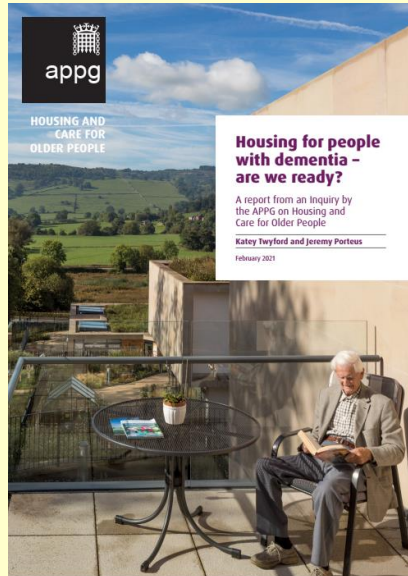


Housing for people with dementia – are we ready?

APPG Housing and Care for Older People

(Launched 17 February 2021)



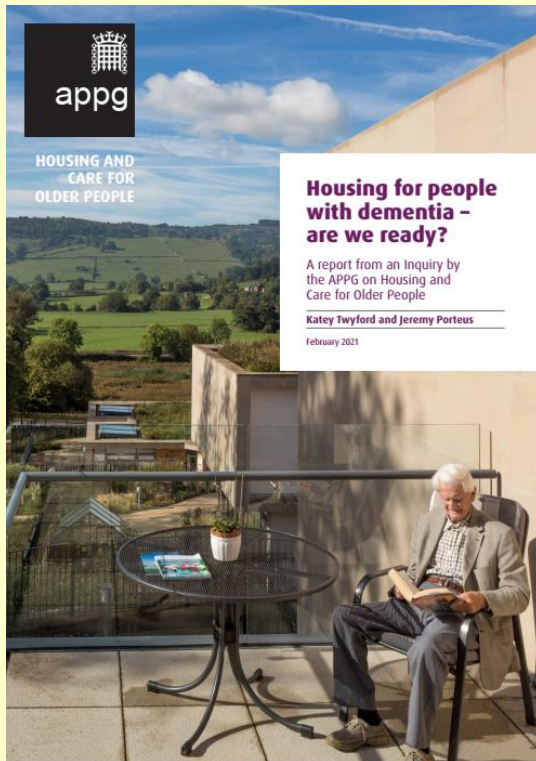
HAPPI hour – APPG Design

22nd April 2021

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Co-lead for dementia
@HousingLIN



About the APPG Inquiry



- 8 months
 - 4 sessions
 - People living with dementia and carers
 - Parliamentarians and experts from the field
 - Verbal and written evidence
-
- 5 areas of focus
 - 20 key issues
 - Over 40 recommendations
 - Who should take them forward



Five different chapters covering:

- Chapter 1: What older people told us about their housing experiences and living with dementia
- Chapter 2: Understanding dementia and planning for the best possible housing options to be available
- Chapter 3: The importance of housing choice within communities
- Chapter 4: Using technology and making adaptations to improve the wellbeing of people affected by dementia
- Chapter 5: Every decision about care is also a decision about housing



Key issues: dementia inclusive

- Health and wellbeing
- Information and advice
- Housing supply
- Adaptations and home improvements
- **Design for homes and communities**
- Housing and care management
- Assistive technology
- Workforce
- Legislation
- Research

Key issues: Design for homes and communities



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- Key Issue 10: As championed in the HAPPI reports, well-designed housing is good for everyone.
 - There is **currently no single agreed set of dementia design principles** in use to help make new homes ready for occupants who may live with dementia now or in the future.
 - When looking at design **some of the biggest impacts come from things that are easy** to change and not necessarily expensive.
- Key Issue 11: Too often good design for those living with dementia is **compromised because of lack of understanding** by town planners, architects, designers, building control officers, constructors, and developers.

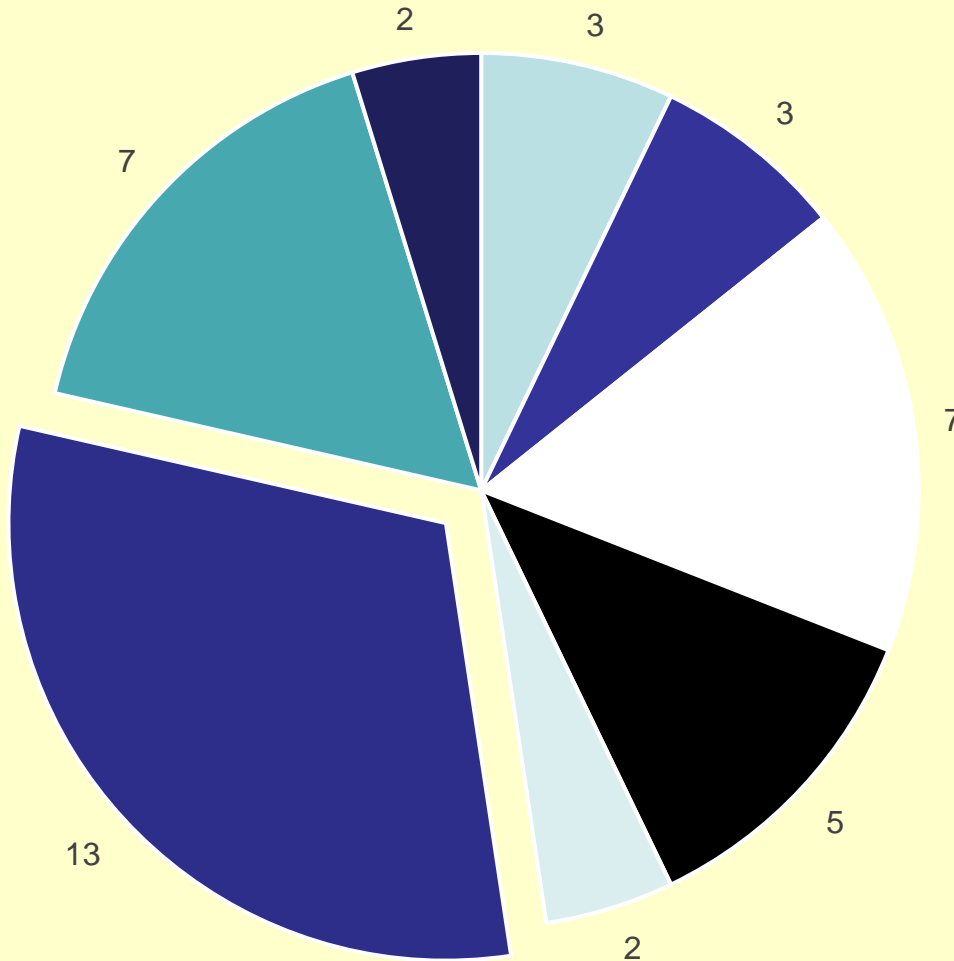
This can impede the development of dementia-ready housing and dementia friendly communities.

Over 40 recommendations for:



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- All of us (3)
- Cabinet office (3)
- Dept Health, Social Care and NHS (7)
- Ministry of housing, communities and local government (5)
- Dept Business Energy and Industrial Strategy (2)
- LA's (adult social care, housing, planning) (13)
- Housing providers (7)
- Tech manufacturers, suppliers, social media (2)

Dementia ready design cuts across the groups – the whole is greater than the sum of the parts

Which recommendations need to consider design issues?



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All of us

(2) **Consider whether to move whilst we are able**: right sizing and moving to the right place or environment whilst able to still develop new routines and make new friends.

Department of health and social care and NHS

(13) **Strengthen the DHSC's Care and Support Specialised Housing Fund Prospectus** to take on board the conclusions and recommendations of this report.



Ministry of housing, communities, and local government:

(14) Support increased provision of Extra Care Housing/ Assisted Living accommodation and retirement housing that is dementia-ready, with top-sliced grant aid through Homes England and the GLA Affordable Homes Programme.

(15). Strengthen MHCLG guidance to local planning authorities, following the recent Planning White Paper and proposed changes to the National Planning Policy Framework. Local planning authorities should respond to demographic change and the need for more homes designed for older people, including those with dementia, through Local Plans specifying requirements for age friendly housing.

(16) Amend the Building Regulations following the recent consultation on accessible design and the proposal for a national model design code, to require the Lifetime Homes accessibility standards encompassed in Part M4(2) for all future house building.



Local authorities (adult social care, housing services and planning)

(23) When producing their housing plans, as set out in the government's National Statement of Expectations for Supported Housing, councils should identify the shortfall of new purpose-built housing for older people, such as extra care housing. Plans should set out the housing demand for people living with dementia in their locality including estimates for need among BAME and LGBT communities and how these will be met.

(24) Specify in Local Plans their requirements on accessibility for all new housing in their area and set out specific criteria that incorporates dementia ready housing. Notwithstanding the outcome of the current consultation on Accessible Standards, require new homes to be built to the Part M4(2) standards and / or Lifetime Homes to prevent crises that would otherwise require high-cost healthcare

(26) Where the authority is developing extra care housing or retirement housing apply HAPPI design principles and the specific guidance on dementia design in this report and sign up to the dementia-friendly housing charter.



Providers of housing for older people in the private and social sectors

(34) Consider the design and adaptability of their homes in meeting the needs of those living with dementia, covering both 'hard design' (wider doorways, accessible kitchens and bathrooms that enable independence) and 'soft design' (covering the auditory impact of surfaces, the use of tactile and visual cues as reminders, sign-posting, labelling).

(36) Utilise the Alzheimer's Society's dementia-friendly housing guide or other recognised guide, and actively promote their dementia readiness, including producing relevant information for their customers and signposting where they can access advice.

(40) Sign up to a dedicated learning and information network to receive and share best practice on housing and dementia.



Others involved in housing provision

(Including developers, housebuilders, surveyors, architects, designers, and associated trades):

(43) Incorporate design and technology features set out in the new dementia-ready HAPPI design principles (See Appendix 3, pp48-49) within all new purpose-built housing for older people. Adopt the M4(2) requirement in Building Regulations as a minimum standard.

(44) Ensure those involved in designing and constructing new homes, and in adapting, refurbishing, or improving housing for older people, receive appropriate training in creating dementia-ready homes and dementia friendly communities.

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Dementia ready design needs us all to work together

Ensure the voices of older people, including those affected by dementia, and their carers, are heard



Download the APPG Inquiry report from:

<https://www.housinglin.org.uk/APPG-Housing-and-Dementia/>

For more on housing and dementia, browse our In Focus pages at:

<https://www.housinglin.org.uk/HousingandDementia/>

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