

# Housing & Ageing Summit 2019



# Summit

## Collaboration




- ▶ Housing and Ageing Alliance  
– *New Manifesto launched today*
- ▶ Age UK
- ▶ Care & Repair England

### Time for Action

At a time of unprecedented demographic change, it is critical that housing, planning, health & social care policies and plans all address population ageing. *This will result in more sustainable growth, wider fiscal gains, e.g. health dividend, and improved quality of life for individuals.*

# Numbers & Diversity

- ▶ 9.5million older (55yrs+) households  
[22 million households]
  - ▶ Low rates of building new homes
  - ▶ Minimal replacement/ renovation
  - ▶ Building smaller, less adaptable mainstream homes
  - ▶ Specialist growth – localised
- 

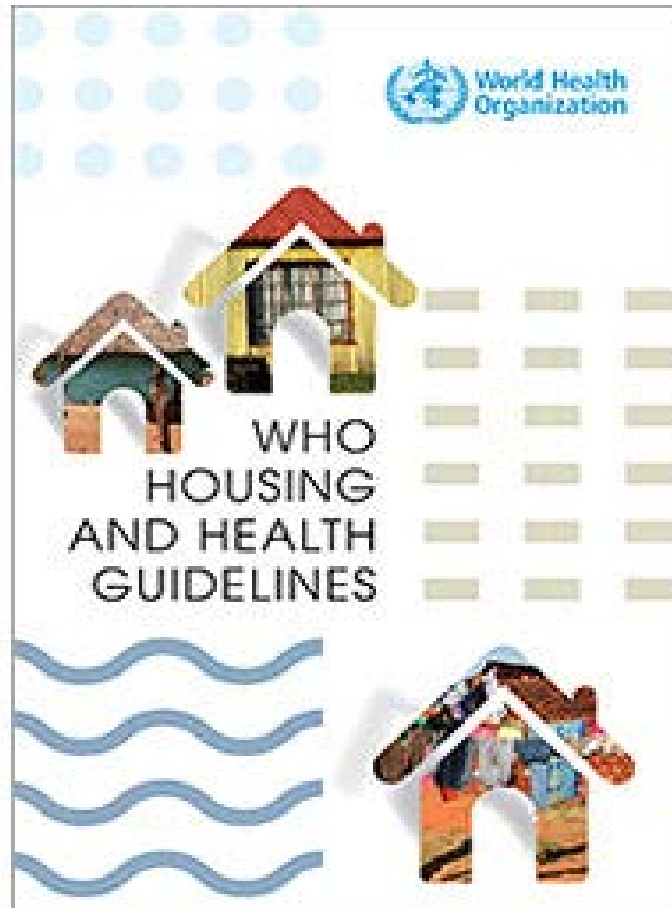
# Policy based on reality



## *Not 'either/or'* Ageing diversity

- ▶ New mainstream homes designed for all ages
- ▶ Improve/adapt current stock
- ▶ Innovation in specialist options
- ▶ Informed choice

# Housing underpins healthy ageing



*‘Improved housing conditions can save lives, prevent disease, increase quality of life, reduce poverty, and help mitigate climate change.’*

# Possible drivers for change



- ▶ Health Agenda – NHS Long Term Plan  
*prevention emphasis*
- ▶ Prevention – *Govt Green Paper ?*
- ▶ Regulation – *better building standards?*



# Good homes for all ages





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# Building better new homes

Terrie Alafat CBE, Chief Executive, CIH

22 July 2019



# Today



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- Scene setting
  - Housing and ageing
  - The political context in which we are operating
- The spending review - what CIH is asking for
- Building better new homes for our ageing population

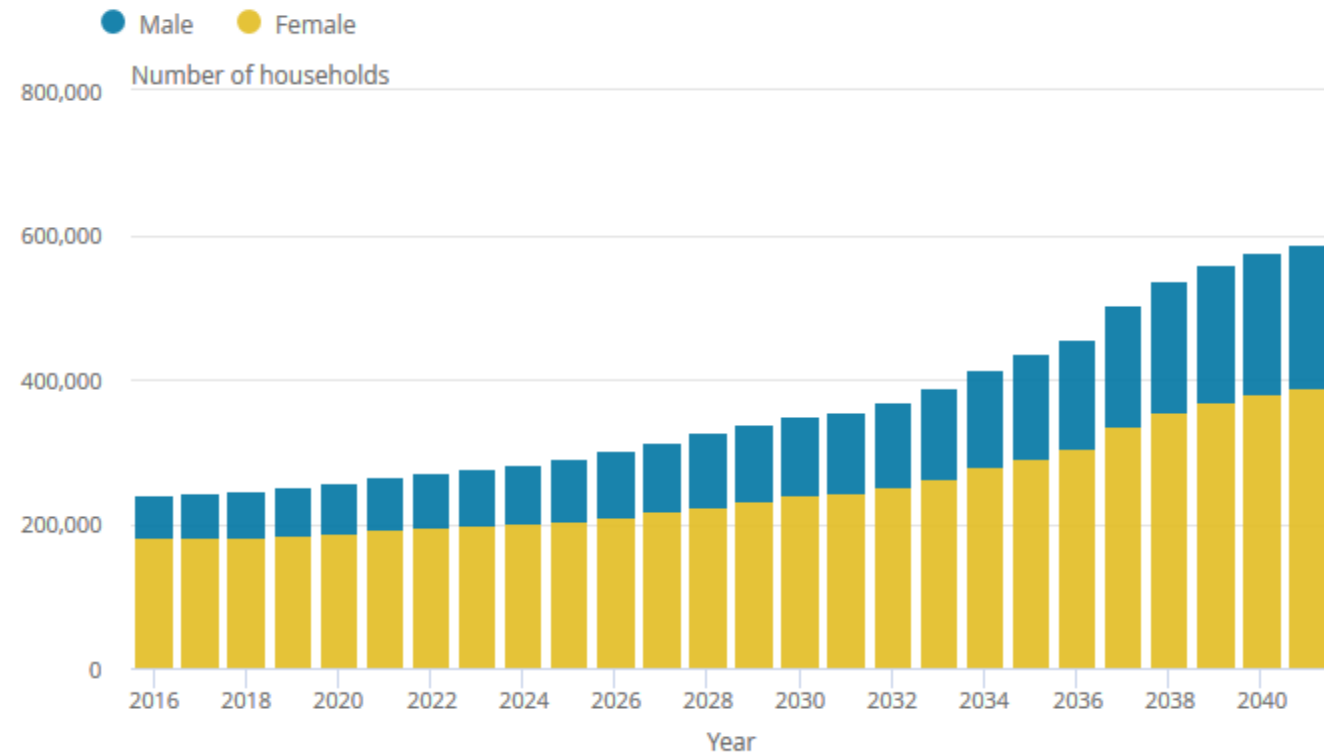
# Housing and ageing



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- 88% of projected household growth (2016-2041) will be 65+
- 3.8 million people aged 65+ live alone; 2.2 million are 75+
- 93% of people aged 55+ live in mainstream homes; 7% live in specialist housing
- 20% of those 65+ live in non decent housing (all tenures), rising to 29% of those 85+

Figure 2: Number of one-person households aged 90 years and over by sex, England, 2016 to 2041



Source: Office for National Statistics

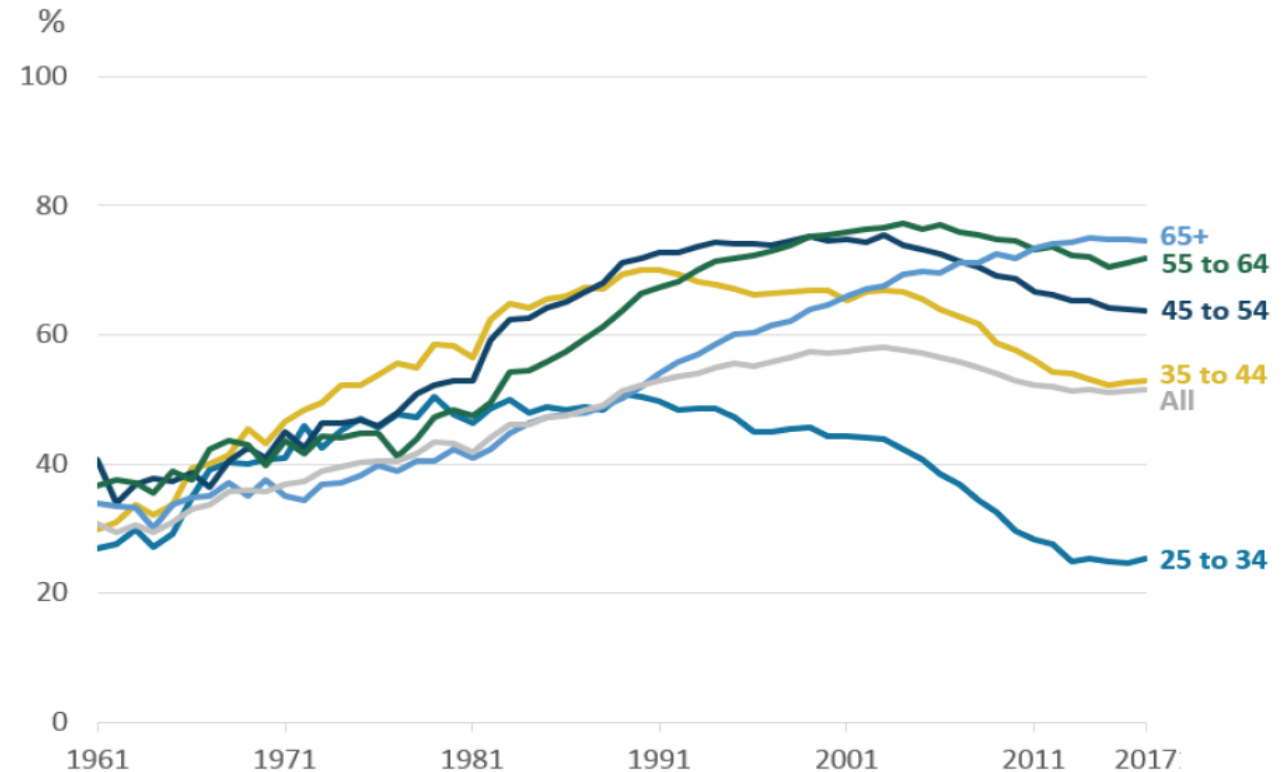
# Housing and ageing



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- Tenure shift - reduction in home ownership (64%) and growth of the PRS (20%)
- But 78% of older householders (65+) still own their home
- Growing numbers of older people in PRS- est. 500,000 or 1 in 10 private renters
- 27% of those in non decent homes
- 1/3 living below poverty line after paying rent
- If that trend continues, projected increase to HB of £6-10 billion by 2060 (retirement of 'Generation Rent')

Figure 26: Families (singles or couples) owning their own home, by age group, 1961 to 2017, UK



Source: Housing data, Resolution Foundation ([resolutionfoundation.org](https://www.resolutionfoundation.org))

# Regional disparities



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- 22% of homes in the North non decent, equals 31% of England's total
- And growth in older households higher; 25% across north by 2036
- NE older householders have only 1/10<sup>th</sup> equity of those in SE

# The political context



- Big picture uncertainty but:
  - Housing still a domestic priority – 300,000 new homes a year
  - Language - shift from a ‘single-minded drive for home ownership’
  - More inclusive of social housing – green paper
  - Flexibilities for councils to build more homes
  - Building Better, Building Beautiful Commission
  - Guidance on planning policies for housing for older and disabled people

# Still to come:

- Prevention green paper: laying foundation for better health
- Social care green paper: Indicators are that housing will feature in it
- Care Minister Caroline Dineage spoke recently of support for retirement communities, including:
  - Measures for clearer definitions
  - Legal and regulatory frameworks
- Spending Review



# Spending review - building new homes



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- 145,000 new homes needed every year for 10 years
  - 90,000 for social rent
- CIH and partners are calling for £12.8 billion from government to cover around 44% of total costs of those new homes
- The right homes in the right places
  - specialist housing and funding for support
- Improved accessibility in all new homes





# The right homes in the right places



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- Meeting the needs of older and disabled people within current and future local populations
- GMCA/ Centre for Ageing Better, 'Rightsizing':
  - Only 3.4% householders aged 50+ move home
  - 60% lack options: wealthiest 10% and poorest 30% have most opportunity
- Habinteg's insight report: crisis in accessible homes:
  - Under 23% new accessible homes planned by



# Better new homes



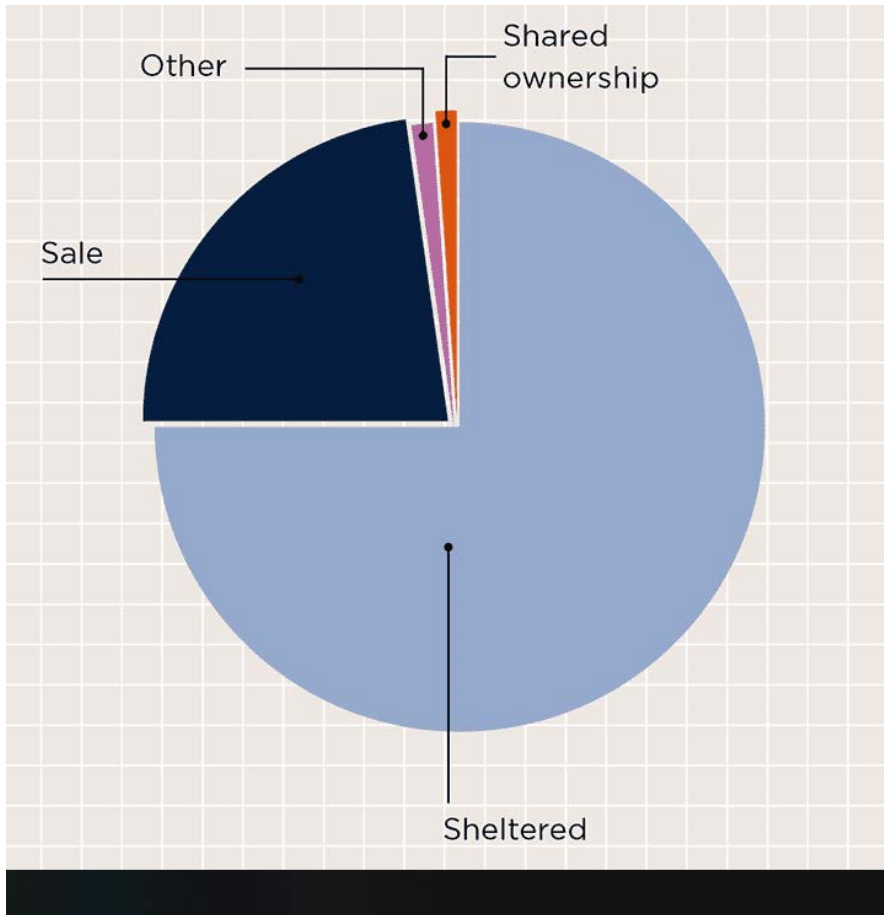
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- Consultation to come on energy efficiency to set Future Homes Standard by 2025
- Nothing on space or accessibility
- But only 7% homes have basic accessibility features
- Call for a Healthy Homes Act (TCPA)
- Default requirement Building Regs M4 (2)
  - Significant agreement across sector
  - Recommended by EHRC (2018), by APPG on ageing and older people (2019)

# Specialist housing for older people



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- Over 726,000 specialist homes, including extra care schemes
- By international comparisons, still room to grow (15% of older households)
- 52% built or refurbished 30+ years ago
- Higher expectations; accessible design and HAPPI principles
- Challenges:
  - Regional viability (delivery highest in south/midlands)
  - Care funding
  - Limited/ no support funding

# Incorporating new technologies



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- Social housing sector:
- Embracing digital technologies: increase effective interaction with residents; focus resources on those requiring more support
- Opportunities for connections to health and care services
- Research by Appello/ Housing LIN found:
  - 93% of providers identified digital as critical for future success
  - 44% were not ready for the transformation
  - 9% still didn't have a digital strategy



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Thank you for listening  
Any questions?

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Twitter: @TerrieAlafatCIH

# Housing Disrepair

Tracy Harrison

Chief Executive, Northern Housing Consortium

# About us

- Voice of housing in the North
- RPs, ALMOs and LAs
- Aim to achieve fairer housing policy for the North & support members to create great places to live





# Three inter-connections

- **The home itself** – space, warmth, energy efficiency, hazards
- **The experience of the household** – health, affordability, overcrowding, security of tenure
- **The place and community** where the home is located including access to amenities

# Impact of national policy on disrepair

- New Build vs Existing Stock
- Social vs Private Rentals
- Affordability vs Choice
- Austerity vs Public Sector Spending

# Scale of the problem

- ❑ Nearly 1 million owner occupied homes across the North non-decent
- ❑ 354,000 private rented sector properties unfit and fail to meet the decent homes standard
- ❑ Half are occupied by at least one person over 60 or with a long-term illness or disability

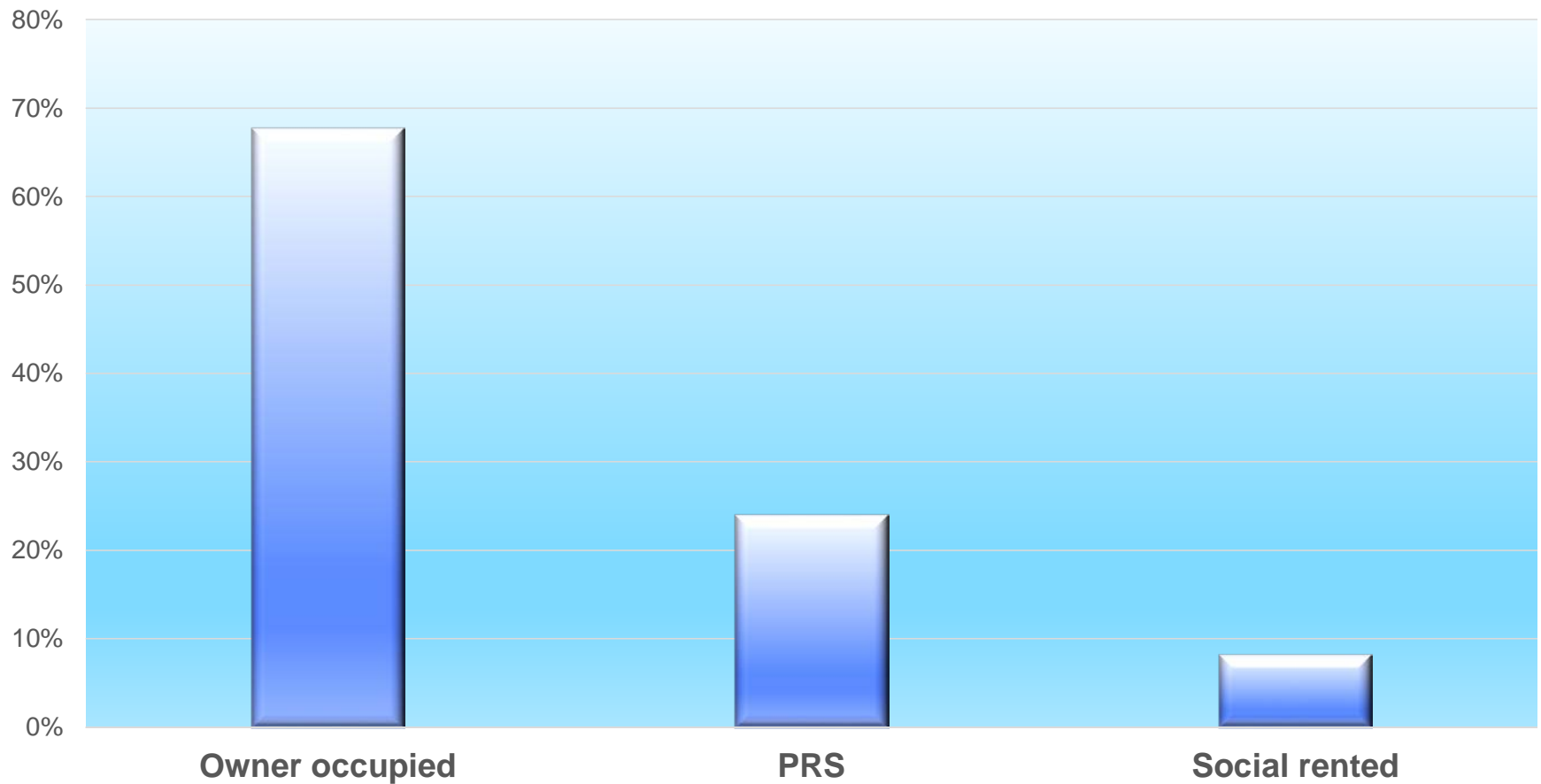
# Non decent homes and older people

- 50% NDH have someone over 60 or with a long term illness or disability – higher than the English average
- Over 80% of older people and those with illness/disability are owner occupiers – accounting for 30% of the England wide total
- The highest levels of Owner Occupiers are in the North West & Yorkshire & Humber, where 74% NDH have someone who is over 60 & ill or disabled
- Only 12% of those over 60 & ill or disabled are in non decent social housing (16% for non decent PRS)

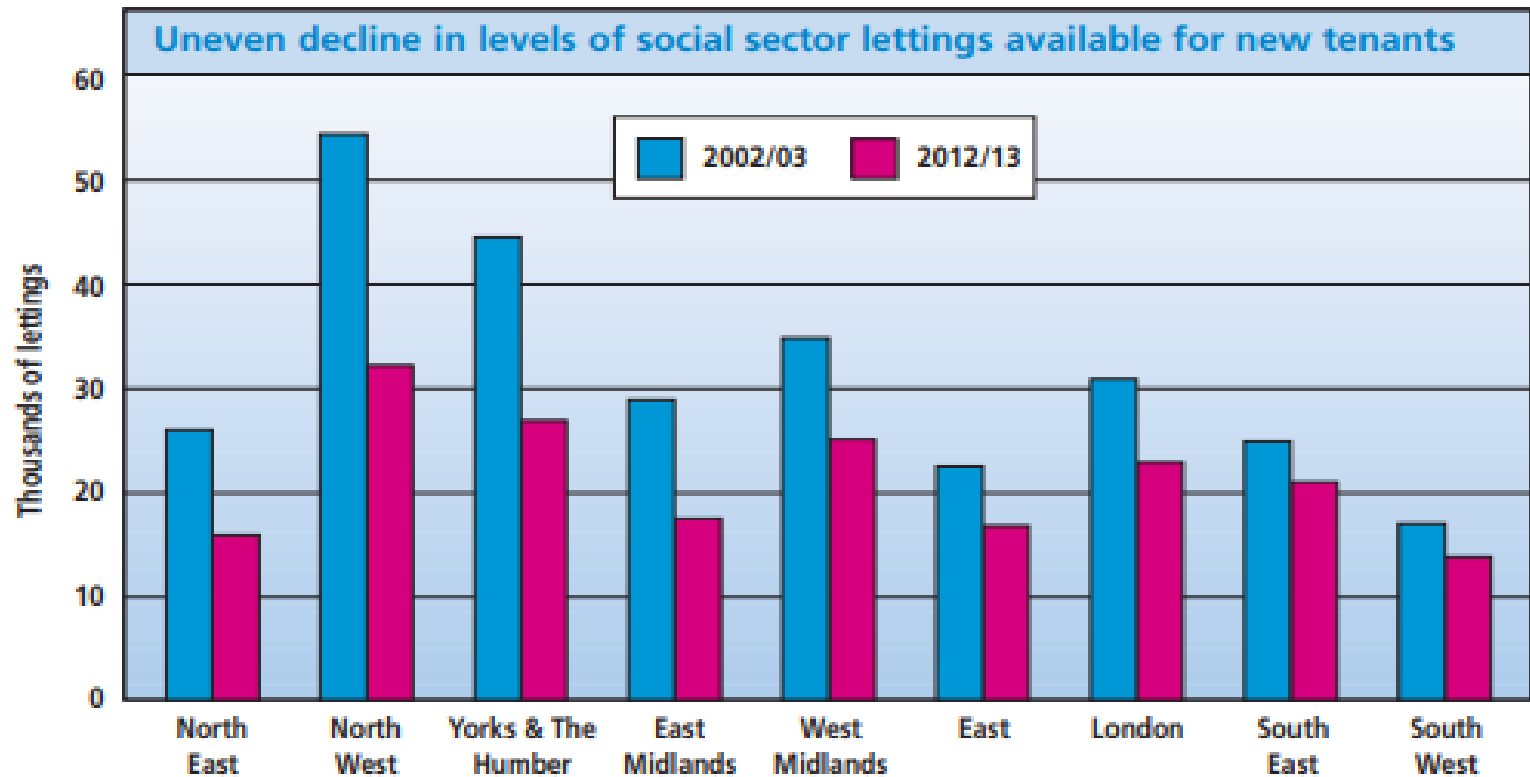
# Decent Homes Standard

- DHS has improved housing conditions for over a million households
- Registered Social Landlords reduced the percentage of their non-decent homes to 13% from a 21% at the outset
- Has allowed tenants to be involved with housing services
- Do we need to go beyond 'decency' is this just meeting basic requirements?

# Proportion of households by tenure in non-decent housing



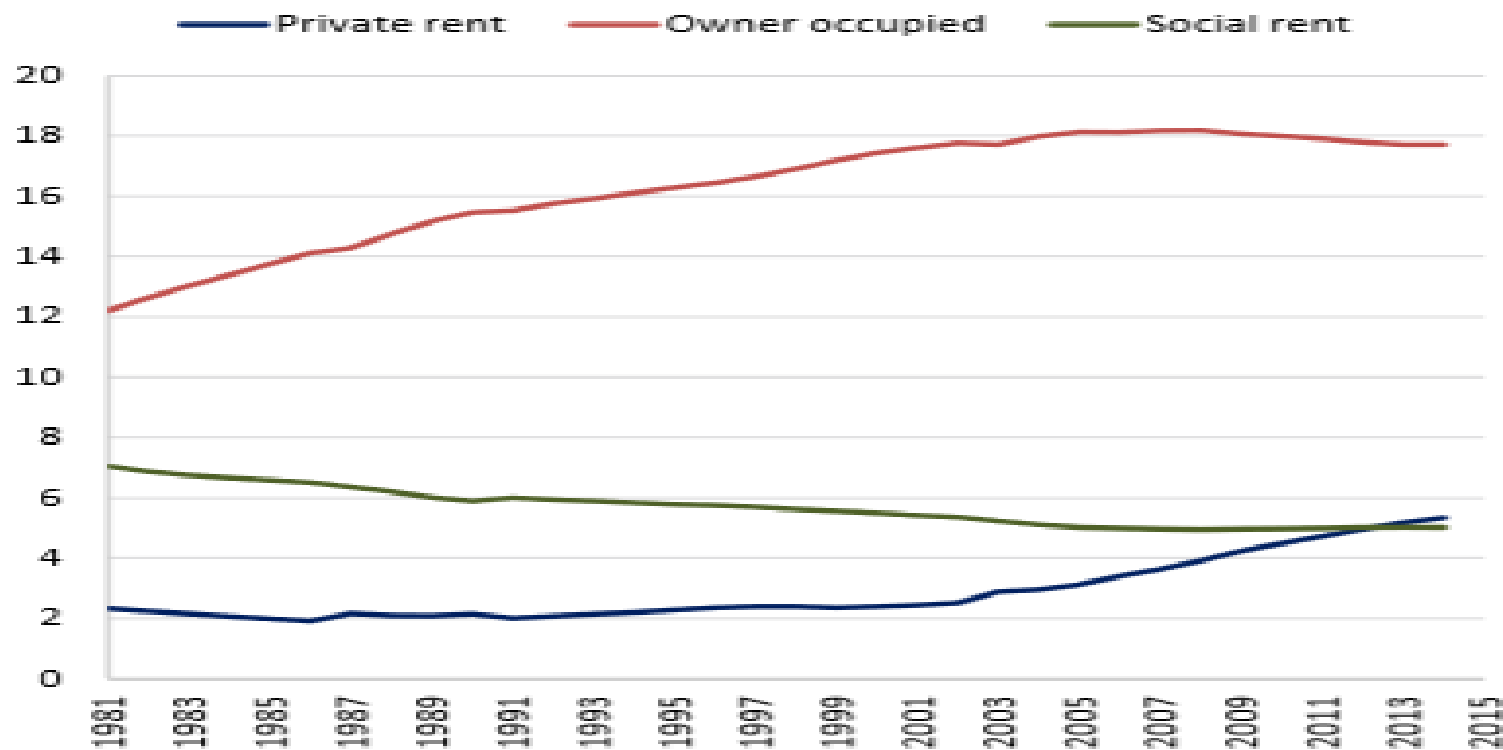
# Shrinking social housing



Source: UK Housing Review 2014 Tables 97a & 99.



# Expanding private rented sector

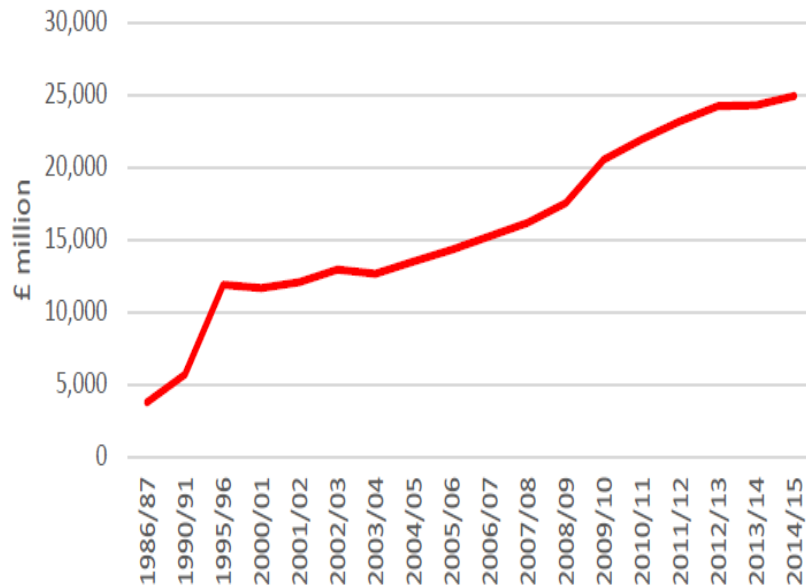


**Dwelling stock by tenure in the United Kingdom, millions**

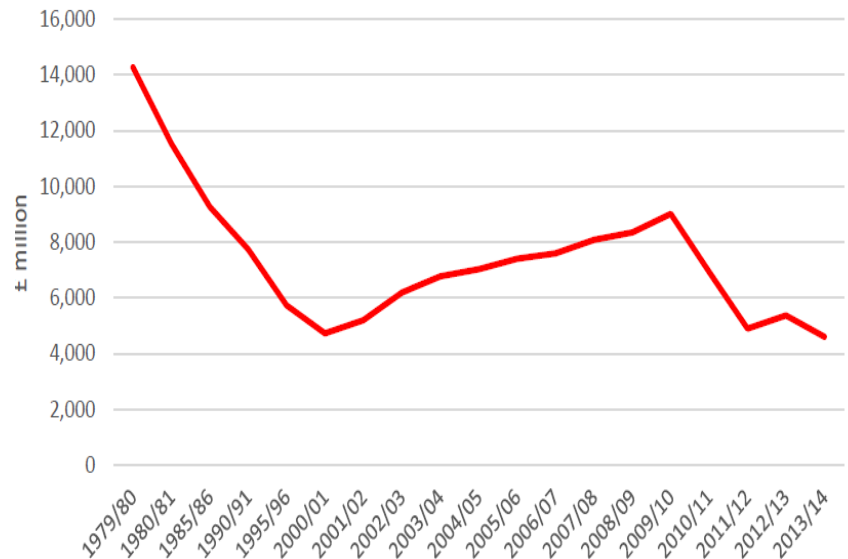
Source: Department for Communities and Local Government

# Investment in benefits – instead of housing

## Housing Benefit expenditure



## Investment in Social Housing



# APPG Housing in the North



- Inquiry - Property standards in the PRS
- Impact of current legislation
- Scale of the problem
- Opportunities / solutions

# The People element - housing as place of care and support

## Social Determinants of Health

The social determinants of health are the conditions in which we are born, we grow and age, and in which we live and work.

These include...



Childhood experiences



Housing



Education



Social support



Family income



Employment



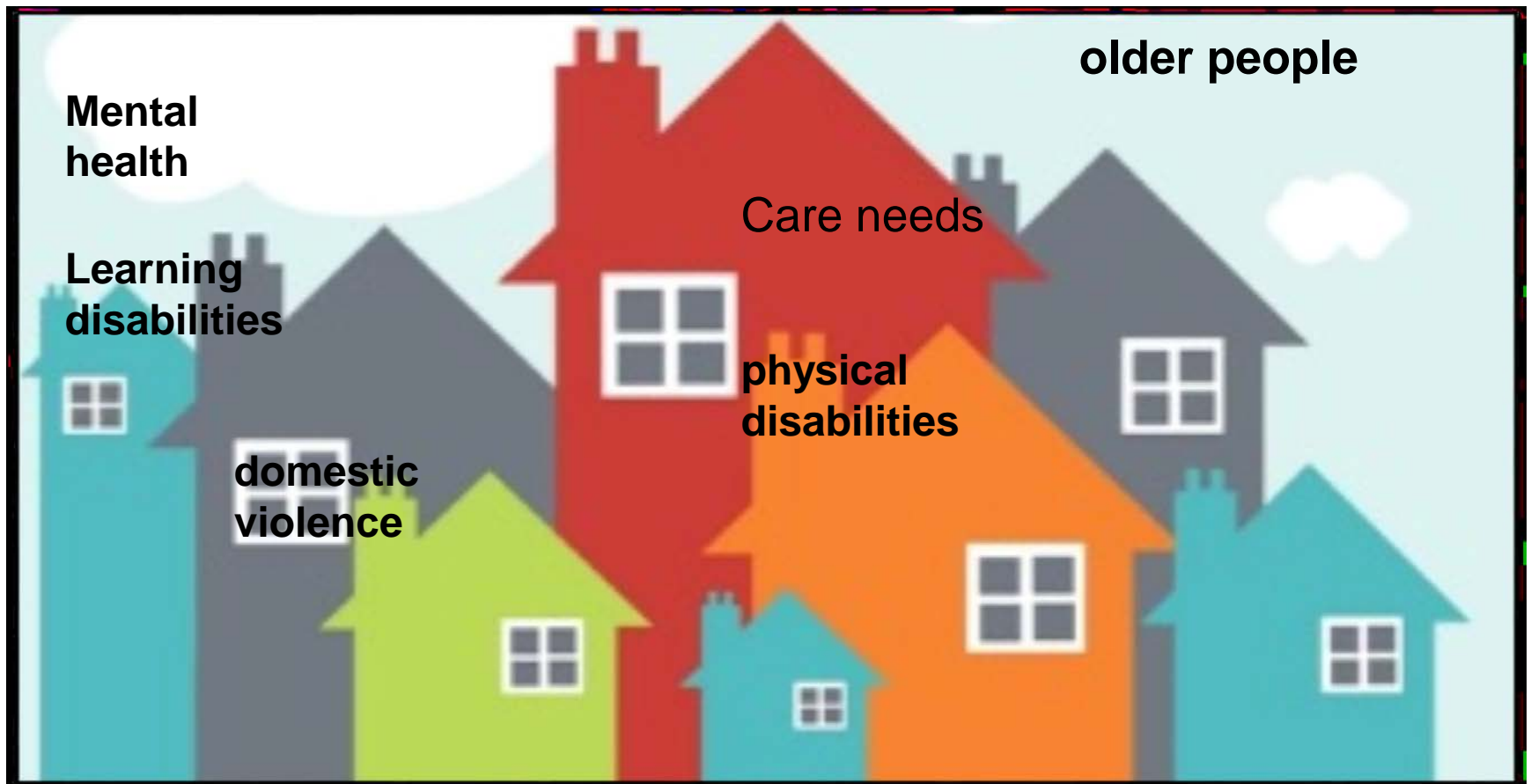
Our communities



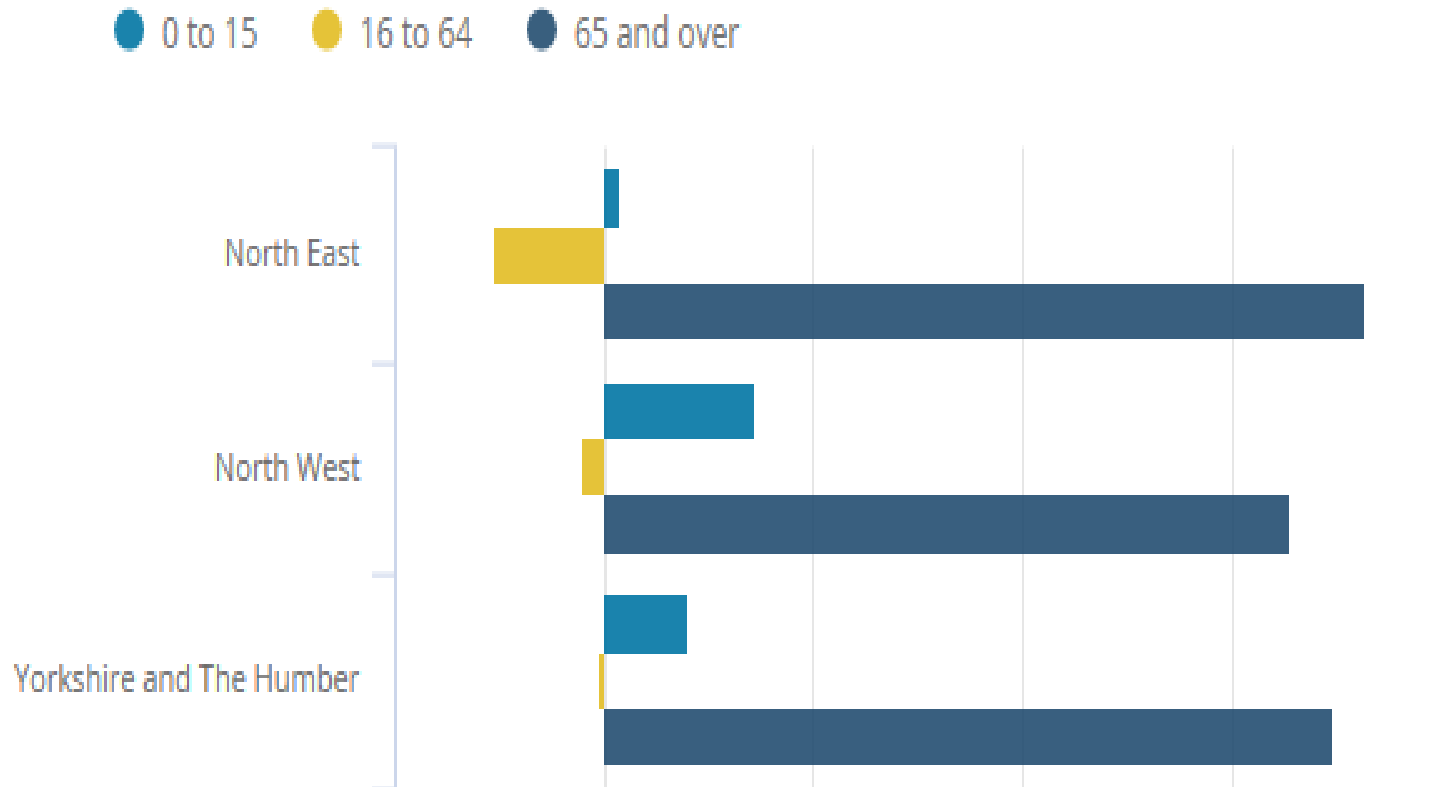
Access to health services

Each of these factors impact on our health and wellbeing

# Who lives in poor quality housing



# Population change by age 2016 to 2026



# What's being done?

ACTION PLAN			
WHO	WHAT	WHEN	HOW



# Collaboration – we need each other

- Support establishing a new alliance to help improve the existing housing stock
- **Aims** – To secure greater and better coordinated investment in existing homes in the North
- > Place based
- > More equitable regional allocation of public investment that recognises the diverse housing needs of different parts of the country



# Spending Review Asks

- Drive up quality of PRS through a flexible regeneration fund
- Support the delivery of new affordable homes
- Create the capacity LA's need to deliver on their housing ambitions

# Thank you for listening

Presentation by

**Sheila  
Mackintosh**

**University of the  
West of England  
Bristol**

Date: 22.07.19

# Spending Review

# Home Adaptations

At a time of great political uncertainty what are the opportunities to improve housing specifically in the context of an ageing population?

# CSR - home adaptations

- Focus on three issues:
  - Disabled Facilities Grant (DFG)
  - Encouraging people do home adaptations themselves
  - Transformation/innovation

# Disabled Facilities Grant Review 2018

## Disabled Facilities Grant (DFG) and Other Adaptations: External Review



Dec  
2018

### Summary

Sheila Mackintosh, Paul Smith, Helen Garrett, Maggie Davidson, Gareth Morgan, and Rachel Russell



Foundations

bre



## Disabled Facilities Grant (DFG) and Other Adaptations – External Review



Dec  
2018

### Main Report

Sheila Mackintosh, Paul Smith, Helen Garrett, Maggie Davidson, Gareth Morgan, and Rachel Russell



Foundations

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<https://www.gov.uk/government/publications/disabled-facilities-grant-and-other-adaptations-external-review>

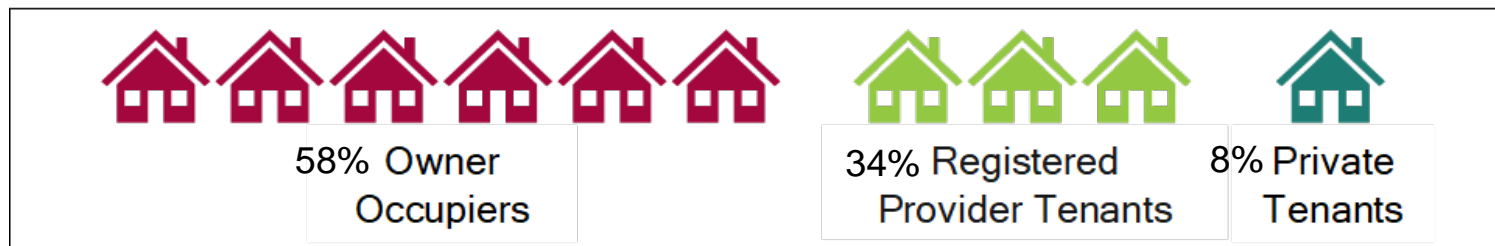
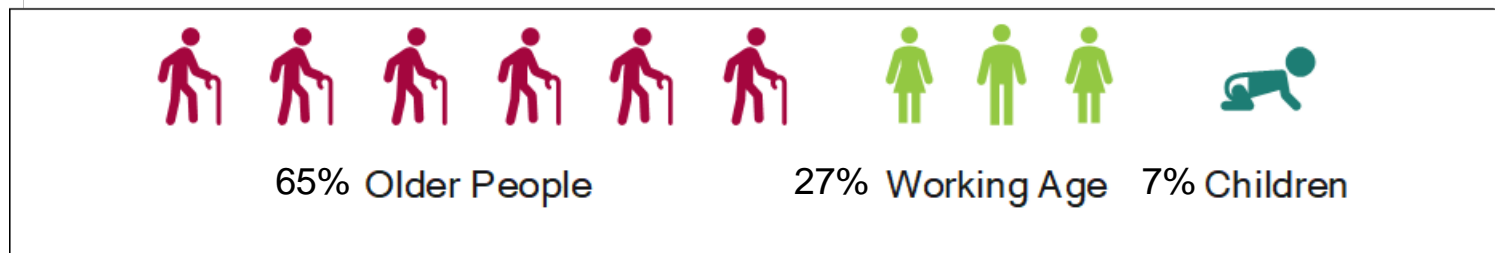
Is the future looking positive from the perspective of being to age well in a decent suitable home, or are there potential risks?



# The DFG – what it provides

					
Showers	Straight stairlift	Curved stairlift	Ramp	Extn	Other
55%	15%	10%	10%	3%	7%
Average cost £4,755	£2,358	£4,495	£3,928	£31,939	N/A

Source: Foundations FOI Jan 2018



Source: LOGASnet

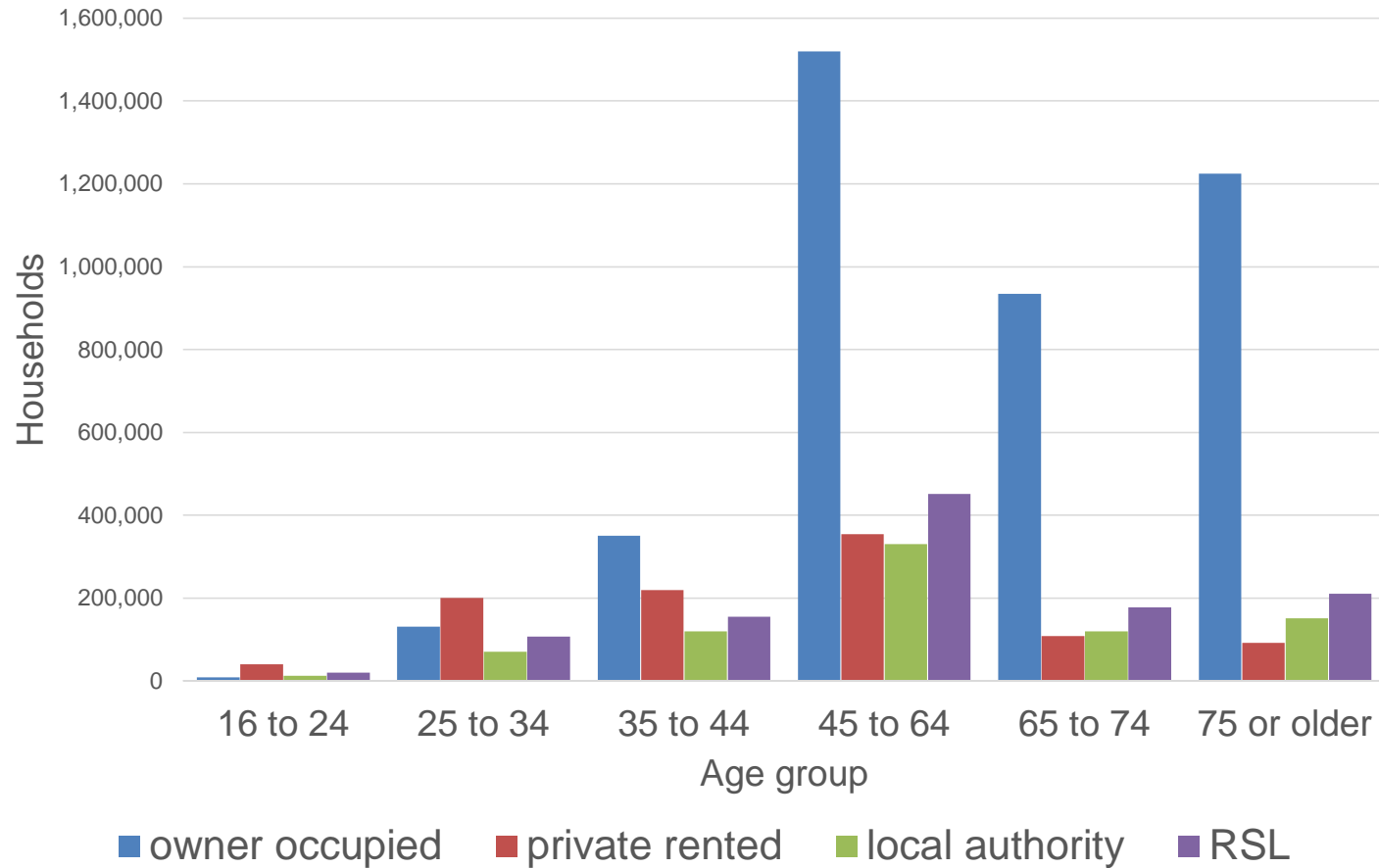
# Households with at least one member with a disability or long-term illness, 2017-18

**54%** in the social rented sector

**31%** of owner occupiers

**23%** of private renters

# Long-term limiting illness by age/tenure



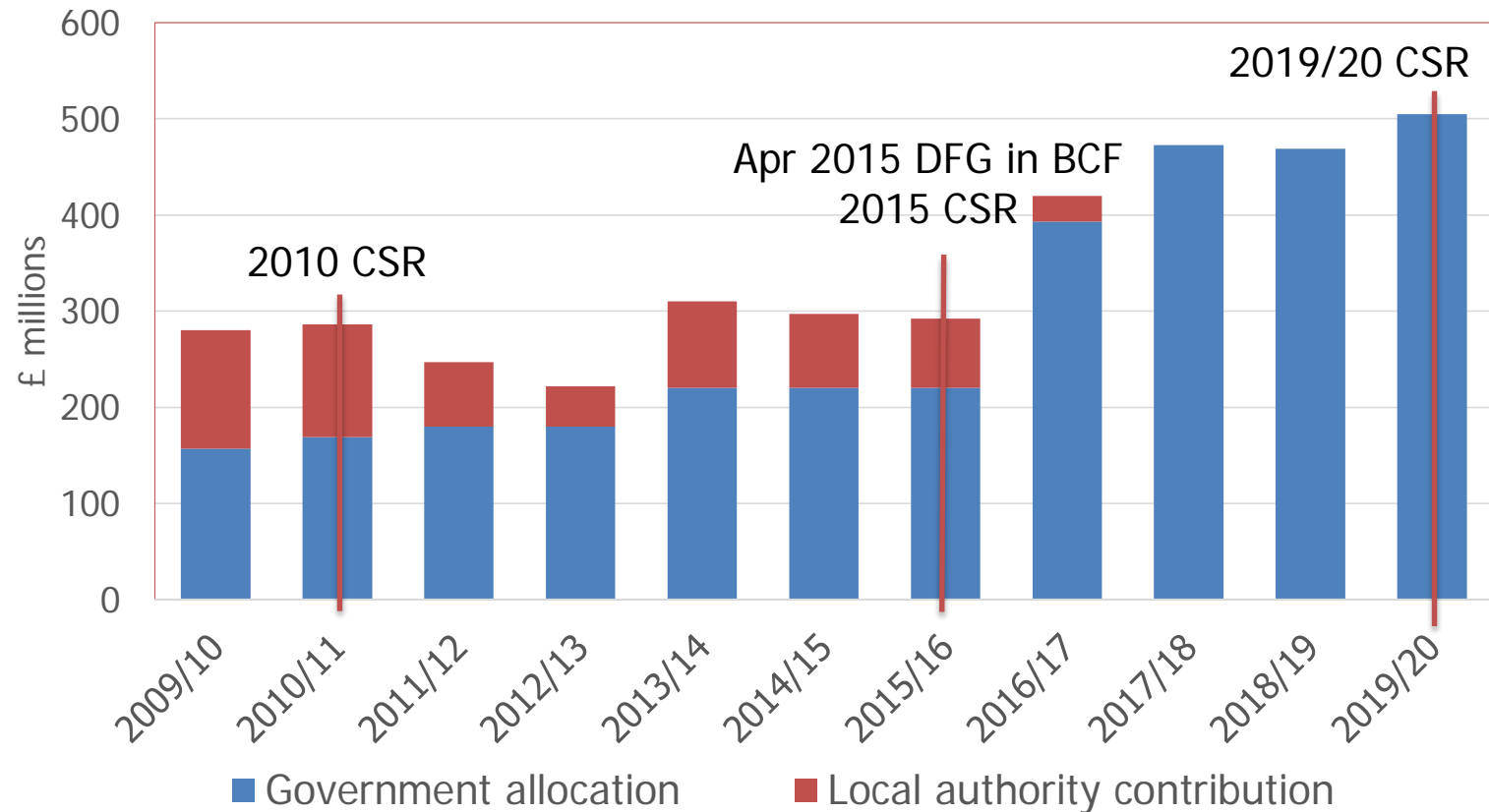
# Last Spending Review 2015

**Five years of increased capital allocations – good news in a policy area which has not had much to celebrate**

2015 spending Review announced:

- A five-year funding programme for the Disabled Facilities Grant (DFG)
- Central government capital resources to double from £220m to £500m by 2019/20
- Assumption made that it would:
  - result in 85,000 households having their home adapted
  - prevent 8,500 people needing residential care places.

# Increase in funding after 2015

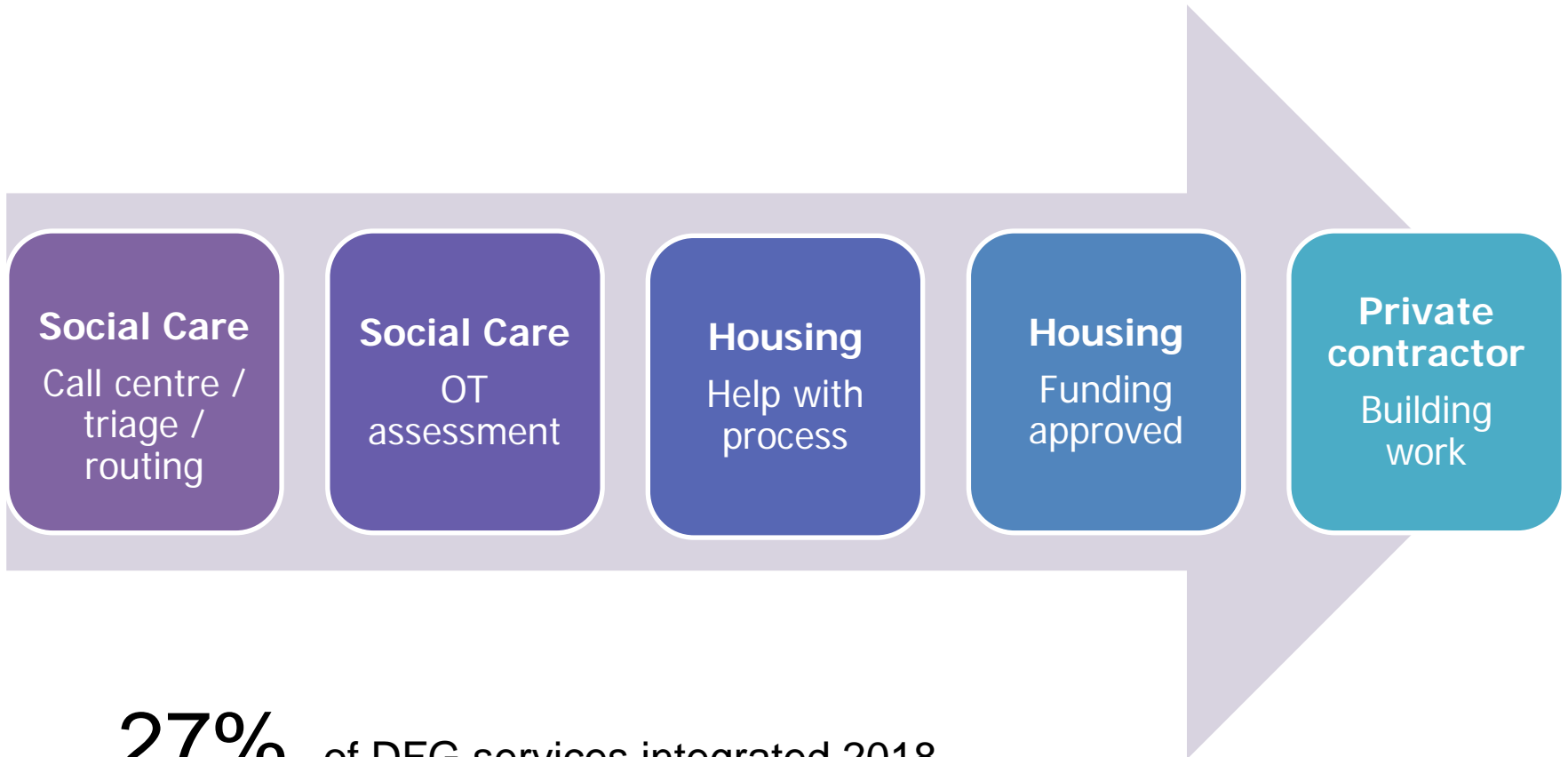


*Note: £55 million extra for the DFG in Oct 2018 budget - many authorities rolled this over into 2019/20*

# Need for continued funding over next five years

- **Need consistent, long term funding to transform services** – over previous 30 years DFG resources scarce and unpredictable and systems developed to ration resources. Focus now on faster more flexible services to keep more people independent - culture change.
- **No revenue or transformation funding** – fewer staff to deliver more grants (housing lost 40% of funding over past decade). Use of fees to cover staff costs - eats into capital
- **Rising cost of work** – average was £7,000 now £9,000
- **Increasing complexity of cases** – take longer
- **Impact on DFG of pressures on social care** - may be filling gaps in Community Equipment budgets, stricter social care gatekeeping affecting DFG referrals
- **Allocation system, means test, and upper limit all need reform**

# Improving the customer journey



**27%** of DFG services integrated 2018

**85%** of professionals consulted want an integrated service



# Positive trends

- **DFG is a mandatory grant** – funding has to be found
- **Integrated teams** - many areas are integrating their DFG team and occupational therapists into a single home adaptations team e.g. Warwickshire, Dorset, Leicestershire
- **Closer working with health and social care** – understanding the need for fast, flexible DFG delivery to reduce pressures on other services i.e. not a stand-alone service
- **Local home adaptation policies being developed** – greater flexibility to give a wider range of grants e.g. for hospital discharge, repairs, dementia/MH/LD, sight loss, relocation - often without a means-test
- **Greater emphasis on prevention** e.g. Leicestershire has a housing MOT to find people before they need a DFG – better for the household as not having to deal with crisis situation and reduces pressures on the DFG budget



# Evidence re 2015 DFG assumptions

## LOGASnet/Delta – financial data collected by MHCLG

- Fewer LAs making return (only 66% 2016/17)
- Does not adequately recorded new types of discretionary grant
- By 2016/17 only back to 2010 levels - 45,000 DFG completions
- 2017/18 LOGASnet data not released, 2018/19 not yet returned

## Health & Wellbeing Boards/Better Care Fund

- No housing metric in Better Care Fund reporting system

## Evidence for Treasury – RISKS



- Limited up-to-date information on number of grants completed
  - a lot of variation between authorities (Foundations working on this)
- Limited evidence of impact on residential care places – small studies suggest DFG gives about four additional years of independence

# How can we help people to do home adaptations themselves?

- DFG only reaches a small proportion of people
- There has been a lot of investment in home improvement – but we know little about what people do themselves to adapt their homes
- English Housing Survey data 2014/15 - 9% of all households in England (1.9 million households) had one or more people with a long-term limiting disability requiring adaptations
- Just under half (45%) still needed those adaptations installing
- As the population ages numbers will be increasing – most are owners
- Lack of easily accessible advice and information
- Retail sector has been slow to respond to this potential market
- Lack of reliable builders/tradespeople or awareness of accreditation systems like Trustmark
- Loss of home improvement agencies

# Need more innovation

- Legacy of poor design deters people in all tenures from making necessary changes
- Some housing associations are beginning to lead innovation in accessible home design e.g. Housing 21
- National Housing Federation 'Greenhouse project' 2018 looked at innovation for low cost inclusive designs
- How do we fund and sustain innovation in inclusive and attractive designs?

# What should we include in the Spending Review?

# Funding programme for next five years

- **Five further years of DFG funding** - to allow effective service planning and for reforms underway to be fully implemented
- **Funding for revenue costs** - difficult to provide:
  - In authorities without integrated services, who does it go to – county or districts, social care or housing?
  - Would not be ring-fenced – could be absorbed into other budgets
  - Some authorities much more efficient than others – would be difficult to decide who should get what
- **Transformation funding** – instead of revenue funding, the recommendation in the DFG Review was that 1% of the national DFG allocation is top-sliced and awarded for transformation funding. Would help improve delivery across the country.
- **Long term funding for home improvement agencies** - to provide help outside of the DFG – central government to fund 50% of costs (as used to happen before 2003) over the next five years.

# Allocation of resources

- **DFG allocation formula needs to be updated to:**
  - Remove the inconsistencies of pre-2011 bidding system
  - Take account of changes in demographics and benefit/retirement ages
  - Make allocation fair and transparent using readily accessible data
- **New formula** - determining the number of people potentially eligible is complex and national data poor – the only solution is to use proxy indicators:
  - Disability related DWP data
  - Low income factor
  - Frail elderly factor - proportion of population aged 75 and over
  - Tenure factor – to exclude council stock
  - Building cost factor
- **Phased change** - changes will result in some authorities having reduced allocations while others get an increase - need to be phased in over five years to allow authorities to adjust and minimise disruption to services.
- **If change needs to happen more quickly to bring fairness there will need to be more resources** – some areas currently run out of funding before the end of each year. It will difficult to restrict funding to areas currently benefiting from the current allocation system as there is demand in all areas.

# Changes to the upper limit

- **Current upper limit of DFG is £30,000**
- **Mainly needed for more complex cases** where an extension needs to be provided – 3% of cases
- **Upper limit needs to be raised** to take account of:
  - Inflation
  - Increased cost of work
  - Professional fees required for complex building projects
  - Ombudsman criticism of authorities refusing to fund extensions to keep within £30k limit. Often results in inadequate solutions - using existing living space for bedroom reduces social contact and takes away space for rest of family.

# Formula for upper limit

Region	Existing Max	With Inflation	Cost Variations	Net Grant	Upper Limit inc 10% fee
North East	£30,000	£38,500	100%	£38,500	£42,250
North West	£30,000	£38,500	97%	£37,250	£41,000
Yorkshire and Humberside	£30,000	£38,500	95%	£36,500	£40,250
West Midlands	£30,000	£38,500	92%	£35,400	£39,000
East Midlands	£30,000	£38,500	94%	£36,250	£40,000
East Anglia	£30,000	£38,500	100%	£38,500	£42,250
South West	£30,000	£38,500	100%	£38,500	£42,250
South East	£30,000	£38,500	109%	£42,000	£46,250
Outer London	£30,000	£38,500	105%	£40,500	£44,500
Inner London	£30,000	£38,500	111%	£42,750	£47,000



# Changes to means test

- **Targets resources on most needy households** – used in most cases (children's cases exempt). Only 14% make a contribution.
- **Removed for certain types of cases** – e.g. hospital discharge
- **Needs updating:**
  - High level of drop out in most areas (average 33%) – a quarter of these drop out because of the means test and level of contribution
  - Needs to take account of benefit/pension changes
  - Needs to take better account of mortgage costs
- **Recommendations:**
  - If possible, bring it into line with Social Care criteria – but still waiting for Social Green paper
  - Need to preserve passporting arrangements to keep speed of service
  - Exempt stairlifts - considerable cost savings of removing risk of falls
  - Explore removing test for palliative care
  - Test will need updating if not possible to align with social care

# Additional CSR costs

- **VAT**

- Potential to remove VAT on adaptations – would allow more adaptation cases per authority
- Would also encourage more home owners and landlords to carry out adaptation work
- At the very least VAT on extensions should be made consistent – at present it is not charged for bathrooms but it is for bedrooms and kitchens making costing overly complex.

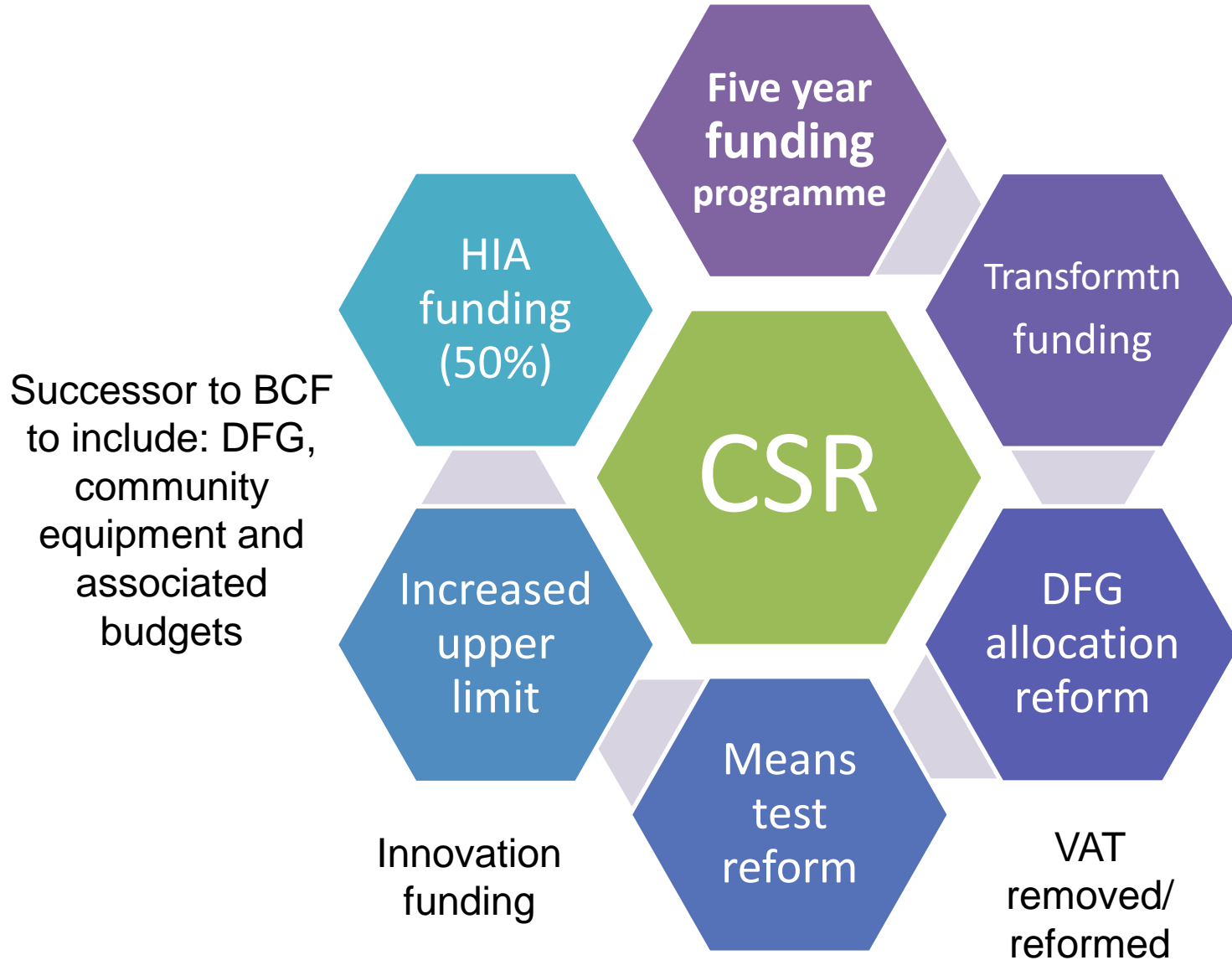
- **Innovation**

- More R&D work to improve the design of adaptations and equipment to make them less medical and more fitting for a modern domestic environment.
- Include new technology in home adaptation designs – evolving very quickly so needs on-going funding.

# Bringing funding together to aid strategic planning

- The DFG is in the Better Care Fund
- Community equipment budget is also a combined health and care budget but is not in the Better Care Fund
- Other related budgets, such wheelchair services, are not in the Better Care Fund
- The Better Care Fund was due to end 2019/20 – BCF Review still not published
- **Recommendation** - to put all the related budgets in any new integrated fund that replaces the Better Care Fund from 2020/21 to allow better strategic planning

# Home adaptations - summary



# Contact details

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