



Setting sail with extra care: The Trinity House Hub, Wallasey

This case study gives an overview of the latest development within the Mariners' Park Estate, an eighteen unit purpose-built extra care housing scheme on the Wirral, describing how this phase of development contributes to the overall vision for the park for retired merchant mariners.



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June 2015

Introduction

Trinity House Hub is the latest development phase for the accommodation and welfare facilities at the Mariners' Park Estate in Wallasey, Wirral, which is run by the Nautilus Welfare Fund. This new building provides 18 extra care apartments on the upper floors and at ground floor a range of community facilities for the residents of the Estate and the wider Merseyside maritime community.

Mariners' Park and the Nautilus Welfare Fund

Trinity House Hub sits within Mariners' Park, the focal point for services operated by the Nautilus Welfare Fund, a registered charity administered by Nautilus International, the trade union for merchant mariners in the UK, Netherlands and Switzerland.



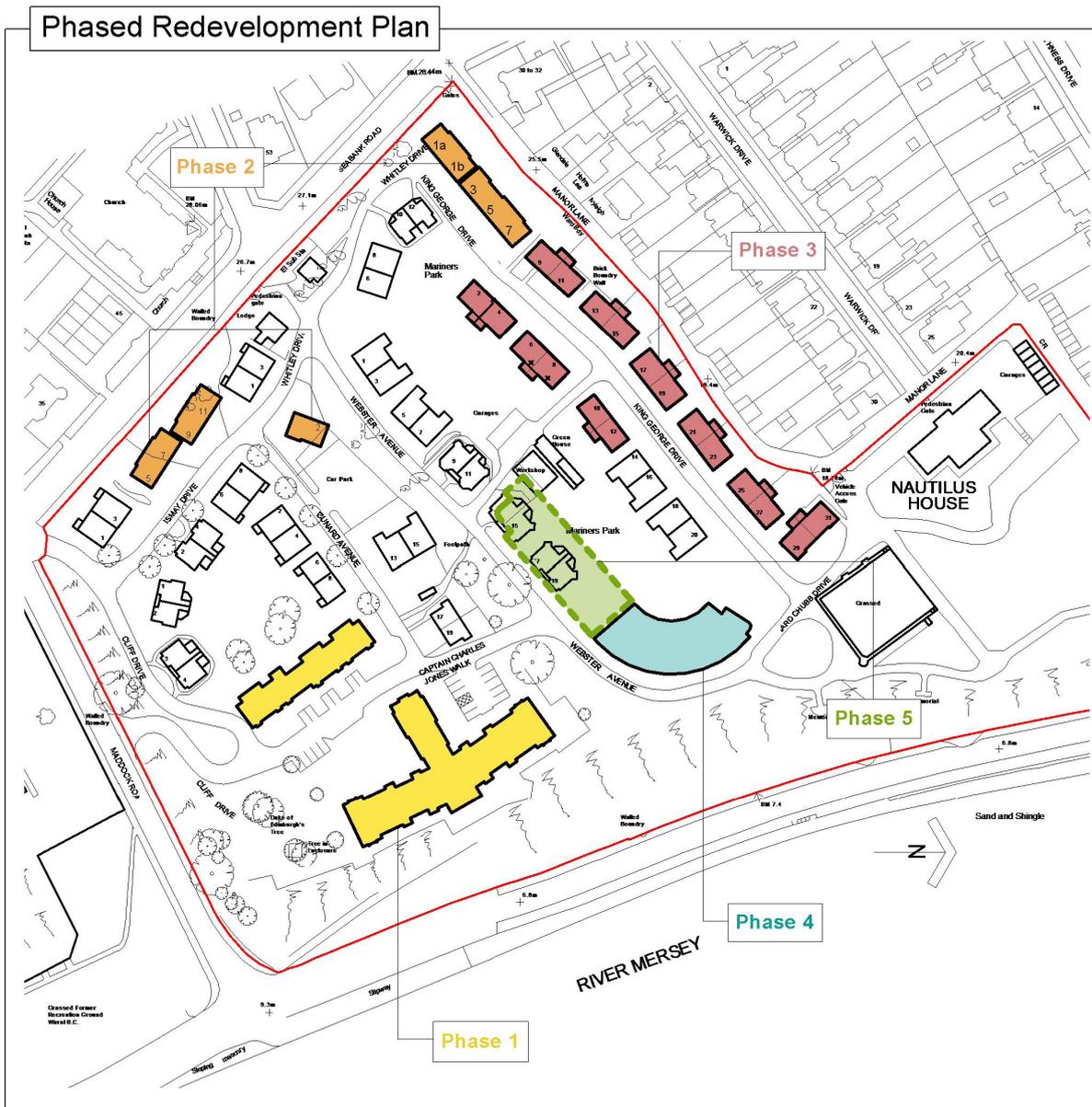
The 16 acre parkland site is situated on the banks of the River Mersey and boasts views across to the iconic Liverpool waterfront. This retirement community for merchant mariners and their dependents has a long and fascinating history. However, throughout its over 150 year life, the objective of the charity has remained consistent; to meet the needs of retired mariners and their dependents who are in need, hardship or distress, by providing accommodation, financial support and care services.

Born on the wave of Victorian philanthropy, in 1857, the Mercantile Marine Service Association (MMSA) became concerned about the difficulties seafarers were experiencing when they came ashore. They raised funds to provide a care home and family properties on the banks of the River Mersey, and Mariners' Park was born. Donations from local Liverpool ship owners and sea captains provided the resources to commence and build Mariners' Park, with the first building opening in 1882. Cliff House provided accommodation for 65 men. Over the next decade cottages and houses were added. A significant program of building took place in the 1930s, mainly semi-detached houses. The first bungalows were built in 1950, and in 1966, to meet the housing needs of the time the Welfare Fund converted almost all of the houses into one bedroom flats. In 2002, 14 new one bedroomed accessible apartments were built and 10 additional bungalows were completed in 2010.

Today the Park comprises of 113 properties, with a mix of houses, bungalows and apartments. Some properties built in the 1900s are still in use and display plaques commemorating the endowment of prominent members of the maritime community. Also on the site is a 32 place residential and nursing home. Built in 2002, Mariners' Park Care Home is the third residential home on the site. Over 140 retired mariners and their dependents currently live in the independent housing at the Park. A quarter of residents receive support from Nautilus Care, the charity's registered domiciliary care service, which celebrated its 10th anniversary in 2014.

Previous developments at Mariners' Park

There is a long history of modernisation of the property stock at Mariners' Park as the charity has sought to meet changing needs and expectations of retired seafarers. In 1998, the Trustees agreed the Phase 2 of what has grown into a five phase plan.



- Phase 1: A new care home and 14 one bedroom apartments both completed in 2002
- Phase 2: Construction of 10 new bungalows, started in 2007 and completed in 2010.
- Phase 3: The modernisation of the 20 semi-detached bungalows built in the 1950s. This extensive improvement included new roofs, bathrooms, kitchens, central heating and double glazing. This initiative commenced in 2007, and 11 properties have now been completed.
- Phase 4: Demolition of six pairs of semi-detached houses, previously converted into one bedroom flats, and their replacement with Trinity House Hub, containing 18 apartments, plus a range of communal facilities to promote health and wellbeing. Work commenced in December 2012 and the building was handed over in April 2014.
- Phase 5: A further extension of Trinity House Hub. Again older, converted semi-detached houses will be demolished and a further 22 apartments are planned. Work is proposed to start on site in March 2016 for completion in Spring 2017. This will complete the 40 apartment extra care housing Hub.

Why was this Trinity House Hub needed?

Demographic Profile.

Whilst the number of UK working merchant mariners has collapsed from some 40,000 in the 1950s and 1960s (with the advent of containerisation and low-wage foreign competition) to some 23,000 today, the 2007 Merchant Navy Welfare Board Report, 'Supporting seafarers and their families', pointed out the need for supported housing options for retired merchant seafarers and their dependents.

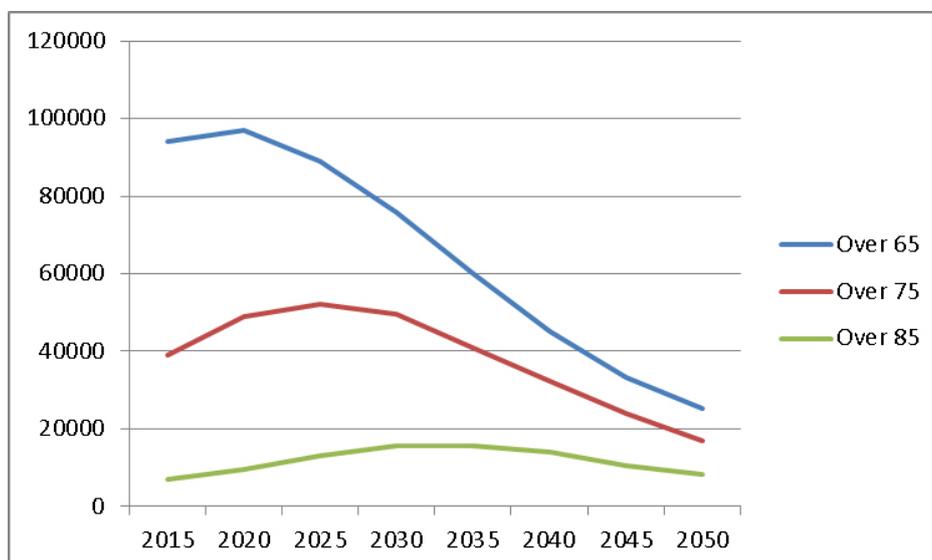
The Report estimated that the numbers of retired merchant seafarers and their dependents would grow from some 90,000 - 100,000 in 2005 to 103,000 to 117,000 by 2020, a 15% increase. However, whilst numbers were then predicted to decline, the increasing trend towards an ageing population and longer life expectancy would mean that demand for care and support services including supported housing would remain significant for many years beyond 2020.

The 2007 data has recently been re-examined in a new Report by Oxford Brookes University titled "UK Seafarers Demographic Profile 2014". This latest Report extends the projected number of over 65s, up to 2050. Whilst it found the same upward trend to 2020 it highlighted that the original numbers were in fact an under-estimation of retired merchant mariners and their dependents. This latest Report projects some 151,000 retired individuals by 2020 compared to 117,000 in the original 2007 Report. Whilst the total number of retirees is expected to decline sharply after 2025, the new Report also highlights that the number of former merchant mariners and their dependents aged over 75 and 85 continue to increase until much later. These indicators are key drivers for demand looking forward.

The numbers of retired Merchant Mariners over 75 will increase from 32,500 in 2013 to 51,580 in 2025, an increase of 59%. Numbers will then slowly decline but even by 2035 there will be some 39,230 over 75's, some 7,000 more than in 2013. By 2040, numbers will be almost some 31,000, little different from the 2013 figure.

Although the proportion of merchant mariners over 85s is significantly smaller, the trend indicates continued demand from this very elderly group. The numbers will rise from 5,620 in 2013 and continue to rise to 15320 by 2035, an increase of some 270%. Numbers decline thereafter but even by 2050 the numbers will be almost 40% higher than in 2013.

The following graph illustrates the 2014 Report projections.



Despite the overall numbers declining over time, with the increasing age profile and the numbers with limiting long term illness and dementia, it can be confidently predicted that the demographics support the need for extra care accommodation for retired merchant mariners and their dependents for the next 30 plus years.

Need/Demand

There is evidence that retired seafarers are likely to be in more need than older people in general.

- Seafarers are more likely to be single in old age than the general older population because of their lower marriage rates. There is also some evidence that seafarers are more likely to divorce and separation after retirement is not unusual.
- Many older seafarers express feelings of isolation and loneliness. The 2007 Report found 11% stated they were isolated compare to 7% in the general older population. Many seem to miss the camaraderie of their working lives, after they 'swallow the anchor'.
- Health in old age can be more problematic. With a range of problems akin to those who have worked in heavy industry, particularly joint issues, but also illness such as skin cancer, the 2007 Report found 82% of respondents to the survey reported poor health. This compares to some 50% for the over 75s in general.
- Income in retirement for merchant mariners is a variable picture. Master mariners and officers can often have a significant pension, though the picture for ratings can be very different. The 2007 Report found that over 55% of retired mariners had no private pension provision.

Coming to live in a seafarer specific housing such as Mariners' Park can be especially important, particularly, for single seafarers. The common bond of seafaring helps start and cement friendships, often the key to overcoming social isolation and feelings of loneliness.

Certainly demand for accommodation at Mariners' Park outstrips supply. The number of vacancies, typically five or six each year, is always exceeded by the number of new applicants, which since 2008 has consistently been over 20 per annum, and has seen the waiting list grow from 38 in 2008 to almost 90 before the opening of Trinity House Hub.

In summary, the drivers to develop the Trinity House Hub extra care scheme were a combination of:

- The need to expand the level of housing provision to better meet demand, both now and into the future
- To reduce the number of upper floor one bedroom units. As existing residents aged and looking at the needs of prospective applicants, accommodation with stairs was clearly not fit for purpose in a retirement community. It had become increasingly difficult to let such accommodation as most new applicants sought accessible accommodation for their retirement.
- It was increasingly recognised that there was a gap in the spectrum of care at Mariners' Park offered by the charity. A key aim is to maximise individual's independence and ensure Mariners' Park provides a 'home for life'. Whilst all residents of the Park benefit from the supporting people service including a community alarm, almost 75% of residents do not require any care support. The other 25% have needs that the Nautilus Care home care service can meet ranging from practical support once or twice a week to high personal care packages with four or five calls each day. However for those residents who needed personal care overnight or felt anxious living alone, some moved into the care home.

We assessed that if 24 hour care support was available many such admissions could be prevented, and individuals could be sustained in a community setting. It was this analysis which was the most significant driver to develop a 24-hour care staffed housing facility.

- It is well known that promoting social relationships is a key component of wellbeing. Support to increase social relationship can be especially important to older seafarers who may be isolated as already noted. The building of the Trinity House Hub would provide an opportunity to develop facilities to promote such social interactions, and boost the health and wellbeing offer to residents.

The Design Brief

There were eight key outcomes specified in the brief. These are summarised below.

1. Blessed with a prominent position on the banks of River Mersey there was a real opportunity to create a landmark building that would be seen by shipping entering and leaving the Mersey. The architects were asked to develop a design that would both recognise the Maritime heritage of the Park and achieve this goal.
2. Achieving an inclusive design was a key consideration. The building needed to provide a range of communal facilities to promote health and wellbeing for all the residents at Mariners' Park and retired mariners across Merseyside. It was key to make the building warm and welcoming, and fully accessible for all.
3. Three key elements of the communal facilities were to be a cafe, lounge and a multipurpose function room space. The aim was to provide opportunities for social interaction in clearly defined intimate spaces, which would create a focal point for activities in the Hub. There was, however, also the desire to create a large space for significant social events, which could link these three areas.
4. A key goal of the charity is to promote health and wellbeing and the Hub design was asked to include a hobby room and the health suite. Other communal use facilities were to include a hair and beauty salon, therapies room, assisted bathroom and laundry.
5. Whilst all the communal facilities needed to be fully accessible to all it was seen as important that access to the apartments located in this Hub building was restricted to the residents of the Hub building only. This concept of progressive privacy needed to be designed into the building.
6. The apartments were required to be fully accessible and be designed with the needs of older and disabled residents in mind. There was a desire to ensure the apartments looked like a 'proper home' whilst also incorporating the latest technology to maximise independence and safety. As far as possible the maximum number of apartments should benefit from a river view.
7. The brief included creating a lounge space for the exclusive use of the residents, which would provide a quieter environment to the busier communal lounge. It was requested that this maximise the potential views from the building.
8. In terms of landscaping, there was a wish to create exterior seating areas to maximise the fine views from the site and create an attractive visual focal point for those residents who would not benefit from the river view.

The Design Response

The Site

Mariners' Park is a unique collection of houses, flats and bungalows which has expanded and been adapted over time. The earliest existing house dates from 1892. The quality of the architecture on the site is on the whole of a very high standard and each phase of building is identifiable by the changes in the architectural style.

Because of this accretion of housing over time, the site has a tangible village feel and a unique community quality that Pozzoni Architects aimed to develop and enhance with their design proposals.



The dwellings to be demolished to make way for the new building were houses which had been converted into flats. The properties were to become obsolete within the near future; because access to first floor flats was problematic and they did not meet current standards.

Layout

The building takes the form of a continuous arc, acknowledging the existing road layout, and taking advantage of the views across the estuary. At ground floor, the glazing which wraps around the communal areas creates an active frontage, inviting participation by the residents and visitors to the park and continuing to take full advantage of the views afforded by this arced layout.



This clearly public frontage onto Webster Avenue / Richard Chubb Drive is accessed from a level walkway that rises up above the road at the far end of the building adjacent to the junction with King George Drive (see image on next page).

The site slopes significantly, thus the building cuts into the surrounding landscaping by almost a whole storey. Retaining walls have therefore been used to enclose a walled garden to the rear which has a curved ramp up to the existing shared lawns (see image on next page).



Apartments

The scheme contains 18 extra care apartments: 12 are two-bedroom (64m²) and six are one-bedroom apartments (54m²). As with all the other properties at Mariner's Park, all accommodation is for rent.

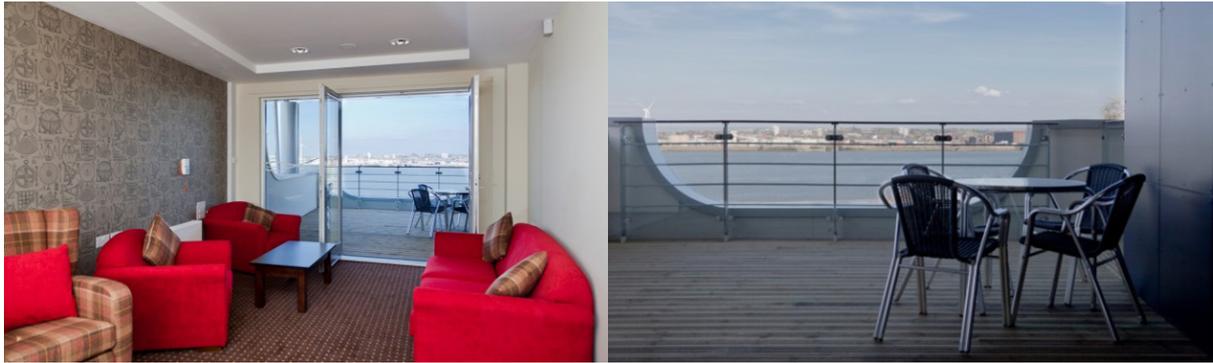
The apartments are on the upper floors, and accessed via the lift. The building is designed with progressive privacy in mind so that only residents living in the Hub building have fob controlled access to the private areas of the scheme.

The apartments are arranged either side of a central corridor which follows the curve of the building allowing this curve to lead you along. Windows in the kitchens of each apartment allow residents to see passersby in the circulation area, overcoming any potential perceptions of isolation and also, with residents personalising these windows, there is life and interest in what could otherwise be a sterile space. Care providers can also discreetly check on the residents and blinds allow for residents' privacy if they choose.

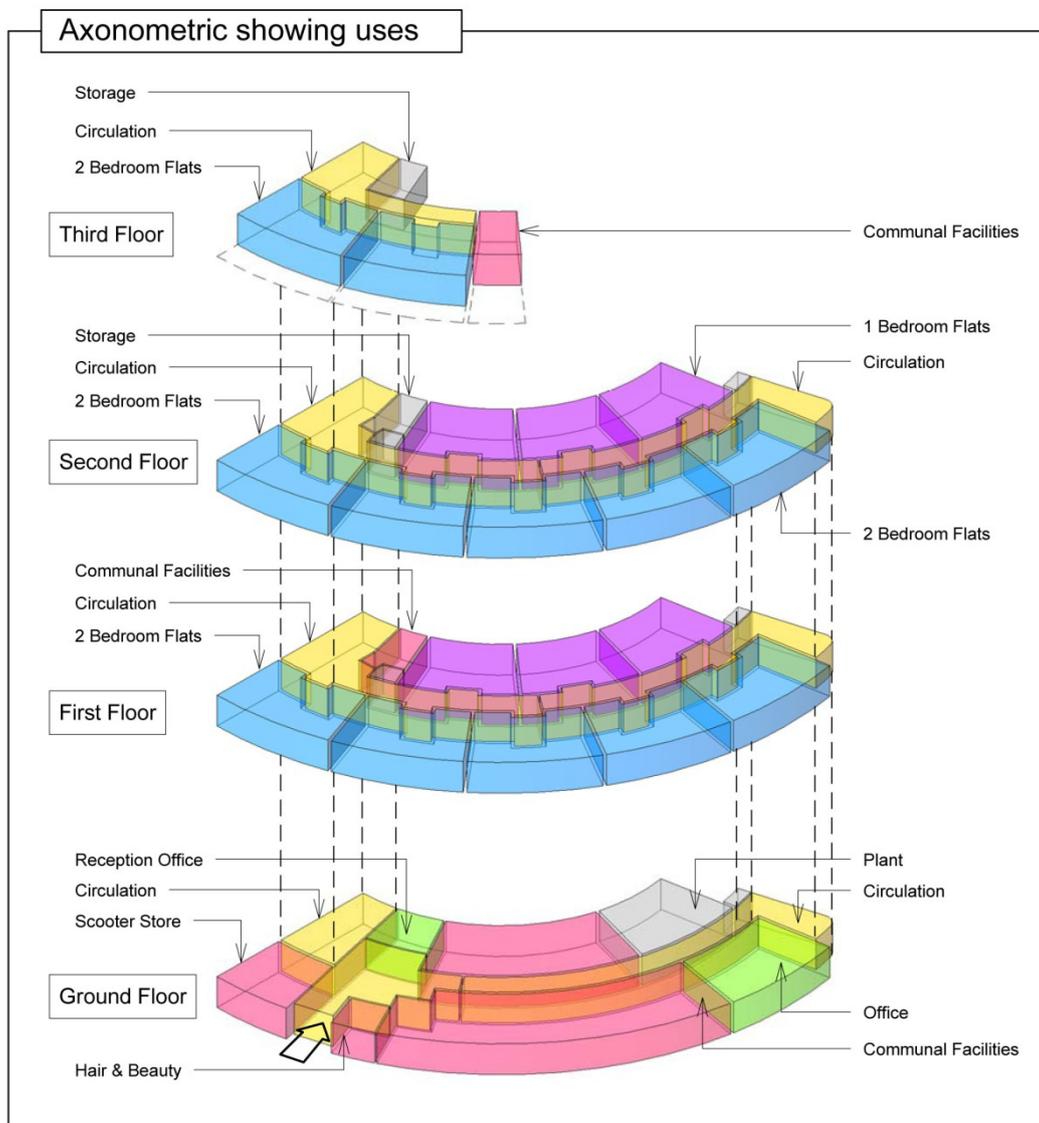
The larger two-bedroom apartments are situated on the convex front of the building, overlooking the estuary. The apartments are laid out to make the most of the buildings geometry. The kitchens widen out where they open onto the lounges providing generous circulation space for easy access. The living space has a wide frontage and generous glazed screen that opens onto the curved balcony.



On the third floor the apartments step back to provide a continuous deck behind the scalloped parapet, reminiscent of a ship's deck. The adjoining observation lounge benefits from excellent uninterrupted views of the estuary and shipping there, whilst the covered areas of the decking allow this area to be enjoyed throughout the year. This feature was included because of the success of the communal lounge in the care home, located elsewhere at Mariner's Park, from which residents can view the maritime traffic.



The one-bedroom flats are located to the concave rear with a view over the landscaped gardens and Juliet balconies to the lounges.



Community facilities

The Hub houses a number of facilities, most are for the use of the wider community within Mariners' Park but some are exclusively for the residents of the Hub.

The communal facilities at ground floor accessible from the building entrance comprise:

- Health Suite
- Assisted Bathroom
- Hobbies Room
- Hair Salon
- Laundry
- Therapies Room
- Lounge
- Function Room
- Dining Area
- Meeting Room
- Observation Lounge

These spaces are freely accessible from the scheme entrance during office hours when the space is informally overseen by the reception staff. The function room, lounge and dining areas are all linked and spill into the circulation space. The function room can be separated off using a sliding folding screen that is concealed within the built in cabinetry. These screens have historic photographs of the New Brighton area on them that enliven the space when they are closed.



The meeting room and hobbies/craft rooms are located alongside this larger communal space behind glazed screens.

The Hair & Beauty room, laundry and gym are accessible from the reception area with glazed screens into these spaces so the activity inside is visible.

In addition to these facilities, the Hub residents have access to a spa bathroom at first floor. This is a smaller, more domestic bathroom for private bathing with no assistance. All of the apartments have wet-room showers so the domestic bathroom provides an intimate and luxurious space for a bath should an individual wish one. There is also an attractive observation lounge on the third floor with a covered terrace. This lounge is more intimate in scale.

Appearance

The design of the Hub was influenced by its location and context. Mariners' Park is located in Egremont, not far from New Brighton on the Wirral Peninsula. The site of the Hub is close to the edge of the site and visible from the Mersey Estuary.

The simple curved building suited an applied render finish to the external walls for both practical and aesthetic reasons, allowing us to use an Art Deco architectural theme. The elegance and simplicity of the Art Deco style includes many motifs from nautical design which is an appropriate reflection of the Charities origins. The Local Authority Planners were very supportive of this approach.

Project Details

The total construction cost of Trinity House Hub was £4.1 million. As noted below, The Corporation of Trinity House provided a generous grant of £2.1 million towards the cost.

It is worth noting that some of the costs incurred represented future proofing ahead of the next phase of the Hub's development, a further 22 apartments. This included items such as a larger substation and boiler capacity anticipating future needs.

Planning permission was granted 26 October 2011, competitive tenders were issued in June 2012 and Pochin Construction were selected and appointed in September 2012 on a Design and Build procurement contract. Construction work began on site in December 2012 and the scheme handover was in April 2014.

Funding

The Nautilus Welfare Fund was greatly assisted in the development by a generous grant of £2.1 million by the Corporation of Trinity House.

The Trinity House Hub was its flagship project in 2014 as it marked the 500th anniversary of the incorporation of Trinity House by Henry VIII in 1514 to promote the safety and wellbeing of seafarers. The balance of the cost was met by some smaller donations, but the main balance of funds came from the sale of investments by the Welfare Fund.

Completion

The link with Trinity House continued with the official opening of the Trinity House Hub by the Princess Royal in her capacity as Master of Trinity House on 4 April 2014. The build period had been some 16 months.

Please follow the link below to view the video of the opening found at the bottom of the webpage:

www.nautiluswelfarefund.org/independent-living/trinity-house-hub



How the scheme is working now

What works well?

Reception - The welfare services administrators are now based in the Hub. The central location of the Hub within the Park makes access for residents easier. The welfare administration is the first point of contact for all enquiries and reporting of repairs. The reception has also become the first point for information about what's on at Mariners' Park.

Flexible ground floor space - The function room can be closed off by an acoustic screen and this enables a separate activity to take place here. Alternatively when the screen is folded away the function room, lounge area and dining space provides a large, single space for events such as parties and activities. The function room incorporates a projector and foldaway screen. This is a new facility for the Park and has led to the establishment of a popular film night.

Cafe - Operating from mid-morning to mid-afternoon from Wednesday to Sunday, this is proving its value not only in terms of a nutritious meal for residents but also a social meeting place. It has been a spur for new friendships forming and greater social interaction for residents. The Café is operated by 'Can Cook', a local social enterprise.

Hobbies Room - Having a permanent space for hobbies and craft activities, including storage space, has enabled the activities coordinator (30 hour post) to offer a wider range of options to residents. The availability of a number of different size tables also allows for both smaller and larger groups as well as multiple activities.

Health suite - This facility includes exercise bikes and a running machine, as well as equipment to promote exercise for those who have undergone knee and hip replacements. Promoting physical exercise is part of the overarching wellbeing approach and over 50 residents have received induction in the safe use of the equipment.

Hair salon - This is a new addition to the range of services for residents and is well used on the two days each week it is open.

Meeting room - This is another flexible use space. Used by staff, it also provides a confidential space for meeting prospective residents. Existing residents also use for smaller group activities, such as talks, computer classes and photography.

Progressive privacy - The whole of the ground floor communal facilities are accessible to all residents living at the Park. All have an electronic key fob to enter the building and the individual rooms timed to reflect the agreed opening hours of each facility.

Buggy Store - The Hub has a buggy store off the entrance lobby and this enables those who use motorised scooters on the Park to access the Hub easily, and recharge their vehicle if necessary.

Apartments - Only residents living in the Hub can access the lobby door to the lift/stairs to the apartments situated on three floors above. Residents have provided many positive comments on the apartment design:

- The provision of a 'proper' front door makes the apartments feel 'like home'.
- The window to the corridor allows contact with passersby in the corridor.
- The open plan kitchen promotes easy access especially for those with walking aids.
- The eye-level oven and fridge help promote independence.
- The en-suite shower rooms (with 'Jack and Jill' doors) are seen as a leap forward, as are the wet room bathrooms.
- Those who wish to have a soak can use the spa bath, though this has not been overly used.
- The picture telephone phone entry system has been easy for residents to operate and they like the ability to see as well as hear the caller.
- All apartments have a pull call alarm as well as a two way voice communication. Pendants for residents are also available. Knowing staff are available 24/7 and can respond within seconds is very reassuring to some of the most vulnerable residents.

An alternative to residential care - As previously noted a key driver for the development was to divert residents away from residential care solutions. In the first year following opening, five residents have successfully transferred from the care home to the new scheme. All received a package of support from the 24/7 care team, and all are managing well. One resident who triggered multiple 999 callouts before admission to the Care Home has had just two since moving into the new Hub. This early evidence suggests that the new development has successfully filled the gap in the spectrum of care highlighted earlier, and is a powerful testimony to the effectiveness of the extra care model in this important regard.

Events and Activities - One of the first questions current residents will have for new residents is "what ship were you on?"

In the meeting room, displayed on a large TV screen, is a website that shows in real-time, the name, registration, position, port of departure and destination of all merchant ships currently at sea. This has become a focal point for many of the residents who reminisce about their time and adventures in many ports abroad.

There are at least eight different activities every week as well as special events such as the annual Sports Day. Activities and days out are a key part of life at Mariners' Park and the spaces provided by the Hub have enabled a step change in this offer.

Sometimes the role of the Merchant Navy is overlooked at times of remembrance, but not at Mariners' Park. There is always a commemorative service for Remembrance Day at the Park, and marking such occasions is an important aspect of life for the residents of the maritime community. A new memorial was unveiled on the 70th anniversary of VE Day. 14 ceramic poppies from the Tower of London installation 'Blood Swept Lands and Seas of Red' were planted outside the Hub, to remember the 14,000 merchant mariners who gave their lives in World War I.

What could be improved?

Whilst resident and staff feedback has been overwhelmingly positive some issues have arisen. In some instances corrective action can, and is, being taken. In others there are no immediate options. Four concerns have emerged:

1. **Health Suite** - Despite a heat exchanger, external fan and blinds, there remains significant solar gain in this room, making it too hot to exercise safely on very sunny days. This has led to some temporary closures of the Suite. To remedy this, an air-conditioning unit was retro fitted.
2. **Residents Lounge** - The Hub resident's private lounge is located on the third floor of the building. There are panoramic views from the balcony area, and this has proved a popular spot on days when there are special events on the River Mersey. However, on a day-to-day basis the lounge is little used. Some residents feel it is too isolated being located on the third floor. More daily events and activities will be held here to help overcome this.
3. **Staff facility** - The building was designed with a staff changing/ locker area and a kitchenette area close to the main communal areas. There is, however, no specific staff room. Some staff have commented on the lack of such facility. This is being addressed by Hub Phase 2.
4. **Apartment WCs** - Some residents have found the eco-friendly dual-flush push buttons on the WCs difficult to operate. For those residents experiencing such concerns it has been possible to retro fit a paddle handle.

Lessons learned

- **Funding** - Small charities can be nervous about relinquishing investments which often provide an essential income stream to support operational activity to meet the Charities' objectives. Investment in housing however produces a clear revenue stream which can compensate or even exceed investment income returns. This can give Trustees confidence to move forward with accommodation initiatives.
- **Personnel** - Over the life of the project there were a number of changes to the core project team. This lack of consistency generated some revisiting of the design concept and created delays in the overall programme. On a more positive note, the inclusion of operational staff from the Nautilus Welfare Fund ensured an essential grass roots perspective was included.
- **Procurement** - The design and build scheme went out for competitive tender. This approach generated a good level of competition and helped secure a competitive price for the contract.
- **Facilities** - The creation of the communal facilities, including the café, have provided a step change in both the range of activities that can now be offered but also significantly enhanced opportunities for socialising and combating loneliness. This has been particularly so for frailer residents living in the Hub, who previously may have felt 'marooned' in their own home on the wider estate.

- **Staffing** - The provision of 24/7 staff within the Hub has not only enabled some residents to move from the Care Home to the Hub, but has also enabled residents who might otherwise have needed long term care, remain in their own home. The personal care support, alongside the reassurance of on-site care staff, has, together, sustained more independent living for the frailer residents and significantly improved their quality of life.
- **Apartments** - All the apartments that benefit from the view and full balconies have two bedrooms. It is unfortunate that all the one bedroom apartments are to the rear and only have Juliette balconies. In retrospect it would have been preferable to have a mixture of aspects and balcony provision.

Conclusions

The new Trinity House Hub building is the latest phase of a long-term masterplan for the redevelopment of Mariners' Park. Funding has been secured from Seafarers UK for the extension of the Hub providing an additional 22 two bedroom apartments, a staff room and an activities space (pictured below). This exciting new addition will ensure accommodation and facilities are up-to-date whilst not losing the ethos and core values of this unique client and user group.

Whilst the end-users are all from a specific background the design is fundamentally flexible to be used for general needs extra care housing. Mariners' Park is different from most other extra care schemes as residents are all from the same background and have shared experiences and a sense of camaraderie; this helps to create a strong and supportive community.



The completed Hub including the new Seafarers UK Centenary Wing

Anecdotal evidence would suggest that an extra care community of residents from diverse backgrounds may take longer to bond as a community, although the counterpoint to this is that diversity is what makes communities vibrant and interesting.

Life on dry land has given these former seamen a new lease of life whilst maintaining a reflective side and a strong attachment to history and tradition.

Hitting the air waves

On 1st December 2014, Mariners' Park featured on a Radio 4 programme with residents discussing their backgrounds and how they felt living at Mariners' Park. Some of these conversations have featured in this case study and a few further residents' comments are quoted on the next page.

“This is not a normal care setting”

“Not a finer place for me to be”

“Great, beautifully maintained, I cannot speak too highly of the staff”

“I have a choice, close the door or be sociable”

“No distinction between the ranks here”

“This isn’t God’s waiting room”

And to demonstrate the sense of humour that exists, when asked by the interviewer what brought him here, one resident replied *“an ambulance!”*

Another resident when asked by the interviewer how the water was looking during a choppy Mersey ferry crossing, replied: *“wet!”*

The whole programme can be found at the following link:

www.bbc.co.uk/programmes/b04stvxv

Note

The views expressed in this paper are those of the author and not necessarily those of the Housing LIN (Learning and Improvement Network).

About the Housing LIN

Previously responsible for managing the Department of Health’s Extra Care Housing Fund, the Housing LIN is the leading ‘learning lab’ for a growing 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 with long term conditions.

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Published by

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