



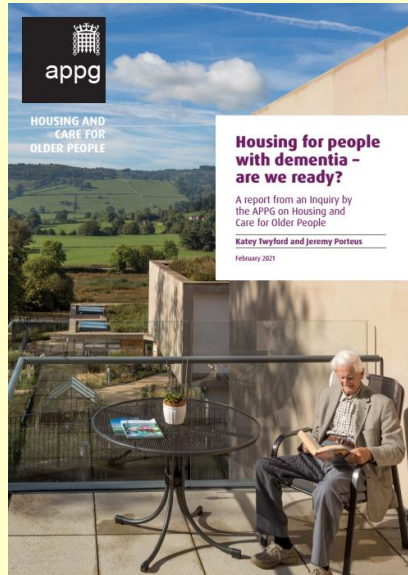
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# Housing for people with dementia – are we ready?

## APPG Housing and Care for Older People

(Launched 17 February 2021)



**HAPPI hour – APPG Retrofitting**

**20<sup>th</sup> May 2021**

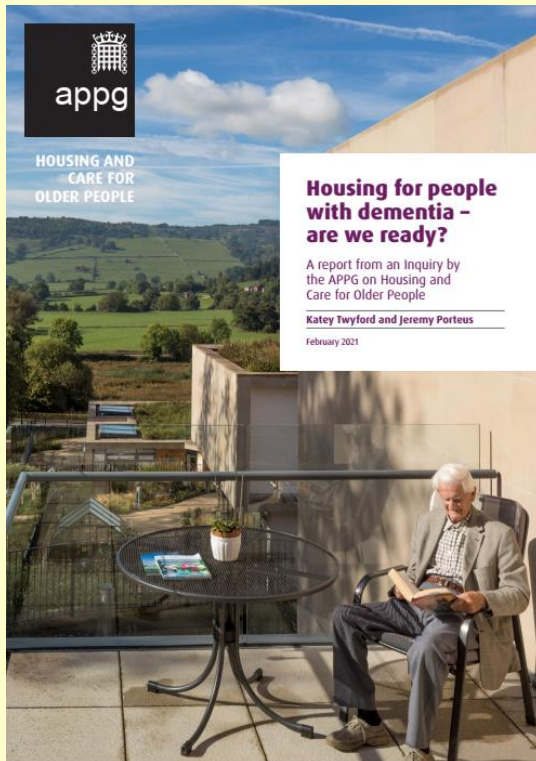
**Katey Twyford**

**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 leading to five chapters
  - 20 key issues
  - Over 40 recommendations
  - Who should take them forward



## 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: Housing Supply , adaptations and home improvements, and assistive technology



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- Key Issue 2: Dementia Care Pathways do not usually link care and housing together. **Health and care assessments**, particularly at the post-diagnostic stage, **should take into account the extent to which a person's accommodation is dementia-ready.**
- Key Issue 6: Most people with dementia continue to live in ordinary homes with only a minority of people living in specialist housing. **A lot of ordinary homes require significant investment to bring them up to date and adapt them** to support people living with a variety of needs, including dementia
- Key Issue 10: ...When looking at design **some of the biggest impacts come from things that are easy to change** and not necessarily expensive
- Key Issue 12: There is a problem with the private rented sector (PRS) being prepared to support people with dementia as their needs change. **Some private landlords are reluctant to invest in properties to make them dementia-ready** either due to negative perceptions about dementia or because of concerns the tenant may not be there for long. The social sector **needs to grow and provide more dementia-ready and adapted housing alongside new build in the private sector.**

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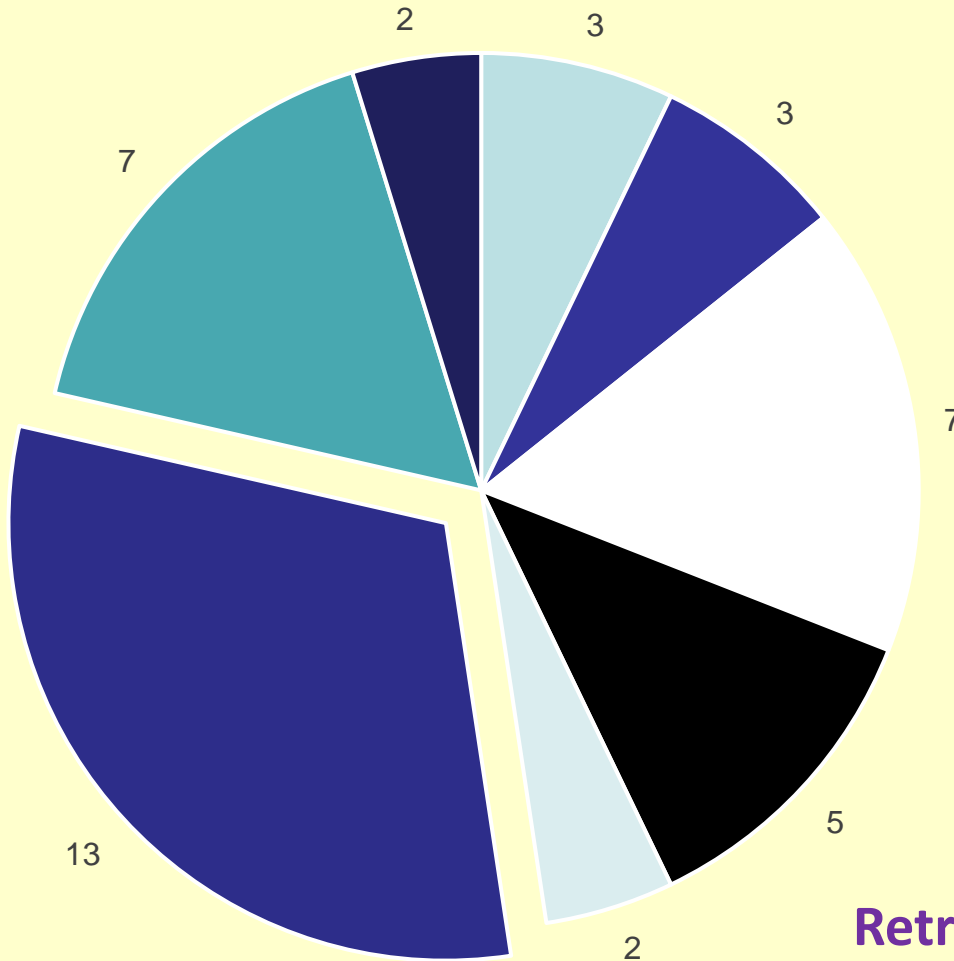
- Key issue 7: Many people living with dementia are home-owners but have limited resources to fund improvements to their homes. They require the **support of Disability Facility Grants and other local funds** such as the Dementia Dwelling Grant.
- Key Issue 8: **Barriers to home improvements for people with dementia include lack of knowledge of what is possible and the challenge of organising the necessary building works.** Disabled Facilities Grants are in short supply or not easily available in some areas, and the system can be difficult and slow to access.
- Key Issue 9: **Home Improvement Agencies (HIA) and Occupational Therapists play a vital role** in supporting people to navigate the complexities of the grants system, to access appropriate technical advice and to manage building work to make homes dementia-ready. Access to HIAs or Occupational Therapists can be variable across the country.
- Key Issue 14: **Technology can improve and complement the effectiveness of support systems for the person.** The use of mainstream devices, the internet, telephone and/or mobile technology can help if it is adopted early, and is being used increasingly by people living with dementia to support daily living and maintain social connections.

# 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)

**Retrofitting to make homes dementia ready cuts across the groups – there are some with specialist parts to play but working together achieves more**

# Which recommendations need to be considered to enable retrofitting to occur?



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**All of us should:** ...Make preventive changes, incrementally, to the home environment; (R1)

## **Department of health and social care and NHS should:**

Commission research, as part of the NHS digital strategy, into the effective use of technology to enable people with dementia to live in their homes and prevent or delay a costly move to a more formal care setting (R12)



**Ministry of housing, communities, and local government should:**

Increase further the level and flexibility of Disabled Facilities Grants (DFG) and help through Better Care funding, to ensure these can be deployed to address home improvements and adaptations that meet the individual needs of those living with dementia (R17)

Promote more widespread adoption of Dementia Dwelling Grants and the role of Home Improvement Agencies / Care and Repair Agencies, and Occupational Therapists, in supporting older and disabled people, including households with someone with dementia (R18)

**The Department for Business, Energy and Industrial Strategy (BEIS) should:**

Makes available funding for innovation to mainstream dementia ready design and technology e.g. for national retailers and manufacturers including makers of equipment and personal devices such as GPS trackers and 'Fitbits' (R20)





## **Local authorities (adult social care, housing services and planning) should:**

Ensure provision of independent housing information and advice to give people who receive a diagnosis of dementia – and their families and carers - guidance on future housing options for ‘right-sizing’, moving to specialist accommodation, adapting their home, making small but impactful changes to the environment etc. (R21)

Through their housing departments, recognise the growing demand for age-friendly and dementia-ready social rented housing for those currently living with dementia in unsuitable private rented homes. (R25)

Through their Adult Social Care departments, devise care strategies that include the housing dimension, whether through new homes or home adaptations and transformative technology, to support the occupiers and their informal and formal carers. The aim should be to prevent or postpone the need for more care in the home or a move into a residential care setting (R27)



## **Local authorities (adult social care, housing services and planning) should:**

Extend the service of Home Improvement agencies to **manage the complexities of the grants system, access appropriate technical advice and help to manage the building work to make their home dementia-ready** and improve the provision of independent home adaptations and handyman services to secure the adaptations that could be of most help (R28)

Seek practical solutions, of which technology may be a component, **using the expertise of people affected by dementia to tailor solutions to each individual**. Get the buy in of a wide range of stakeholders including family, carers, landlords, social services, and police (R31)



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

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) (R34)

## **Technology manufacturers and suppliers of platforms and portals, including social media should:**

Make their mainstream technology systems usable for people with dementia and their carers, and provide access to easy to follow advice and support so that mainstream technology can be adopted and used effectively as a person's dementia progresses (R41)

Have regard to the publications of the Alzheimer's Society on Dementia Friendly Technology (R42)



## **Others involved in housing provision**

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

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.** (R44)

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**Retrofitting to make housing dementia ready needs us all to work together**

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

