

# Older People's Care in Social Housing



## A Manifesto for Change



# Introduction



Housing 21

the **guinness** partnership

**D**evonshires

**Altair**

**HAPPY**  
HOUR

# Introduction to Altair

## About Us

Altair is a leading housing and property consultancy, bringing together sector experts with a wealth of experience.

Our clients cover a range of organisations large and small, and we provide leading-edge strategic advice.

Our core services cover the following areas:

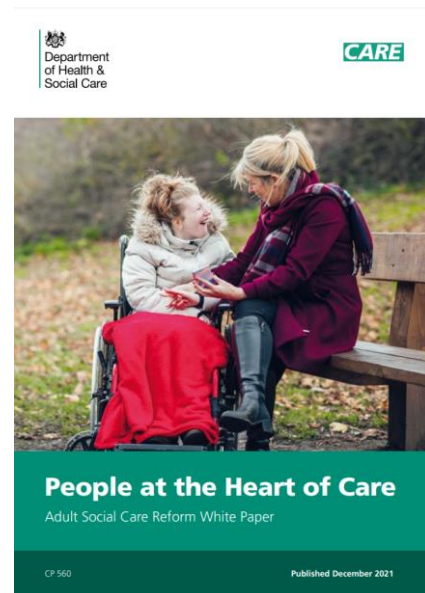
- **Strategy and Governance**
- **People (HR and Recruitment)**
- **Finance**
- **Property (Development & Regeneration)**
- **A specialist research and insights team** which leads research, thought leadership and lobbying activity at Altair.



# Goals of the Research

## Identify Context

Ageing Population  
Challenging Operating Environment  
Social Care white paper and reform



## Answer Key Questions

Understand the role of Registered Providers in the provision of care and support for older people.

Identify how providers navigate the challenging environment for delivering care

Identify Best practice – nationally and internationally

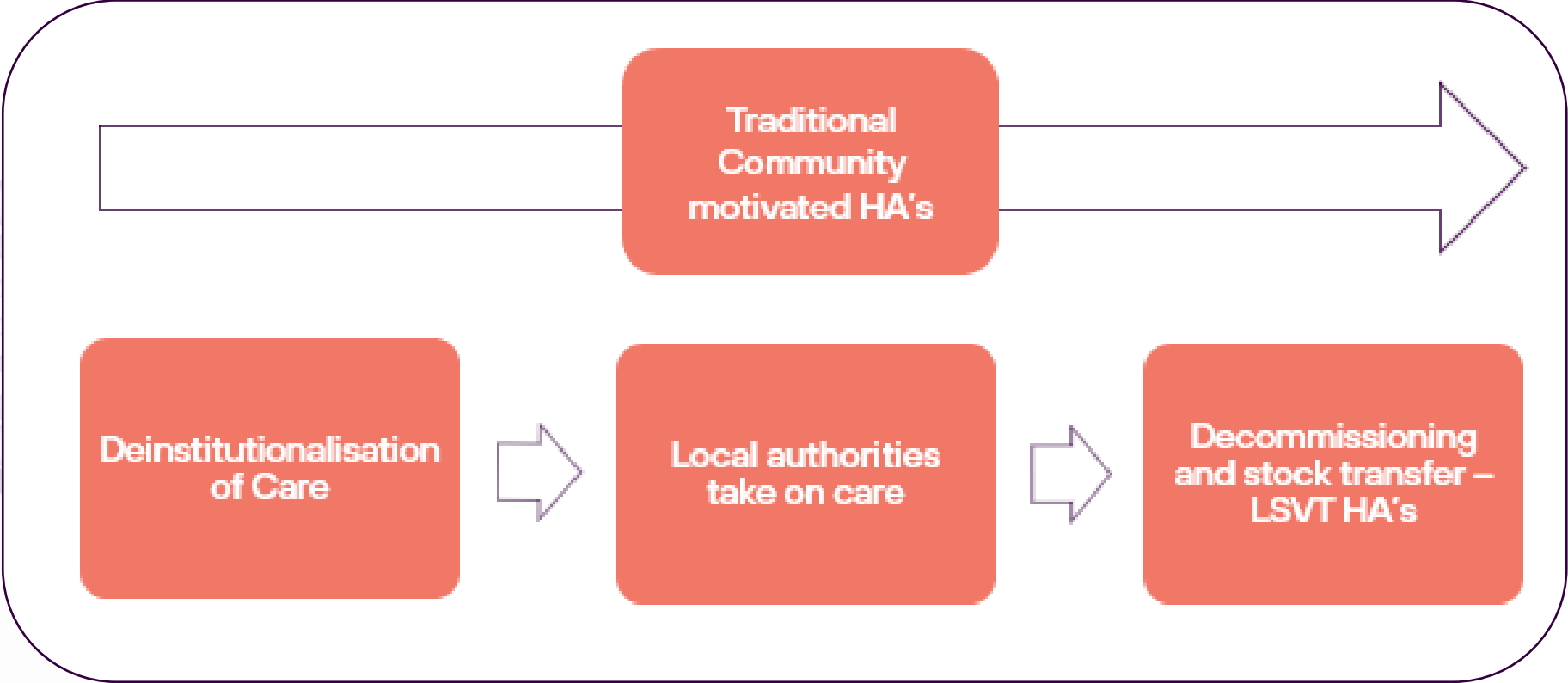


## Develop Manifesto for Change

Housing providers play an invaluable role in providing quality homes and care for older people.

***How will housing with care providers step up to the challenge to deliver on the ambitious vision set out by government?***

# Why do Housing Providers Care?



## Housing Providers provide:



Specialist HfOP accommodation with regulated care



Specialist HfOP accommodation with support

*"We have always done it"*

Motivators	Challenges
Social purpose for the ageing population	Care staffing
Service History	Low and decreasing margins for care services
Lifelong customers and sustaining tenancies	Risk
Income diversification	Operational requirements
Supporting communities	Focus on core activities

# Housing with Care sector

Key:



Always includes care



May include care

\*

RPs provide

Care Need ↑

## Ageing in place care

### Care at Home:\*

Involves care and support being provided in the home to help maintain independence and ageing in place. It can involve regular visits from a home care worker aiding with social care, health and housing services.

### Homeshare:

A scheme where someone in need of a home moves into someone's spare room. In return, they provide either daily support and/or care options. This varies from scheme to scheme.

### Co-housing:

A model of semi-communal living consisting of a cluster of private homes as well as a shared communal space. Care provisions may be provided.

### Multi/Intergenerational Living\*:

Include whole developments of mixed aged communities. This term may also refer to co-living arrangements whereby a home sharer provides some support to the older person in exchange for free or discounted housing.

## Specialist and supported housing

### Higher Level of Care\*

**Care Homes** – At least two different types:

1. *Residential Homes* – provide accommodation and personal care.
2. *Nursing Homes* – provide personal care but there will always be one or more qualified nurses on duty to provide nursing care.

### Medium Level of Care

#### Extra Care\*

(also called assisted living):

Similar to sheltered housing plus 24hr care is provided onsite by a care team

#### Small Household Model:

Focus on person-centred support and care to older people in specially-designed, small, homelike environments, such as a home. Often there is a shared kitchen and communal facilities with a private bedroom. Care is provided in a small group, often one to five.

#### Dementia Villages:

Dementia villages are long-term care homes that resemble villages and are designed for people with advanced dementia.

### Minimal/Low Care Needs

#### Retirement Villages:

These are fairly new in the UK. They are usually large schemes set out like a village, with a range of facilities such as shops, restaurants, gyms and swimming pools. Personal care services are often provided.

#### Retirement Living/HfOP (Sheltered Housing):\*

A model similar to co-housing but specifically designed for older people. often with a 24hr emergency alarm system.

#### Almshouses:\*

Similar to sheltered housing but are run by charitable trusts and are mainly for older people

### Telecare/Assistive Technology:\*

The use of technologies to enable older people to receive care at home and maintain independence.

# Learning from Home ....



**Integrated housing  
and care**  
Quayside, Totnes



**Collaborative Housing  
Development**  
Birmingham



**Housing Proactive  
Digital Solution**

**Responding to  
regulatory and  
legislative change**

# ... and Abroad

## Spain

**Social Housing Stock:** less than 2% of total housing stock.

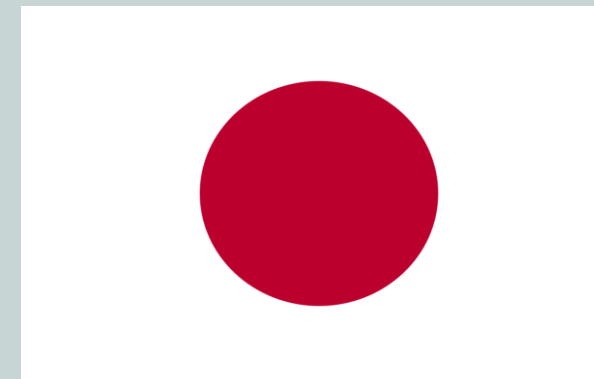


### Housing with Care Innovative Options:

- Technology and Care – World leader in technology supported care.
- Intergenerational schemes with care

## Japan:

**Social Housing Stock:** 3.9% of total housing stock.

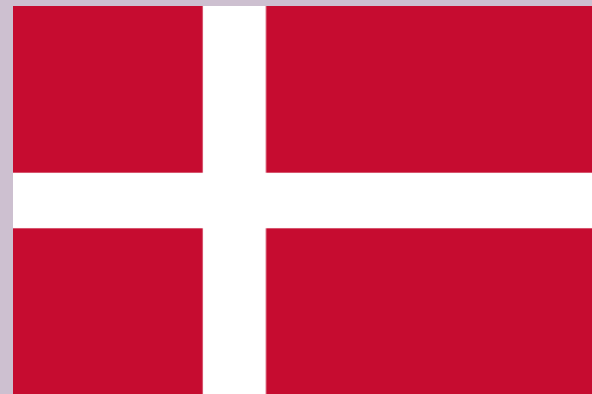


### Housing with Care Innovative Options:

- Takuroujos (home-like place for the elderly)
- The Long Term Care system – new models of funding and delivery, and endeavoured to create a positive vision of ageing.

## Denmark:

**Social Housing Stock:** 21% of total housing stock.

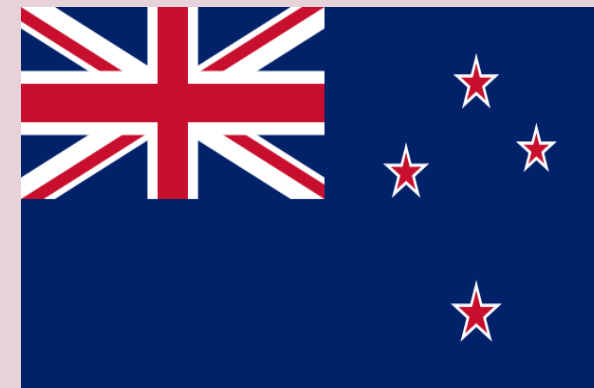


### Housing with Care Innovative Options:

- Co-Housing
- Intergenerational Living
- Tenant Democracy

## New Zealand:

**Social Housing Stock:** 5% of total housing stock.



### Housing with Care Innovative Options:

- Local Authority and Provider Partnerships
- Small Household Model
- Funding: Casemix Model and Deferred Management Fee Model
- Legal/Policy



# Success Factors

We identified six success factors for a housing and care system that works for individuals and providers. These are:

1. Policy and Legislation
2. Integration and Planning
3. Funding Systems
4. Role of Housing Providers
5. Choice
6. Technology and Innovation



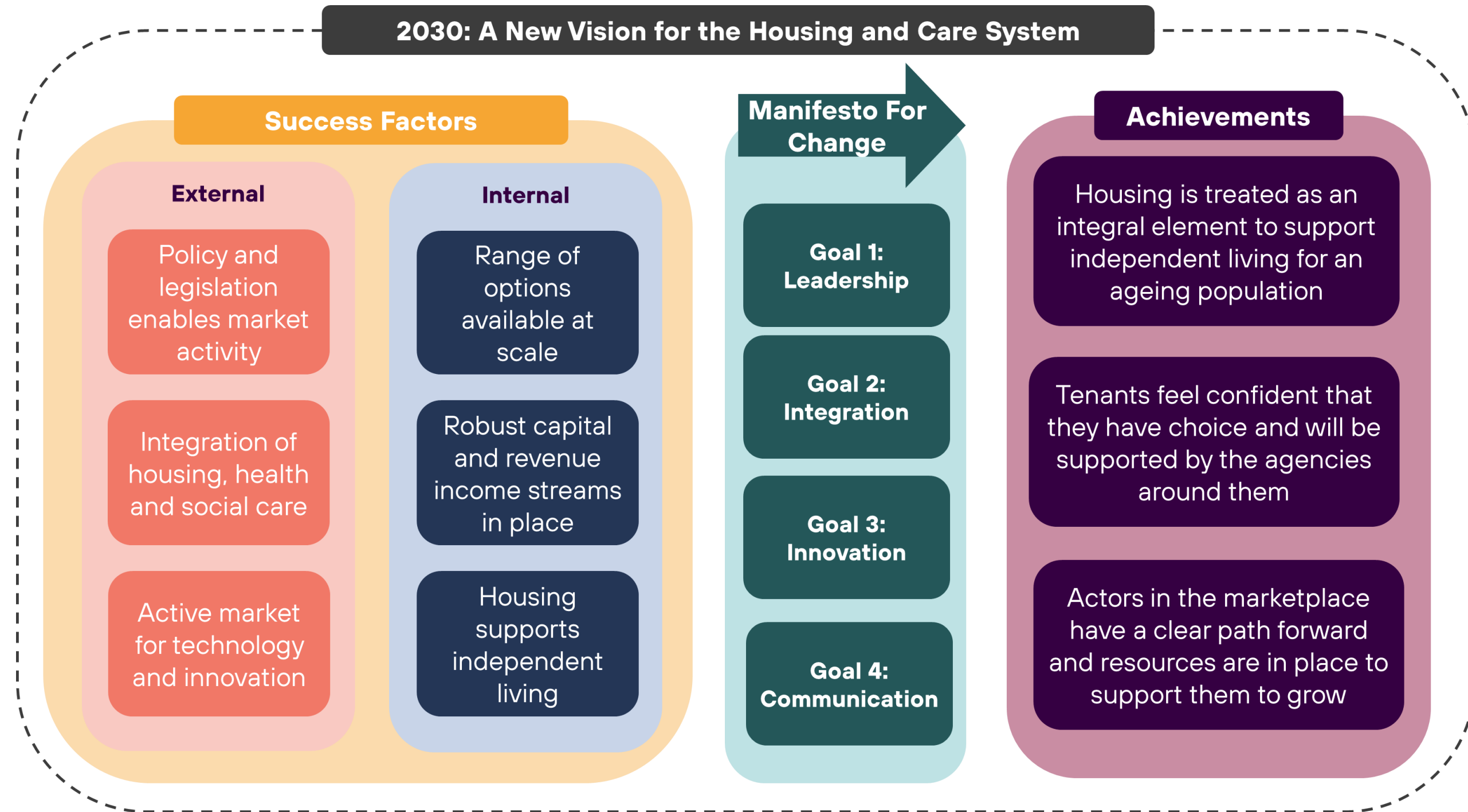
# Learning from the international review

	Evidence of factor in place
	Partial evidence of factor in place
	Missing / inadequate evidence of factor in place

## Six factors of success

Success Factor	UK	Denmark	Spain	New Zealand	Japan
<b>1. Policy and Legislation</b>					
<b>2. Integration and Planning</b>					
<b>3. Funding Systems</b>					
<b>4. Role of Housing Providers</b>					
<b>5. Choice</b>					
<b>6. Technology and Innovation</b>					

# A Vision and Manifesto for Change





# Manifesto for Change – Action Plan

## 1. Leadership

- Provider must commit to taking action
- Social care and social housing white papers.
- Career promotion



## 2. Integration

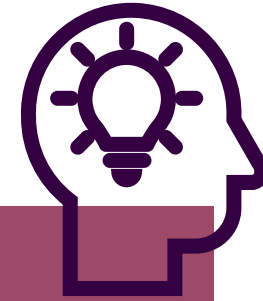
- Local authorities work with RPs
- Providers identify their strengths
- Reduce cliff edges





# Manifesto for Change – Action Plan

## 3. Innovation



- Innovate for the future of homes as we age,
- Scalable private and public investment



## 4. Communication

- Promote the range of housing options available
- Providers see being older as a stage of life



# Thank you

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