



Housing with Care Matters

E-news from the Housing Learning & Improvement Network

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Lord Best, Co-Chair of the All-Party Parliamentary Group (APPG) on Housing and Care for Older People

HAPPI 3 LAUNCH

The APPG on Housing and Care for Older People latest inquiry report, 'Housing our Ageing Population: Positive Ideas', calls on policymakers, house-builders and other stakeholders to address the concerns and issues that deter some people from moving to specialist housing. Written by Jeremy Porteus, it says coordinated action is needed to give those approaching - or in - retirement greater confidence about the management and costs of a 'care-ready' home that meets their present and future needs.

Where [previous HAPPI reports](#) have focussed on - and led - the drive to improve the design and quality of specialist housing, HAPPI3 explores how older people can be given more control over the management and delivery of services and access to a wider range of housing choices. It recognises that some of the factors that can impede older people 'rightsizing' - such as emotional ties to a home or community - are difficult to overcome. However, it says that measures to make moving easier, to build specialist housing where people want it and to address the sector's lingering negative image will encourage more people to move while still fit and healthy.

More at: <http://goo.gl/UJIJsX>

And for details of this month's winning HAPPI entries at the Housing Design Awards, go to page 4.



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 supported housing

We have been advised that the Supported Accommodation Review publication date has been delayed and is now expected this Autumn.

And for the NHF's proposals on the future funding for supported and sheltered housing, visit: <http://goo.gl/Cu0vno>

New Secretary of State for Communities and Local Government



Sajid Javid MP, Secretary of State for Communities & Local Government

On the housing front, Sajid Javid MP has been appointed Secretary of State for Communities and Local Government and Gavin Barwell MP as the new housing and planning minister. <https://goo.gl/ARlrE6>

Adult Personal Social Services: Specific Revenue Funding & Grant Allocations for 2016/2017

The Department of Health has set out the allocation arrangements to provide local councils with £433m to pay for the cost of implementing the Care Act and support for carers. Details at: <http://goo.gl/yPEk9i>

Delivering better value for money: Understanding the difference in unit costs



This technical report from the HCA sets out the detail of regression analysis on unit costs of social housing in England, including supported and sheltered housing. More at: <https://goo.gl/c6boK3>

What you need to know about the Housing and Planning Act 2016

This briefing for CIH members summarises the measures introduced by the new legislation and highlights areas where further details are still to be set out in subsequent regulations. View at: <http://goo.gl/Zv5yS>

CLG Committee announce Adult Social Care Inquiry

The Communities and Local Government Committee have launched an inquiry into the financial sustainability of local authority adult social care and the quality of care provided. More at: <http://goo.gl/sYBpk8>

Event Fees in Retirement Properties

The Law Commission have published their analysis of consultation responses and a progress report that sets out the case for the reform of event fees. Evidence shows a lack of transparency about such fees in the sales process for which the LC proposes to amend. More at: <http://goo.gl/gO1qHA>

ARHM revised Code of Practice for England

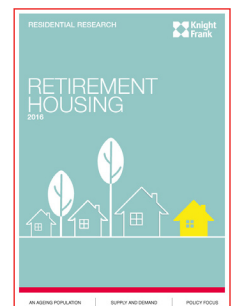
The Association of Retirement Housing Manager's revised Code of Practice aims to promote best practice in the management of leasehold retirement housing, regardless of whether the services are provided by private companies or housing associations. It not only sets out the statutory obligations that apply to the management of leasehold properties but also sets out additional requirements which should be followed as a matter of good practice, in particular, following the Law Commission's consultation on event fees (see previous item). Go to: <http://goo.gl/Q0k9n5>

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. 11-17.

Retirement Housing 2016 - Residential Research

This new Knight Frank report examines the demand and supply for purpose-built housing for older people across the UK. It includes an analysis of the equity release potential of downsizing, as well as highlighting the planning landscape for the retirement housing sector. <http://goo.gl/uAOrjJ>





Record start to 2016 for equity release sector in 25th anniversary year

The total value of equity release lending grew by 21% in the first quarter of 2016 on a year-on-year basis and recorded the highest Q1 lending levels on record (£393.3m), according to the latest results from the Equity Release Council.

<http://goo.gl/wRSVHj>



Our ageing population

Latest DCLG Household Projections: England, 2014-2039 show that older households are projected to increase more quickly: those headed by persons aged 65 and over are projected to increase by 155,000 per year (37% of households) and 85 and over households by 53,000 per year (8.1% of all households).

<https://goo.gl/g2Fb18>

Seasonal growth - One Housing Group to build more housing for older people



One Housing Group have announced plans to quadruple its output of retirement housing, with a £150m drive into multi-

tenure housing for older people under their new Season brand.

<http://goo.gl/b3nrRo>

Halifax raises mortgage borrowing age limit to 80

Halifax has raised its age limit for mortgage borrowers by five years to 80 in a further sign of the financial pressure on homeowners as property prices continue to rise.

<https://goo.gl/4PB4tz>



INSPIRATIONAL ACHIEVEMENT



We are pleased to draw your attention to two recent features on the Housing LIN website which showcases a selection of 'Inspirational Achievements' exclusively for our sponsors.

Number of retired renters soars

The National Landlords Association report that the number of people living in private rented accommodation in retirement has soared by more than 200,000 in the last four years. More at:

<http://goo.gl/gWNGrV>

Lack of suitable housing for 500,000 last time buyers

The Home Owners Alliance report that according to the annual Homeowner Survey one in five homeowners aged 55 or over considered moving in the past two years but have not done so, with just under 25% stating the reason for not moving is a lack of the right kind of home.

<http://goo.gl/VaMKp>

Extra inward investment for ExtraCare

ExtraCare Charitable Trust has completed a £35 million private placement with BAE Systems Pension Funds Investment Management Ltd.

Tetlow King Planning showcase two inspirational examples of planning retirement living that older people want

The Fairways

The Fairways village incorporates one large hub building with the care home to the east and the extra care housing units to the west. Designed by KWL Architects, the scheme was supported and is operated by MHA and developed in partnership with Freeman Retirement Living.



Lynwood Village

Winner of the 2015 Gold "WHAT HOUSE AWARDS" for Best Retirement Development, Lynwood Village is a Continuing Care Retirement Community in the heart of Ascot, Berkshire.

Read more at: <http://goo.gl/SuSc6U>



I-stay@home project



Our latest 'Inspirational Achievements' describes the work of Habinteg and their involvement in the pan-European

I-stay@home research project, an investigation into how information communication technology (ICT) can support older and disabled people with some of the challenges associated with ageing and independent living.

<http://goo.gl/QITfxs>

To view previous examples of Inspirational Achievements we covered, visit:

<http://goo.gl/Le28FZ>

HAPPI WINNERS AT HOUSING DESIGN AWARDS

The Housing Design Awards 2016, held at the Institute of Engineering and Technology this month, showcased all that is best in housing design in the UK. Presenting the HAPPI prizes, Jeremy Porteus congratulated PegasusLife and Duggan Morris Architects for winning the HAPPI Project award for their designs for their development in Hampstead Green, LB



Hampstead Green, LB Camden

Camden – the 2nd year in a row that PegasusLife have won! And following suit, PRP Architects came up trumps with their completed extra care housing scheme – Windmill Court in LB Waltham Forest for Circle 33.



Windmill Court, LB Waltham Forest

Special mention also goes to the Older Women's Co-Housing (OWCH)/Hanover scheme in Barnet and architects Pollard Thomas Edwards for winning the Richard Fielden Prize. The scheme is also featured in the recent HAPPI3 report.



Older Women's Co-Housing / Hanover scheme, Barnet

Find out more about this year's winners at the HDA website: <http://goo.gl/pWGScJ>

SHOP@ ANALYSIS TOOL REVIEW

Help us to improve from your learning

The Housing LIN and EAC are very pleased with the impact of the analysis tool and how many authorities have used it to develop their older people's housing and care development plans and strategies. However, since we developed it in 2012, we recognise that the market has changed substantially and that SHOP@ needs to take into account the new financial and service challenges the sector is experiencing.

Over the past few months, we have reviewed the SHOP@ website standard details and are proposing new typologies and prevalence rates. It would be great if you could consider the changes we are proposing and comment on the new parameters. We know that the market is very difficult at present, even more so since the Brexit decision. However, we believe that Housing with Care is well placed to come through the current challenges so we want to plan ahead for the future.

If you can spare some time it would be very much appreciated if you can help and support our review at: <http://goo.gl/MAa5eA>

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 BRIEFINGS

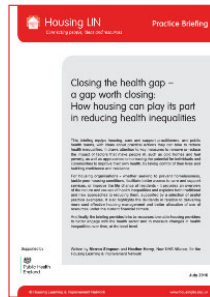
We have published the following briefings that will be of interest to Housing LIN members. They are:

Closing the health gap – a gap worth closing: How housing can play its part in reducing health inequalities

This briefing by the New NHS Alliance for the Housing LIN equips housing, care and support practitioners, and public health teams, with ideas about practical actions they can take to reduce health inequalities. Commissioned by Public Health



England (PHE), it draws attention to key measures to remove or reduce the impact of factors that make people ill, such as cold homes and fuel poverty, as well as approaches to increasing the potential for individuals and communities to improve their own health, by taking control of their lives and building confidence and resilience. Read at: <http://goo.gl/N7Ve2z>



And to read the other briefings in this series, supported by PHE, go to: <http://goo.gl/XmJT3F>

Better planning for car ownership and well-being in old age

This briefing by Contact Consulting for the Housing LIN seeks to connect the body of knowledge around the significance of car ownership in achieving well-being for older people to those making particular decisions that may impact on car ownership among older people, in particular, those living in specialised accommodation. It also examines from a social and psychological perspective the impact of loss of car ownership on the sense of well-being for older people. More at: <http://goo.gl/9Tp8Nj>

NEW HOUSING LIN BLOGS

Over the last three months, we have published ten thought-provoking blogs on a wide range of housing and housing related health, care and/or support issues. They include:

A new Mayor's AGenda: Homes for Older Londoners by Jeremy Porteus (Housing LIN) <http://goo.gl/8g6Up2>



Jeremy Porteus, Director, Housing LIN

Revolutionising care with life-enhancing technologies by Jeremy Porteus (Housing LIN) <http://bit.ly/29K2kZo>

Baby boomers can lead us from 'new age' to CollaborAGE by Jeremy Porteus (Housing LIN) <http://goo.gl/kr9GV5>

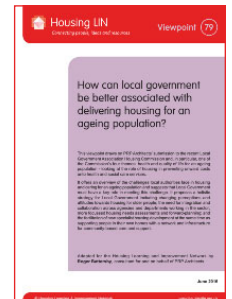
Other blog contributions can be found here: <http://bit.ly/29Sygfz>

NEW HOUSING LIN VIEWPOINTS

We have also released two viewpoints that take a personal look at housing and planning for an ageing population:

How can local government be better associated with delivering housing for an ageing population?

To coincide with the publication of the preliminary findings from the LGA Housing Commission (see story on p.6 below), this viewpoint draws on PRP Architects' Roger Battersby's submission to the Commission and, in particular, one of the Commission's four themes: health and quality of life for an ageing population - looking at the role of housing in preventing onward costs onto health and social care services. Access at: <http://goo.gl/pOSkUL>



Hatching a plan for older people's housing

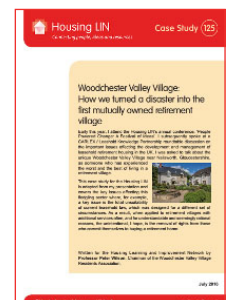
And Debbie Shanks looks at the future role of planning in this changing context, suggesting that a comprehensive review of planning practice relating to older people's housing could help meet housing needs across all generations. It explains that the planning system and development plans should be an important mechanism for developing policies to meet older people's housing needs. Download at: <http://goo.gl/4VMusp>

NEW HOUSING LIN CASE STUDIES

We have published four interesting case studies, as follows:

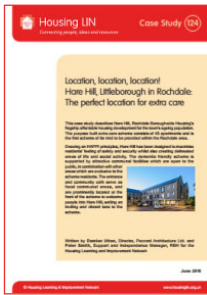
Woodchester Valley Village: How we turned a disaster into the first mutually owned retirement village

This Housing LIN Case Study looks at the important issues affecting the development and management of leasehold retirement housing in the UK and captures the story of the residents at Woodchester Valley Village near Nailsworth, Gloucestershire, who have experienced the best of living in a retirement village by taking managing control of the site when their developer/owner went into receivership. Find at: <http://goo.gl/0fF4f9>





Location, location, location! Hare Hill, Littleborough in Rochdale: The perfect location for extra care



This new Housing LIN case study describes Hare Hill, Rochdale Boroughwide Housing's flagship affordable housing development for the town's ageing population. The purpose built extra care scheme consists of 43 apartments and is the first scheme of its kind to be provided within the Rochdale area.

Drawing on HAPPI principles, Hare Hill has been designed to maximise residents' feeling of safety and security whilst also creating delineated areas of life and social activity.

More at: <http://goo.gl/sVysqt>

Regenerating the Aylesbury: Inter-generational urban extra care housing

This case study focuses on a challenging intergenerational mix of housing on the Aylesbury Estate, Walworth, in south London, that requires progressive levels of privacy across shared spaces within a dense urban environment. With an increased awareness of the impact of climate change, it explains how the risk of overheating in circulation spaces was mitigated without resorting to double loaded or mechanically vented corridors. Download from: <http://goo.gl/k1p13M>

End of Life Care Service for People with Dementia Living in Care Homes in Walsall

Published to coincide with Dying Matters Awareness Week 2016, this Housing LIN case study focuses on an innovative end of life care service in Walsall initiated through collaboration with Pathways 4 Life (partnership between the Accord Group and Age UK Walsall) and St Giles Walsall Hospice. View at: <http://goo.gl/0zCWvM>

NEW HOUSING LIN TOOLS

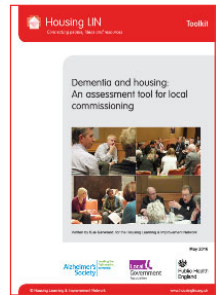
In recent months, we have been working with Public Health England and sector partners on a new dementia and housing toolkit as follows:

Dementia and housing: An assessment tool for local commissioning

Commissioned by Public Health England in partnership with Alzheimer's Society, the Local Government Association and the Housing LIN, this

new tool by Sue Garwood focuses on local commissioning processes and decision-making. The main principle is that all available assets and resources need to be combined, both to create the conditions that reduce the risk of developing dementia, and to develop a framework of support to help those with dementia, their families and carers, to have as good a quality of life as possible.

<http://goo.gl/dyaEqp>



OTHER USEFUL PUBLICATIONS / RESOURCES

HOUSING AND AGEING

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

Building our Homes, Communities and Future



In 2015, the Local Government Association set up a Housing Commission to set out a forward-looking vision for the future of housing and the relationship between councils and communities. One of the four strands selected was

'Housing, Health and our ageing population', in particular, looking at the role of housing in preventing onward costs onto health and social care services. This paper provides its preliminary findings and can be downloaded from:

<http://goo.gl/qSK1FL>

Towards a new age: the Future of the UK welfare state

Published as part of ILC-UK's "future of the state" project, this report includes a chapter by Sir John Lyons and several thinkpiece contributions that explain that building and sustaining enough house building to meet our chronic undersupply requires action on all levels. Go to:

<http://goo.gl/JHknTr>





Later Life in 2015: Managing major life changes

The Centre for Ageing Better research, Later Life in 2015, found that psychological dimensions were important to a good later life, with people's attitudes and outlook a major factor in whether they were happy in later life. This briefing outlines some of the findings from the survey and interview data related to managing major life changes.



More at: <https://goo.gl/mxVoAZ>

The missing millions: In search of the loneliest in our communities

This report from the Campaign to End Loneliness has been developed to support commissioners and services to identify people experiencing or at risk of loneliness in older age. It illustrates ways to use data and heat maps to locate the most vulnerable in your neighbourhoods.

Access at: <http://goo.gl/YxWwpu>

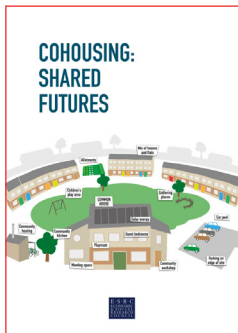
Downsizing and why Britain needs a plan to house our elderly

In response to HAPPI3 (see cover story), The Extra Care Charitable Trust reinstates the positive impacts of helping older people to downsize. Concentrating on its work in Birmingham, the Bournville Gardens development has contributed to the release of 628 family-sized homes, and 125 council homes that have been returned to be re-let by the council.



More at: <http://goo.gl/Mgb9YM>

Cohousing Shared Futures



This collaborative report calls for more support to be given to help set up cohousing communities. As a product of the ESRC Collaborative Housing and Community Resilience seminar series and working jointly with the UK Cohousing Network, it argues that cohousing could be much more widely adopted if planning, financial and institutional infrastructures were better designed to support it.

Read at: <http://goo.gl/mOEKph>

Early stage support for community-led housing

The Early Stage Support programme, funded by the Nationwide Foundation, offers expert mentoring and small grants to help affordable community-led housing projects get started. This is a programme to help community groups in England in the critical early stages of their project. It provides help with everything from choosing a legal structure to funding guidance.

<http://goo.gl/P820Hv>

Building Safe Choices: Older LGBT housing futures: a feasibility study

This feasibility study into older LGBT housing examines the current provision of housing and related care and support. It finds that, despite good intentions, there are still no specialist schemes and that this is creating some uncertainty of what the future housing choices for older LGBT will be.

Browse at:

<http://goo.gl/Ja8Bh2>



ILC-UK FACTPACK

A new report from ILC-UK indicates that while specialist housing can play a part in supporting people to downsize, the supply cap is set to worsen. Furthermore, despite significant increases in the number of older people living alone, half of older people with care needs have not made adaptations to their homes to make it easier to live independently. More facts and figures at:

<http://goo.gl/F36Dgv>

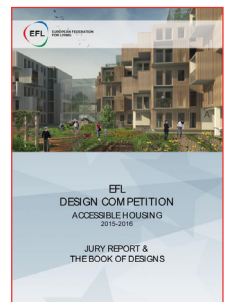
HOUSING & ADAPTATIONS

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

European Federation for Living Design Competition Jury's report: Accessible Housing 2015-2016

This jury report and book of designs from the EFL's Accessible Housing Design student competition features the winning 2015-2016 entries. The competition briefly outlined the changing needs of European housing in response to the demographic shift towards an increasingly ageing society.

Access at: <http://goo.gl/pYvSU9>





Innovation in home adaptations – a fresh chance



The purpose of this report is to explain the new conditions with regard to the Better Care Fund 2016-17, the substantial increase in funding for home adaptations and related opportunities to improve integration and meet performance targets, particularly reducing delayed transfers of care.

View at: <http://goo.gl/rjYomV>

The cost benefit to the NHS from preventative housing interventions

This publication identifies the need for preventative work in around 3 million households who have a long-term sickness and disability. This work would make their homes safer and warmer and so reduce the likelihood of NHS treatment and the need for a DFG adaptation required as a result of injury. Buy at: <http://goo.gl/QC2eRf>



Daylighting in Older People's Housing



This new guide by Thomas Pocklington Trust and the University of Manchester highlights the power of design for daylighting to improve the lives of people with sight loss. It will be invaluable to architects as well as housing and design professionals concerned with daylighting for people with sight loss. Find at: <http://goo.gl/CcS8ro>

English Housing Survey Adaptations and Accessibility Report, 2014-15

This DCLG report finds that around 1.9 million households in England had one or more people with a long-term limiting illness or disability that required adaptations to their home. More details at: <http://bit.ly/2ae1NOI>

HEALTH & SOCIAL CARE

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

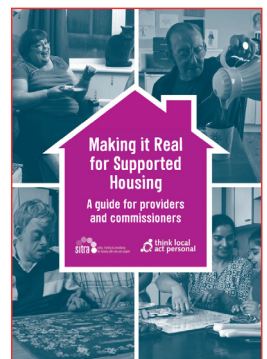
Health and Wellbeing in Homes

This report by the UK Green Building Council calls for a concerted effort to shift the market towards a focus on the mental, social and physical health and wellbeing of the people who occupy the homes we build and retrofit. More at: <http://goo.gl/FN19hs>

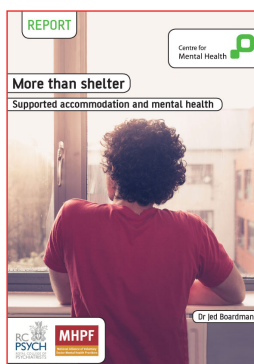


Making it Real for Supported Housing: A guide for providers and commissioners

This report from Sitra and TLAP explains that there has been a tendency to see personalisation as predominantly about personal budgets. Whilst they are important, they are only one facet of providing person-centred care and support. It shows there is the potential for supported housing providers and commissioners to improve their approach to personalised services. Find at: <http://goo.gl/c09MYw>



More than shelter: Supported accommodation and mental health



Published by the Centre for Mental Health, this report reviews evidence about supported housing services for people with mental health problems in England. It finds that there is very limited evidence about what kinds of support are most effective for people with mental health problems but that most people prefer help in their own homes to being in sheltered or transitional accommodation, with access to a wide range of support at home. View at: <http://goo.gl/E0QopZ>



Living Well in Old Age: The value of UK housing interventions in supporting mental health and wellbeing in later life

Older people are at an increased risk of developing mental health problems as a result of bereavement, a drop in status in retirement, or a disability that affects how they get about and what they can do. This report by the Social Care Workforce Research Unit at KCL for HACT explores UK housing interventions aimed at promoting mental health and looks at the interconnectedness between housing and health and social care to enable people to live well at home. Download from:

<http://goo.gl/dXYUZc>



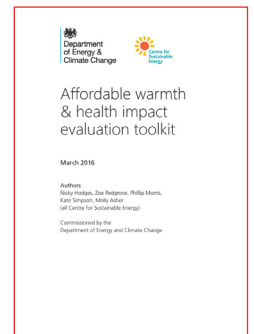
Predicting and managing demand in social care discussion paper

This discussion paper from the Institute of Public Care offers a personal view from John Bolton about how councils with responsibility for adult social care can more effectively predict and manage demand for their services. View at: <http://goo.gl/EHyHtx>



Affordable warmth & health impact evaluation toolkit

This toolkit by the Centre for Sustainable Energy, in partnership with the Department for Energy and Climate Change, aims to make evaluation of the health and wellbeing impacts of affordable warmth schemes easier and more effective. Download from: <http://goo.gl/fGy8yR>



The need for community: A study of housing for adults with learning disabilities

This report from the Centre for Social Justice analyses to what degree the current system of residential care and supported living schemes offers autonomy and control to adults with learning disabilities. It focuses

on the housing and care situations of those with complex needs and the accommodation problems experienced to enable more independent living. Find at: <http://goo.gl/nD3JEo>

Public Health in a Changing Climate

This report by the Joseph Rowntree Foundation reviews current local strategies and actions to address climate change by public health departments and their partners. It explores barriers and opportunities for action, and identifies recommendations for local and national policy and practice.

<http://goo.gl/HhBppP>



Just what the doctor ordered: social prescribing - a guide for local authorities

This Local Government Association guide looks at how social prescribing can be used to improve the health and wellbeing of large numbers of people. This idea of connecting people with local community services and activities is examined in a selection of case studies from across the UK. <http://goo.gl/UUXQUE>

HOUSING & DEMENTIA

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

A specialist housing and dementia charter

The Housing LIN has teamed up with Alzheimer's Society and leading sector providers of housing with care and TECS to develop a charter that can be adopted by the sector.





Dementia Profile

This profile has been developed by Public Health England to provide intelligence with which to inform the provision of care for people in England to aid diagnosis, support, live and/or die well with dementia. It enables you to access data on the prevalence of dementia by local authority area and analyse trends.

<http://goo.gl/YjCRBZ>

Design for Dementia

The BRE have announced that they are going to build a dementia home demonstrator on the BRE Innovation Park in 2016. This will inform the design of future buildings to help people with dementia live independently for longer.

More at: <https://goo.gl/ShMXPc>

bre

Code of practice for the recognition of dementia-friendly communities in England

The British Standards Institute and Alzheimer's Society have published a code of practice to help support existing communities and to inspire more areas to get involved in the development of dementia-friendly communities. Access at:

<http://goo.gl/EczRzu>

Transforming care pathways for people with dementia - Linking housing, health and social care



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. Find at:

<http://goo.gl/PJ8ew4>

NCF publishes second paper focusing on supporting LGBT people with dementia

This report from the National Care Forum (NCF) and the Voluntary Organisations Disability Group (VODG), working with the National LGBT Partnership, focuses on the needs of the LGBT communities, exploring how care professionals can provide more appropriate support. View at:

<http://goo.gl/qpJcYL>

Dementia and Diversity Guide

This report has been developed with Department of Health funding. Its main aim is to enable leaders and managers in social care to support and develop their workforce who are working with people with dementia from different cultures and backgrounds.

Access at: <http://goo.gl/W2jSTp>

How can and should UK society adjust to dementia?

The Joseph Rowntree Foundation has published a paper exploring the application of the social model of disability to dementia. This involves looking in some detail at what this social model is, and where it has come from.

More at: <http://goo.gl/cDPmgI>

JRF
JOSEPH
ROWNTREE
FOUNDATION

HOUSING & SAFEGUARDING / MENTAL CAPACITY ACT

In this section we feature a variety of new resources relating to Safeguarding and Mental Health:

Law Commission's Mental Capacity and Deprivation of Liberty project - publication of Interim Statement

On 7 July 2015 the Law Commission opened a consultation on the law of mental capacity and deprivation of liberty. The consultation is now closed. They published an interim statement on 25 May 2016 and expect to publish a final report with their recommendations and a draft Bill in December 2016.

<http://goo.gl/BwHVp0>

Campaign to make elder abuse a new aggravated offence

Abuse and neglect take place in all settings including behind the closed doors of people's own homes. To coincide with World Elder Abuse Action day, Action on Elder Abuse (AEA) released a report drawing attention to the inadequacies of the Criminal Justice System to not only bring elder abuse cases to court, but also to adequately prosecute the perpetrators. The full report is at:

<http://goo.gl/FKf9ND>

and an article by Gary Fitzgerald, CEO of AEA can be read at:

<http://tinyurl.com/z253vx8>



Mental health service interventions for people who sleep rough

Homeless Link have updated their tools and guidance on assessing the risks associated with rough sleeping; the use of the Mental Capacity Act; developing a hospital admission plan, and raising safeguarding adults alerts. Developed by Lambeth Council in partnership with South London and Maudsley NHS Foundation Trust, Thames Reach and the Greater London Authority, it can be found at: <http://goo.gl/iQNL4g>



TELECARE UPDATE

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

Assistive and Inclusive Home Technology Guide

This guide by the Thomas Pocklington Trust claims that recent technological advances are creating solutions to everyday challenges for people with sight loss. It covers a broad range of high and low-tech products used for a variety of activities around the home, from online shopping and reading to health and fitness. View at: <http://goo.gl/0kMn5U>

RESEARCH NEWS - FORESIGHT

Future of an Ageing Population

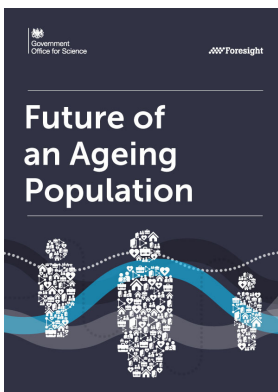
This Foresight and Government Office for Science report gathers the best available evidence to understand what the ageing of the UK population means both now and in the future. By 2037 there are projected to be 1.42 million more households headed by someone aged 85 or over – an increase of 161% over 25 years. Suitable housing can maximise the ageing population's positive contribution to the success and resilience of the UK, while unsuitable housing is the source of multiple problems and costs.



The report includes a section on 'Homes and Neighbourhoods' which draws on latest research and literature on the changing demand for housing and how it can best be met, the importance

of the wider neighbourhood, how homes can better support better health and care, the use of assistive technologies to aid social, physical and technological connectivity.

Read in full at: <http://goo.gl/FQ056n>



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!

Yorkshire & Humber

In North Leeds, the ribbon has been cut at Stafford Court, Chapel Allerton. The £3.2m development by Leeds-based Unity Homes and Enterprise, in partnership with Leeds City Council and the HCA, has resulted in 19 homes for affordable rent and nine for shared ownership for older people.



Opening ceremony for Stafford Court, Chapel Allerton



Frickley Mews, South Elmsall

In Wakefield, Chevin Housing's £11.6m extra care housing scheme in Frickley Mews, South Elmsall has officially opened. The 67 apartments are designed for people over 50 with assessed-care needs and those living with dementia.

The scheme was funded by Chevin Housing, part of the Together Housing Group, Wakefield Council and the Regional Growth Fund, and delivered by Wates Living Space Homes.



In Sowerby, work is well underway on the new extra care housing scheme at Herriot Gardens which is on target for completion for residents to move in during the Autumn of 2016. Herriot Gardens is a mixed tenure scheme for rental, shared ownership and outright sale. It comprises of 90 units, which includes 26 two bedroom bungalows, 64 apartments of which 11 are one bedroom and 53 are two bedroom. There are also 4 retail units.



Construction work at Herriot Gardens, Sowerby

And finally, copies of the powerpoints from our recent Housing LIN Y&H regional meeting hosted by Lace Housing can be downloaded from: <http://goo.gl/amiGyt>

West Midlands

In Coventry, ExtraCare Charitable Trust have opened their retirement village for people over 55. Earlsdon Park Village has 262 high-rise apartments for affordable rent and purchase and



Earlsdon Park Village, Coventry

a wide range of social and leisure facilities. The village will include an 'enriched opportunities suite' to support people with dementia and a wellbeing service. The trust will provide care.

In Rugby, residents of Housing & Care 21's affordable extra care housing scheme spoke at the official opening in April about how they had gained confidence and independence since moving into Webb Ellis Court. The £7.2m development features 61 self-contained, modern one and two-bedroom apartments with care facilities on site. They were built in partnership with Willmott Dixon, Warwickshire County Council, Rugby Borough Council and the HCA.

More at: <http://goo.gl/BBbiAC>

Staying in Warwickshire, construction work is underway at Ettington Lodge, Orbit Homes' £7.5m independent living with care housing development for people over 55 in Wellesbourne. Orbit is working in partnership with United Living for Persimmon on the development, which comprises 50 homes for rent and shared ownership. Formerly farm land, the new development will include 10 two-bedroom bungalows, 12 one-bedroom apartments and 28 two-bedroom apartments.

In Kidderminster, residents have moved into the first phase of Wyre Forest Community Housing's development. Residents with learning disabilities moved into the 12 apartments in Hampton Mews, completed in April, while the main part of the £13.8m extra care scheme, has 100 self-contained one and two bed apartments for people over 55 which will be available from September.



Aerial view of Hampton Mews, Kidderminster

Designed by Quattro, the development is a partnership between Wyre Forest Community Housing (part of The Community Housing Group), Wyre Forest District Council and Worcestershire County Council. It received a grant of £3.36m from the HCA, as well as funding from the district and county councils.

And in Worcestershire, work is underway in Stourport-on-Severn with Bromford on a £10.5m scheme which will offer a range of one and two bedroom apartments for independent living as well as offering residents the option of specialist support and care tailored to their needs.

In Walsall, retro curtains, décor and seats – together with popcorn – helped recreate the golden age of Hollywood at a specialist cinema at Housing & Care 21's dementia housing and day centre scheme in Walsall, the Waterfall.



Councillor Angela Underhill, Mayor of Walsall, opening the cinema at the Waterfall

In Blurton in Stoke on Trent, the official opening took place of Willow Barns, Your Housing Group's extra care housing scheme. The multi-million pound retirement living development has 75 units of accommodation and has been built as part of a project by Sapphire, a consortium appointed by the city council to build state-of-the-art retirement accommodation across three sites in Blurton, Abbey Hulton and Chell as part of the council's PFI contract.



Willow Barns, Blurton

And lastly, a £9.4m housing scheme for the over 55s has opened its doors in Wellington, Telford. The Wrekin Housing Trust and Choices Housing Association scheme has 63 apartments, and is the third development of its type for Shropshire's fast growing older population.



North East

We are sad to say goodbye to Denise Gillie, our long-serving regional lead. We wish her well in the future and will announce her replacement later this year.

The north east's mining history is reflected in the interior of Willow Brook, an extra care housing scheme for people over 55 just completed on Spout Lane, Washington, Co Durham. Riverside has delivered the £8.8m scheme – which is on the site of the former Washington Colliery Welfare Hall and Institute. Supported by a £8.8m, HCA grant the scheme will provide individual care and support packages for single people and couples over 55, including those with dementia.



Willow Brook, Washington



Site of Weaver's Court, Alnwick

In Alnwick, Berwick-upon-Tweed, Isos Housing's £7m extra care scheme is nearing completion. The 58 apartments at Weavers' Court have been offered on a shared ownership basis.

And lastly, in Newcastle, the City Council plans to build 45 bungalows in the West End to be rented out to social housing tenants aged over 55 with mental or physical health needs in a bid to free up under-occupied council houses. Managed by Your Homes Newcastle, the 22 one-bedroom and 23 two-bedroom homes are planned for vacant land in the Benwell and Scotswood ward of Newcastle's West End.

East Midlands

Work has finished on Poppy Fields (formerly Brownlow Road) Extra Care development, Keepmoat's partnership with Mansfield District



Artist's view of Poppy Fields, Mansfield

Council. The £2m second phase was awarded to Keepmoat following the success of the £8.4m first phase. An extra twenty homes have been built on the site of the Extra Care facility for over 55s.

And in Derby, the Council's newest extra care residential development is being offered for sale at 75 per cent of current market value. Derby City

Council will own the other 25% but not charge rent on that slice. The novel form of shared ownership for the Parkland View development is aimed at supporting older people whose family home may have less equity than the market price of the highly-desirable two-bedroom apartments.

In Oakham, McCarthy and Stone has submitted plans to Rutland County Council for 56 assisted living apartments and associated communal facilities.

And lastly, in Northamptonshire, a £3.7m luxury retirement scheme officially opened in the centre of Thrapston in May.

Castle Court consists of 29 one- and two-bedroom apartments that are designed for people in later life, with three available for shared ownership and the rest for outright ownership. The building was a response to a survey of older people by East Northamptonshire Council in 2010 that highlighted growing local need for older people's housing. Longhurst Group manages the day-to-day running of Castle Court.



Castle Court, Thrapston

London

Following the appointment of Sadiq Khan as Mayor of London, Jeremy Porteus has written a blog, 'A new Mayor's AGenda: Homes for older Londoners.' View at: <http://goo.gl/Aw7niz>



Cheyham Park, Cheam

In Cheam, Viridian Housing has officially opened a £15m retirement scheme in LB Sutton, following a four-year

redevelopment of 1960s properties on Mickleham Gardens. Cheyham Park has 131 luxury one and two-bedroom apartments exclusively for people over 55 for outright purchase, shared ownership and rent.

And lastly, Lambeth Council has granted planning permission for a 177 unit development in South London. To be developed by Network Housing Group, the development will include 40 homes for older people.



North West

Manchester City Council plans to increase housing for older people as part of its much-heralded takeover of devolved responsibilities and health budgets. New high-quality extra care housing is seen as a way of reducing hospital admissions and shortening hospital stays. It intends a significant boost to the current 297 units with up to four new schemes offering around 400 homes with mixed tenure options.

Drawing on Housing LIN consultancy services, a neighbourhood housing needs assessment has matched the forecasts of numbers of older people against the locations of existing housing stock and numbers of units already in a funded development pipeline. Manchester City Council has also prepared a draft guide aimed at delivering sustainable neighbourhoods – including meeting the needs of older people.



Staying in Manchester, Wythenshawe Community Housing Group's extra care Village 135 is nearing completion. The £20m development offers 135 two bedroom apartments for the over 55s who have extra care support needs. The homes are available for outright



Plan of Village 135, Manchester

sale, shared ownership and affordable rent with prices for these luxury apartments starting at just £66,250 based on 50% shared ownership.

On Merseyside, Darcy Court, Sanctuary Group's 58-apartment retirement living scheme was named best social or affordable new housing development in the North West at the regional LABC building excellence awards. The £6.5m affordable housing scheme, which includes 43 two-bed and 15 one-bed apartments for rent, has been built on land formerly occupied by industrial buildings on Wharf Street and will help regenerate this corner of the village.



Darcy Court, Merseyside

In Cumbria, Mulbury has completed a £4.4m extra care housing scheme in Wigton, Cumbria, on behalf of Home Group. Some 33 of the



New extra care scheme in Wigton

apartments are available to residents over 55 and adults with disabilities and sensory impairments, while the remaining

nine properties will provide a home for adults with learning disabilities.

In Darwen, work is underway on Together HA's £12m project to provide housing for older people. The 119-home Shorey Bank development will include 85 self-contained apartments with care on-site.

And finally, copies of the powerpoints from our recent Housing LIN NW regional meeting hosted by Knowsley Housing Trust can be downloaded from: <http://goo.gl/2V6q8F>

South West

The Housing LIN's South West Leadership Set held a workshop last month to ask the sector "What is the future for Housing with care and support in the South West". Sponsored by Curo, a high level multi-discipline invitee only (invited by Leadership members) event was held at St John's Hospital extra care scheme in Bath.

The morning session began with two excellent speakers; Denise Porter, outgoing Head of Adult Social Care, South Gloucestershire who gave a keynote address entitled, "Engaging with housing to deliver better services for older people" and William Roberts, National Care Homes Lead, New Care Models programme, who gave a second keynote address entitled, "Five year forward review NHS England: A whole system approach to transforming health and care services for older people. Emerging lessons from the Vanguard sites", and finished with a question and answer session led by Chair, Jeremy Porteus, Director of the Housing LIN.

The presentations can be found on the LIN website: <http://goo.gl/sejkVI>

After lunch, the delegates broke into 4 groups and each group debated the following questions:

1. *Off the diving board:* What emerging housing with care products are making a splash and delivering innovation in a changing market for older consumers?
2. *Pooling resources:* Where is partnership working well to achieve large scale health and wellbeing improvements in our homes and communities?



3. *Rough seas or calmer waters:* What are the key risks / opportunities to the long term viability of your housing with care services?
4. *A drop in the ocean:* What financial, planning or other incentives would help stimulate growth in the housing with care market?

The lengthy feedback was again led by the Chair, who then summed up the day by thanking the two speakers for two excellent, informative and thought provoking presentations which set the scene for the afternoon's workshops, where delegates set about debating the issues and suggesting solutions. He thanked all present for a very successful event, which gives the Leadership food for thought at its next meeting in September.

On the development front, house builder Taylor Wimpey and The ExtraCare Charitable Trust are working in partnership with Bristol City Council and South Gloucestershire Council to build a 261-home retirement village in Frenchay, South Gloucestershire. The scheme will form part of Taylor Wimpey's new Scholar's Chase development. The village is expected to open in spring/summer 2018.



Artist's view of the forthcoming village in Frenchay

In Devon, Architype has won planning for a £9.8m extra care housing project in Exeter. The firm was commissioned by Exeter City Council to design 53 one and two bedroom units to a Passivhaus design when work starts in September.

Staying in Devon, Abbeyfield has started developing Alexandra Lodge in Tiverton into 45 extra care apartments for older people. The scheme has been jointly developed by Tiverton Almshouse Trust and Abbeyfield and represents an investment of around £9m.



Alexandra Lodge, Tiverton

And lastly, in Keynsham, the St Monica Trust is to convert the former Cadbury's chocolate factory in Keynsham into 136 assisted living apartments and a 90-bed care home. The £50m retirement village will open in summer 2017. The apartments will be a mixture of one and two-bedroomed properties and will include additional office and employment space, as well as retail outlets. Other community facilities may also be included, such as a restaurant, leisure suite, hairdressing salon, pharmacy and GP surgery.

East

In Essex, partners One Housing Group and Ashley House held a 'topping out' ceremony for their new £11m Independent Living complex for older people. Rosebank Park is being built on land adjacent to The Fryatt Hospital, Harwich, and will boast 58 stylish self-contained apartments

'Built East - The Future of Housing in the East of England' provides timely intelligence which will assist member organisations and the wider sector in their delivery ambitions for the future. It addresses pressures on the housing market in the East of England and provides analysis of the types of housing needed to meet current and future demand. It covers issues including affordability, land supply and demographic trends from a regional perspective.

<http://goo.gl/rHRypn>

On the extra care housing front, Bowthorpe Care Village - a £19m specialist dementia care and housing with care scheme in Norwich - opened its doors in April. This replaces four care homes and includes an 80 bed specialist dementia care facility run by NorseCare, a 92-apartment housing with care scheme run by Saffron Housing, with NorseCare providing the care to tenants and a central hub with community facilities.



Bowthorpe Care Village, Norwich

In Uttlesford, the Council's housing strategy for 2016-2021 includes plans for upgrading sheltered housing schemes by April 2018 and new extra care schemes in Great Dunmow and Saffron Waldon by next April.

In other news, the South Essex Thames Gateway sub-region, one of the fastest growing in the country, has brought together local documents around housing demand and associated issues for older people, including extra care and adaptations. More in: <http://goo.gl/1oD0Yq>

And finally, copies of the powerpoints from our recent Housing LIN Eastern regional meeting hosted by Saffron Housing Trust can be downloaded from: <http://goo.gl/jrGD4g>

South East

Our regional Housing LIN lead, Nigel Holmes, is leaving Oxfordshire County Council, having been responsible for helping to develop their ECH programme to over 800 apartments in the last eight years. Nigel will be shortly joining Hampshire



County Council where he will fulfil a similar role as Strategic Commissioner for their extra care housing programme for older people and younger adults. We are pleased that he has agreed to continue as our regional lead too.



Oak Park Health & Wellbeing campus, Hampshire

In Hampshire, the consortium Hampshire Living Space, which includes extra care housing and health property partner Ashley House Plc, has secured planning

permission for a 13,600 sq m 'health and wellbeing campus' for people over 55. The Oak Park Health & Wellbeing campus will include 51 affordable extra care flats, 48 supported living apartments and an 80-bed nursing home.

Staying Hampshire, Carterwood have sold a parcel of land with planning permission to Oak Retirement for a retirement scheme comprising 28 bungalows, 58 apartments and communal facilities in Titchfield.

In Bedford, the second phase of the redevelopment of Bedford Charter House is near complete. The £11m project will see 42 new units of extra care housing come into management.

And in East Sussex, residents have moved into The Orangery, Sidley, a 58 apartment scheme managed by AmicusHorizon which received a £3.2m contribution from the Department of Health's Care and Support Specialist Housing Fund.



The Orangery, Sidley

In Aldington, Kent, work is finished on Quarry House, Housing & Care 21's affordable extra care housing scheme – a partnership with the County Council. The £4.7m scheme includes 33 self-contained one and two-bedroom apartments. Homes are available for affordable rent or shared ownership and the scheme features a restaurant and salon which are open to the public.



Caesar Court, Deal

Staying Kent, the opening of Caesar Court in Deal is Orbit's first independent living with care development in the South East. The new Orbit extra care housing scheme was designed

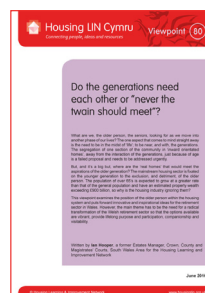
specifically to encourage independent living for the over 55s, and offers 81 brand new apartments.

In Southampton, Councillors have approved plans by Churchill Retirement Living for more than 70 retirement flats on the site of a former bus depot.

And finally, copies of the powerpoints from our recent Housing LIN SE regional meeting hosted by Housing & Care 21 can be downloaded from: <http://goo.gl/GF2J8A>

Wales

Following elections in Wales, the First Minister of Wales, Carwyn Jones, announced his new Cabinet and Ministers. The housing brief goes to Carl Seargeant, Cabinet Secretary for Communities and Children and Mark Drakeford for health and social services.



A new Housing LIN Cymru latest viewpoint, 'Do the generations need each other or "never the twain should meet"', examines the position of the older person within the housing system and puts forward innovative and inspirational ideas for the retirement sector in Wales.

And the Social Services Improvement Agency have published a selection of reports that offer evidence from Wales, the UK, and further afield on ageing and links to an 'anatomy of resilience' in Wales.



On the extra care front, Denbighshire County Council and RSL Grŵp Cynefin have formed a partnership to build around 50 extra care apartments on an old school site on Middle Lane in Denbigh. The development will include provision for people with dementia, eight independent living units for people with disabilities and 19 general needs apartments for older people.



The new scheme in Llangefni

On Anglesey, the Council and Pennaf Housing Group have announced the development of a new £8.5m extra care scheme at Llangefni. It is one of three new extra care housing schemes planned for North Wales and will provide 63 one and two bedroom self-contained apartments.

And in Bridgend, Linc Cymru Housing Association are to build 45 extra care units on two former school sites as part of plans to modernise residential care services in Maesteg and Ynysawdre.



In other news, Y Lab, the Welsh public services digital laboratory, is funding the provision of low-cost tablets to Melin Homes' new residents as part of the housing association's lettings process. Melin's new lettings service aims to address this problem by providing a device with every new tenancy, along with advice on skills and internet access if needed. More at: <http://goo.gl/IDHn3W>

And lastly, a Welsh Government grant of £1.25m is funding a three year preventive service partnership to help older people across Wales remain in their own homes. The money will allow critical prevention caseworkers to help older people living in poor housing that are frail, have dementia or have a sensory deprivation. The service will work with primary healthcare practitioners, hospitals, social care and third sector organisations to reach older people most in need of help to stay safe, warm and independent at home. The specialist caseworkers, working out of local Care & Repair agencies, will visit older people in their own homes, assess their needs and identify personalised solutions to the housing problems they face.

Scotland

'Retirement Living Briefing Note: Untapped potential in the Scottish retirement living sector' is a new Savills briefing which reflects on Scotland's ageing demographic and the implications and challenges this will bring to the housing market. Read at: <http://goo.gl/thBSjd>

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

HOUSING LIN REGIONAL WORKSHOPS

Forthcoming Regional Events

Yorkshire & Humber Housing LIN regional meeting,

Wednesday, 28 September 2016

'Fit For Ageing' DWELL Workshop (supported by the Housing LIN),

Thursday, 6 October 2016, Sheffield

POETRY CORNER

A new poem by Brian Wilks for the Housing LIN

Annoying Whistler

In the lounge
Abdul's quiet whistling
Exasperated fellow
Retirement home residents.
One sunny afternoon,
The old folk basking,
An adder,
Clearly angered,
Insinuated itself across the lawns
At Abdul's irritating whistle
The snake
Slithered to a standstill
Rose,
Swayed,
Slid away.

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*



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