dementia-friendly village in the county borough and one of the first in Wales.

And finally. As highlighted on our research news, the Welsh Government is seeking to commission a piece of research on Extra Care Housing in Wales. Submit a bid at: www.sell2wales.gov.uk/search/show/search_view.aspx?ID=JAN120093

South East

Work is getting underway on the Chesil Street Extra Care scheme in Winchester. Funded by CASSH,



Chesil Street Extra Care Scheme, Winchester

most of the 52 flats will be for rent from the council, with the remainder for sale on a shared ownership basis. The £15m scheme is expected to finish work in September 2017.

First Wessex are set to build 52 one and two-bedroom extra care flats on the site of a former local authority care home if they secure planning permission. The development in Gosport is a partnership with Hampshire County Council. It is part of the council's plans to invest £45m over ten years to stimulate the development of extra care assisted living schemes across the whole county.

In Reading, the Green Park Village extra care housing development will have 129 flats rather than the 80 originally planned by developers St Edward Homes. The developer is working with construction company Berkeley Homes and supporting housing provider Home Group. And the CASSH funded Whitley Rise supported living scheme, which will provide ten flats for people with learning disabilities is taking shape. It is sited next to Cedar Court, Reading Borough Council's extra care housing scheme which opened in 2014.



Green Park Village, Reading

And in Milton Keynes, sheltered housing residents have been consulted on either funding the warden service themselves or accepting a cutback in support. Milton Keynes Council had planned to scrap the service but they are now seeking to save £560,000 from the provision of wardens for their 2016/17 budget. One proposal is to charge all tenants £18.72 per week to maintain the service full time, while another recommends reducing the

provision to morning or afternoon only in each scheme. The council is keen to hear feedback on their proposals. www.onemk.co.uk/Milton-Keynes-sheltered-housing-residents-asked/story-28518541-detail/story.html

In Kent, Galliford Try has been named as preferred bidder by the County Council to deliver 7 extra care schemes managed by West Kent Housing Association.



Greenfield Extra Care Scheme, Leighton Buzzard

In Leighton Buzzard, a Hill Partnerships extra care housing scheme is due for completion. Greenfield will have 82 units of accommodation.

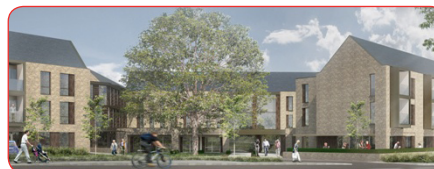
Thanet District Council has approved a mixed housing development near Ramsgate, in Kent. It will provide both family homes and state-of-the-art accommodation for older people. The latter includes 15 bungalows and 16 other units for more active retired people and a 56 unit extra care scheme.



Proposed development in Cliffsend, Kent

An outreach domiciliary care service will be provided from a community house which will also boast a small shop and other facilities for residents and the wider community.

Housing & Care 21 held a topping out ceremony last month for Quarry House, the new affordable extra care scheme in rural Aldington, near Ashford in Kent. The £4.7m scheme, in Calleywell Lane, is due to open in May and features 33 self-contained, modern one and two-bedroom apartments, with support and care services on site. Homes are available for affordable rent or shared ownership and the scheme features a restaurant and salon which are open to the public.



Farrow Court, Ashford

And staying with Ashford, Farrow Court is up and running. Designed by PRP Architects to the HAPPI criteria, the

dementia-friendly schemes offers 100 high-quality living units, including learning disability units and recuperative care units for people released from hospital who need respite before they return to their home.



Staying in Kent, Medway Council is building more than 30 affordable rental bungalows described as particularly suitable for older people as part of an £8.5m development. The one and two-bedroom homes on the former Gillingham Community College site will be available from next summer and form part of what the local authority describes as the largest council bungalow building programme in England.

And finally, in Egham, The Hythe is a Hanover Housing development designed by Archadia with 30 high specification apartments exclusively for the over 55's built to HAPPI guidelines with a mixed tenure.



The Hythe, Egham

London

Towards the end of last year, the Housing LIN London region held two successful meeting. This first was held at Oaks Court in Morden, a replacement for an outdated shelter housing scheme.



Oaks Court, Morden

Designed by PRP

Architects and provided by Merton Priory Homes (Circle Anglia). Residents of some of the 51 affordable flats joined us to talk about life at Oaks Court and provide views on one of the topics we discussed: meeting the needs of older men in housing with care.

The second was a joint half-day event on community led housing with the Design Council at their London office. Julia Wallace from the Design Council described work in promoting and learning from resident engagement in a range of schemes. A fascinating history and update was provided on behalf of the Older Women's Co-Housing project, which is being built in North London after many years of partnership between the women and architects Pollard Thomas Edwards. The valuable process of resident engagement in the regeneration of Dora House was described by Julia Ashely of C&C Housing Trust.

In Southwark, United St Saviour's has secured planning permission to build an almshouse in Bermondsey, the first to be built in the borough for several decades. A future Housing LIN case study, it will provide genuinely low cost extra-care

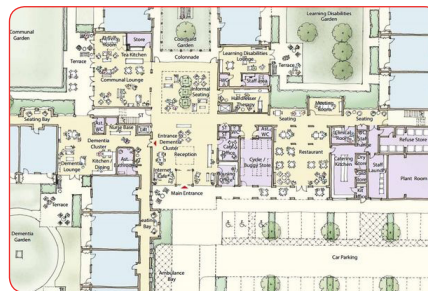
sheltered homes for around 90 Southwark residents. Architects Witherford Watson Mann designed the scheme. It will have 57 one and two bedroom flats, surrounding a central courtyard, and includes a community lounge and café, cookery space, a spa and beauty room and other social spaces.



Location of the new almshouse in Bermondsey

Also in Southwark, completion is due on a 42 unit extra care scheme for people with dementia, with access to day opportunities for older residents and visitors.

In LB Richmond, Paragon are working with the local community to develop housing in which people with autism and learning disabilities can live independently with support from care workers, families and friends. A model using the disposal of small council owned plots and funding from a range of sources (including round one of the MASSH administered by the GLA). We will follow this with interest.



Floorplan for the proposed scheme in Feltham

And in Hounslow, the Council has finished consulting on proposals for the Blenheim extra care housing development in Feltham. The council is considering building 92 lifetime

homes and communal facilities for elderly people and people with learning disabilities by 2018.

Haringey Council's housing-related support team has awarded a contract to Sanctuary Supported Living (SSL) to provide four mental health supported housing services in the borough. From April, SSL will join other partners to create an innovative pathway of services in housing-related support that work together to help people with medium to high mental health support needs make the successful transition to independent living.

More info at:

www.sanctuary-group.co.uk/news/sanctuary-supported-living-expands-services-in-haringey-9581



In Wandsworth, a partnership between the Council and Viridian Housing reached fruition last autumn when Ensham House opened in Tooting, offering 45 apartments specially designed to help vulnerable older people retain their independence.

In East London, Gateway Housing has started work on its second round of leasehold retirement housing in Tower Hamlets. Residents moved into the first such homes last summer after an 'Older People's Housing Commission' established by the housing association identified a lack of such housing for local older people who wanted to downsize from their family home. In the first scheme eight of the 40 homes in a new block were sold to leaseholders in line with the Older People's Shared Ownership model. The block offers high quality design with contemporary interiors, spacious balconies, and shared green space. There are flexible packages of support that residents can buy into when they need it and the scheme is seen as a way of releasing family homes for local younger people. Read more at: www.insidehousing.co.uk/debate/communications-network/a-quiet-revolution-in-older-peoples-housing/7012552.blog

Harrow Churches Housing Association has completed the £4.8m extension of its Paxfold sheltered scheme for older people. The extension provides an additional 28 one-bedroom flats and communal facilities to the existing sheltered scheme of 41 flats.



New HAPPI bungalows in Greenwich

And finally, in Greenwich, six HAPPI bungalows designed by Bell Phillips Architects have been completed for the council. The

wheelchair-accessible homes are the first to be completed in the £4.3m contract with the remaining 16 houses, based on the same design on the other five sites, due for completion later this year.

North East

In Northumberland, Isos Housing is on track to open a 58-apartment development in Alnwick for people over 55 in May. Weavers' Court will have 58 one and two-bedroom apartments available to buy through shared ownership or to rent.



Weavers' Court, Alnwick

Building work has also started on two housing developments which will allow people with learning disabilities in Newcastle to live independently. Isos Housing owns the £3.7m schemes in Benwell and Byker, which are part of Newcastle City Council's Housing Partnership Framework to provide affordable supported housing.

Staying in Newcastle, a sheltered housing scheme is being given a new lease of life thanks to a remodelling programme by Your Homes Newcastle (YHN). Moor House is undergoing a complete refurbishment to transform 30 bedsits into 16 one and two-bedroom apartments. The work is intended to provide residents with more space and a sense of community within the scheme. This will be achieved by enhancing the shared areas including a communal garden where residents can interact. Hadrian House in Throckley will be the next sheltered housing complex to benefit from the programme with work. More about YHN programme at: www.yhn.org.uk/improving_your_home_and_estate/good_news_stories.aspx

In Sunderland, Housing & Care 21 opened their sixth Sunderland affordable housing scheme for older people last month. Keelboat Lodge, a £9m extra care scheme, has 14 bungalows and 71 self-contained, one and two-bedroom apartments, with support and care services on site. The homes are a mix of affordable rent and shared ownership.



Opening of Keelboat Lodge, Sunderland

In Redcar & Cleveland, work is well underway on Tees Valley Housing's Eston Care Village which will provide 13 bungalows and 38 one-bedroom homes across four buildings for people over 55 who have dementia, mental health issues or learning disabilities. Each apartment features an open-plan kitchen, dining and lounge area together with a bathroom, which can be accessed from the bedroom as well as the hallway.

And finally, in Middlesbrough, Thirteen Group have opened state-of-the-art facilities to support independent living. Beechfield Court extra care is scheme located in the heart of Thortree, and comprises of 65 one and two bedroom apartments for over 55s. Whilst Beresford Crescent has 22 two bedroom bungalows, all with level access



Beresford Crescent, Middlesbrough



showers and designed for over 45s with additional needs. Access to care is available on site based upon individual needs and is provided 24/7 and commissioned by the local authority.

North West

Last month, the Housing LIN held the first meeting of our regional NW Leadership Set. We are honoured to have attracted such a wealth of experience and enthusiasm to join our group. We hope in future meetings to develop our vision and determine how the group will influence the local and national agenda on health, housing and social care.



The forthcoming Shrewsbury Street development in Manchester

The exciting Trafford Housing Trust development at Shrewsbury Street is coming on well with an expected handover of the Church and Rectory within the next couple of weeks.

This will allow the demolition of the existing St. Brides Church and Rectory to make way for the next phase of development. The community has been involved in the development from the outset, including choosing the name Limelight for the development. This CASSH funded scheme, designed by PRP, will provide 81 extra care apartments, a community centre, bistro, nursery, library, pharmacy and health care facilities.

Elsewhere work is again well underway in Widnes on Halton Housing Trust's next extra care development at Barkla Fields. It will offer 50 apartments with a bistro, lounge, activity and fitness studio, treatment/consulting room and an assisted bathroom.

And in Ellesmere Port, Magenta Living is working in partnership with Cheshire West and Chester Council, on a CASSH funded Extra Care Scheme.



The new development on Sutton Way, Ellesmere Port

In Bury, the Council and Six Town Housing have announced that they will be developing a new 60 apartment Extra Care Scheme at the William Kemp Heaton site in Bury next year.

Cumbria County Council's cabinet is set to approve a ten year extra care housing and supported living strategy this month. It outlines how additional extra care and other supported housing and a new model of supported living at home will deliver the council's care and support commissioning strategy. The commissioning strategy proposes a new model of care that means people will be supported earlier, allowing them to make the most of their health and independence, and avoid recourse to high-level care for as long as possible. Find out more at: <http://councilportal.cumbria.gov.uk/documents/s46886/13116%20-%20Extra%20Car%20e%20Housing.pdf>

And finally, Manchester City Council's executive approved an additional four sites for the development of extra care housing. The council worked with the Housing LIN and Elderly Accommodation Counsel to identify the sites based on where choice for older people is currently limited. Using SHOP@, the work with the Housing LIN and EAC identified a need over the next five years for around 400 additional extra care retirement units in four separate schemes across the city. More on SHOP@ at: www.housinglin.org.uk/SHOPAT

East Midlands

Nottingham City Homes are with the City Council and Keepmoat to develop a 54 unit independent living scheme at Lenton by Spring 2017.



The forthcoming scheme at Lenton

In Leicester, Leicester Independent Living – a consortium led by Ashely House – have been granted planning permission to develop two new extra care schemes that will provide 155 units of accommodation.

Willmott Dixon report that the redevelopment Darlison Court in Hucknall is near complete. It will provide 39 one and two bedroom apartments for Ashfield District Council.

Mansfield District Council is set to move forward with plans to build 54 homes for elderly people on the site of the former general hospital in the town. Due to begin this summer, the scheme for the former hospital site comprises of 12 two-bedroom bungalows and 42 apartments, 34 with two bedrooms and eight with one bedroom. The homes will accommodate older people with general needs, support needs and possibly care needs.



Sunnyfield, Derby

In Derby, a scheme of 70 affordable extra care two-bedroom apartments has opened in Blackmore Street, Derby. The £8m development is a partnership between Housing & Care 21 and City Council and provides housing with

support and care for people over 55. Built by Balfour Beatty, Sunnyfield features communal facilities including a restaurant, residents' lounge and laundry room, as well as landscaped gardens.

Building work has started on Westleigh Homes' £13.5m independent living scheme for older people in Derby Rd, Loughborough. They are building 62 apartments in partnership with social housing and care provider emh group and Charnwood Borough Council. The one and two-bedroom apartments will combine independent housing with 24-hour access to on-site care professionals. The apartments are being built to Lifetime Homes standard and are due for completion early next year.



Site work on the new scheme in Loughborough

West Midlands

Webb Ellis Court, a Housing & Care 21 extra care scheme which opened in Rugby last year has been shortlisted for the Housing Innovation Awards (view video at: <http://news.warwickshire.gov.uk/blog/2016/01/22/60-second-news-22012016-extra-care-housing-showcased-in-rugby/>). The £7.2million scheme was built in partnership with Warwickshire County Council. It features 61 self-contained apartments for older people with a care team on-site 24 hours a day. The winner will be announced this month.



Rohan Gardens, Warwick

A £5.2million affordable extra care housing scheme for older people has officially opened in Warwick. Rohan Gardens includes 42 self-contained one and two-bedroom apartments with support

and care services on site. Half of the apartments are offered at affordable rent and half at shared ownership. Housing & Care 21 has developed Rohan Gardens in partnership with Warwickshire County Council and Warwick District Council.

And staying in Warwickshire, Laurel Gardens, a Housing & Care 21 £11million affordable extra care housing scheme for older people in Mancetter, is set to open in July. The scheme will have 70 self-contained, modern two-bedroom apartments and ten bungalows, with support and care services on site, with all of the homes available for affordable rent. Wilmott Dixon is building the development on behalf of Housing & Care 21 in partnership with Warwickshire County Council and North Warwickshire Borough Council.

www.northwarks.gov.uk/news/article/34/naming_ceremony_for_new_housing_scheme_for_older_people_in_mancetter

An £11.2m extra care scheme, developed by housing and care provider Sanctuary Group, has opened in Stoke-on-Trent. Baskeyfield House is an 80-bedroom scheme for the over 55s, providing tailored care and support for residents, depending on their needs.

Orbit Homes has submitted a planning application for the £40m re-development of the former Cattle Market site in Stratford-upon-Avon, with a decision expected in the next couple of months. Some



Plan for the new development in Stratford-upon-Avon

102 independent living apartments will be on offer (72 for shared ownership and 30 for affordable rent) for people aged 55 plus. They will benefit from on-site communal facilities with a sky lounge, garden and a hairdressers included in the proposed plans.

And finally, a support service for the thousands of people living with dementia in Walsall has been guaranteed for another two years. Pathways 4 Life, a partnership between the Accord Group and Age UK Walsall, will continue to run seven free dementia cafes across the borough after receiving funding from NHS Walsall Clinical Commissioning Group and Walsall Council. The café-style support groups will be held in Walsall town centre, Aldridge, Pelsall, Brownhills, Willenhall, Pleck and Bloxwich.

South West

Cornwall Council have published its Schedule of Further Significant Changes which includes a housing evidence base briefing note on specialist housing for older people at:

www.cornwall.gov.uk/media/17155860/bn27-specialist-housing-for-older-people-v1-dec-15.pdf



Site work on the new development in Totnes

Building work is underway on a £12m extra care development scheme in Totnes. The Riverside scheme will provide 60 high quality one and two-bedroom apartments for affordable rent and

shared ownership sale for residents aged over 55. The Guinness Partnership is leading the project, which will include a café bistro, activity areas, and a 'pamper suite' where residents can arrange haircuts, manicures and beauty treatments.

Guinness Care and Support, who deliver care services for The Guinness Partnership, and to people in their own homes, will provide on-site assistance to residents 24 hours a day, with a focus on enabling them to remain as active and independent as possible.

Yorkshire and Humber

Riverside Housing Association in partnership with Hull City Council are building three extra care facilities across the city. Last month they held a community engagement and arts day to showcase how the 317 apartments will support for people of all ages with to live independent lives.



One of the new developments in Hull

A £6.6m affordable extra care housing scheme for older people has officially opened in Thirsk. Meadowfields is comprised of 52 self-contained, modern one and two-bedroom apartments, with support and care services on site. The homes are available for affordable rent, shared ownership or outright sale.

Meadowfields was built on the site of the council's Cherry Garth home for elderly people by developer Keepmoat on behalf of Housing & Care 21, in partnership with North Yorkshire County Council and Hambleton District Council. The Homes and Communities Agency contributed £730k and North Yorkshire County Council £345k.

The scheme, which recently featured in a BBC television documentary about adult social care, also has a restaurant, a hair and beauty salon and a shop, all of which are open to the public.

There is a guest bedroom and a courtyard garden and the scheme is also the new home of Thirsk library. www.housingandcare21.co.uk/news/2015-news-archive/official-opening-for-66m-extra-care-scheme-thirsk/

Residents have moved into Frickley Mews, a supported living scheme of 67 apartments in South Elmsall, Wakefield. The development for people over 50 with assessed care and support needs has been delivered by Wakefield Council in partnership with Chevin Housing Association, (part of the Together Housing Group). The dementia friendly development includes a small number of apartments with reablement services. These flats and the services allow older people and people with disabilities coming out of hospital to prepare for a return home or prevent unnecessary hospital admissions. It was built by Wates Living Space. www.togetherhousing.co.uk/news/chevin/new-year-new-housing-choices-for-older-people-in-wakefield/

Eastern

The Eastern Housing LIN Steering Group have supported ADASS and LGA develop the integration agenda in the region and to make sure that the housing contribution is represented Following attendance at previous regional Health Integration Networks workshops the Housing LIN presented to the January prevention workshop. The input of NHF and Foundations to the presentation was greatly received to provide a full housing viewpoint. It is hoped that the further joint work will continue during the year to support improved coordination and integration of services and resources

The Abbeyfield Braintree and Bocking Society is to build a 100 apartment extra care scheme in Braintree. The development will be built on land gifted to the society in 1988.



Plan for the new development in Braintree

Central Bedfordshire Council has been working with Aragon Housing Association to create a new step up/down service. This will be based in Wingfield Court a sheltered housing scheme for older people in Ampthill. This will provide a reablement service to help prevent customers being admitted to hospital or a care home or enable discharge from hospital prior to returning home.



The Evergreen Service will offer 6 en-suite rooms in a homely environment plus a small therapy room and galley kitchen. The individuals using the service will also benefit from existing communal areas within the sheltered housing and promoting a cost effective service. Support from therapists, such as physiotherapists and occupational therapists will encourage people to return to independent living. It is anticipated that customers will remain at Evergreen for up to six weeks. More at:

www.aragon-housing.co.uk/about-us/news/evergreen-vital-new-service-opens

And in South Norfolk, the council's proactive approach to their community has allowed them to develop new early intervention services for people with dementia. Additional services have been developed in partnership with communities, for example the support and set up of dementia support groups and cafes. This support is aligned to the council's community capacity work which alerts the authorities of people who may be requiring additional support due to the onset of dementia.

More widely South Norfolk are able to tie the Forget Me Not grant provision in with their wider offer for older people which is helping them to allow more people to live independently and reducing the need for people to move into a care setting.

And finally, recent research by Foundations shows that people who have adaptations are, on average, more likely to stay living in their own homes for an extra four years before requiring a care home placement, and will stay in residential care for less time, making significant budget savings. In Suffolk for example, in a review of the Occupational Therapy services and in conjunction with Orbit East Care and Repair (Home Improvement Agency), of 958 customers reviewed from November 2010:

- 40% of people who received a DFG said that they were more able to undertake everyday tasks,
- family carers reported that they were providing less help (37%) and less physical assistance (40%) than before the work was done;
- 48% of adaptation recipients stated that their quality of life had improved; and
- 37% of carers reported feeling less stressed as a consequence.

- 27% of formal care packages also reduced, releasing cumulative savings of approximately £1.4m to care purchasing budgets.

Other benefits noted included increased safety to the recipient and carer, improvement in the quality of care provided, and a greater flexibility in how care needs were met.

HOUSING LIN EVENTS - HOT OFF THE PRESS!

2016 Housing LIN Annual Conference, London

'People Powered Change: A Festival of Ideas' - our annual conference & exhibition will take place at the KIA Oval, London, on **Friday, 11 March 2016**.

To book a reserve place visit:

www.housinglin.org.uk/Events/ForthcomingEvents/HousingEventDetail/?eventID=860

Helping people home from hospital through better use of care at home

3 free events on 22 February in Leeds; 2 March in Southampton; and 10 March in London.

To book your place, email england.careathome@nhs.net with your choice of date, name and job title.

POETRY CORNER

A new poem from Brian Wilks

Bert and Sid

Once removal men
 Bert and Sid
 Wound up
 Side by side
 In the same care home
 Nodding off.
 Till
 That day
 Up before staff,
 They had the sitting room furniture
 Neatly packed outside,
 Ready for the van.

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

