RAISING THE PROFILE, RAISING THE STANDARDS

Following the success of the first ever Housing LIN Extra Care Housing conference in December, Raising the Profile, Raising the Standards, copies of all the presentations and a selection of pictures are now available on our website at: www.housinglin.org.uk/Events/HLINAnnualConference

Feedback from the evaluation forms was highly complimentary and there was an encouragement from sponsors and delegates alike that this should become a permanent fixture on the Housing LIN calendar. Specific comments back include:

“An excellent high quality conference tackling in depth key issues affecting development of extra care”

“Stimulating focus of practitioners which exuded energy and optimism in a splendid venue”

“Excellent networking opportunities, everyone is here - we had to be!”

For those of you who missed last year’s event and the launch of the Housing LIN/ADASS SHOP resource pack written by IPC, Strategic Housing for Older People: Planning, designing and delivering housing that older people want, email your contact details to info@housinglin.org.uk and we will post a copy to you.

In addition, IPC have developed a range of SHOP resources that can help you design, develop and/or review your services. Add these to your shopping basket! For details, go to p4.

We are grateful to Willmott Dixon for their support of this issue of Housing with Care Matters
POLICY & FUNDING NEWS

Other policy and funding news across housing, health and social care since our last enews includes:

Public Health Outcomes Framework

The new Public Health Outcomes Framework introduces an overarching vision for public health, with outcomes to achieve this and the indicators to evidence how well our health is being improved and protected. The accompanying technical requirements, Improving Outcomes and Supporting Transparency makes the link between housing and homelessness and sets out the indicators needed to tackle their associated health inequalities.

Commenting on the framework Jeremy Porteus writes, “JSNAs and Health and Wellbeing Boards will play an important part in evidencing improvements and delivering local leadership but housing must also have an equitable role if it is to be part of the solution”. Read more at: www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_132358

Additional support funding for social care and Disabled Facilities Grant funding

Last month, the DH wrote to SHA, PCT and LA Chief Executives and Directors of Adult Social Care to announce the allocation of a one-off £150m to Primary Care Trusts in England, for immediate transfer to local authorities for investment in social care services which also benefit the health system, in particular, to enable local services to discharge patients from hospital more quickly and provide effective on-going support for people in their own homes.

The DH and DCLG have also announced an additional £20 million to the Disabled Facilities Grant for 2011/12 to help more people with a disability to access the aids and adaptations they require to live independently at home. To view a copy of the letter, go to: www.dh.gov.uk/en/Publicationsandstatistics/Lettersandcirculars/Dearcolleagueletters/DH_132040

Housing Benefit cuts will put 800,000 homes out of reach

Research conducted by the Chartered Institute of Housing (CIH) warns that a 800,000 homes will be out of reach of families receiving housing benefit (HB) and that many cities will not have enough affordable homes to rent.

The research found that the proposed HB changes will mean that claimants face the choice of debt, cutting back on basic living expenses or face the risk of homelessness as they are confronted with being unable to afford to pay their rent. The CIH’s in-depth analysis revealed a significant number of properties are no longer fully covered by local housing allowance for private tenants due to measures that restrict housing benefit payments to rents paid in the cheapest third of lettings and the placing of absolute caps on the amount of housing benefit to be received by a household. Taken together, they state that the measures will restrict choice even further for claimants - in particular in parts of the country where the cost of rented housing is high. For more information, go to: www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/Housing_benefit_cuts_will_put_800000_homes_out_of_reach

Interested in mortgages?

There are still a couple of weeks to respond to DWP calls for evidence concerning support for mortgage interest for low income pensioners. DWP currently offer low income households limited support for mortgage interest on loans taken out to purchase a home, up to prescribed capital limits, and on certain loans for some essential home repairs. The amount of interest paid by the DWP has already been cut by the Chancellor in last year’s budget and what is now proposed is that where a claimant is disabled or retired, they would put a charge on the property to recoup long-term payment of support for mortgage interest plus an additional sum for interest and an administration fee. Such a charge would be in addition to the charge placed on the property for the capital repayment of the loan.

Care and Repair England point out that one group who would be particularly badly affected are older right to buy leaseholders who, when faced with large bills for external block works carried out under the decent homes programme, had to take out loans to meet their liabilities, often amounting to tens of thousands of pounds on relatively low value homes. However, it could also potentially affect low
income leaseholders down the line, for example those in extra care housing or retirement housing who could in future be faced with similar costs for repairs and/or improvement works. To find out more and have your say by 27 February, go to: www.dwp.gov.uk/docs/support-for-mortgage-interest-call-for-evidence.pdf

A strategy for housing Scotland’s older people

The Scottish Government have issued their 10 year housing strategy for older people, Age, Home and Community. This document provides a thorough approach to addressing the housing needs and aspirations for older people in Scotland within the wider context of planning for an ageing population.

This impressive strategy identifies five key outcomes for housing and related support for older people, covering: clear strategic leadership; information and advice; better use of existing housing; preventative support; and new housing provision. Underlying these are a commitment to see older people as an asset; choice; planning ahead; and preventative support, the latter making clear strategic links with health and social care.

Jeremy Porteus writes, “There are some really important lessons to be learnt from the strategy that inspire change and ensure older people are at the heart of this process. It isn’t rocket science, it’s plain common sense!” To view the strategy, go to: www.scotland.gov.uk/Resource/Doc/365373/0124256.pdf

Health Committee

Following its recent hearings, the Health Committee in the House of Commons have published their report on Social Care. This report makes a number of timely recommendations that can help inform government’s thinking on the Social Care White Paper expected this Spring and underpin future system reform and service improvement, including closer integration between health and social care and building partnerships with housing.

For more, go to: www.publications.parliament.uk/pa/cm201012/cmselect/cmhealth/1583/158

NEW DH FUNDED EXTRA CARE SCHEME OPENS

The official opening of the following DH funded scheme took place this month

Mendell Court, Wirral

Residents of Mendell Court in Bromborough have celebrated the official opening of this £5.7m DH funded extra care scheme. Developed in partnership between Housing 21, Wirral Council, NHS Wirral, the Department of Health and Cruden Construction, it provides 49 one and two bedroom apartments on a mixed tenure basis for independent living along with 24 hour on-site care. For more details, visit: www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8330

2012 HOUSING DESIGN AWARDS

This year’s prestigious national housing design awards, led by government and supported by HCA, GLA and many other key organisations, includes a special award in collaboration with the Housing LIN for best development for housing our ageing population.

The Awards also make HAPPI Project Awards when a scheme has planning permission but is not yet built or occupied. It enables a developer to use the publicity of being shortlisted or winning for its sales and marketing.

Jeremy Porteus writes, “This is a wonderful opportunity to celebrate the housing achievements for older people but, more importantly, to showcase buildings that older people judge have been designed to meet their needs. Everyone will be a winner!”

Previous winners include DH funded extra care schemes in St Helens, Heald Farm Court, and Hartfields in Hartlepool. Find out more about these schemes and other DH funded schemes on the Housing LIN Extra Care Housing on-line directory at: www.housinglin.org.uk/Topics/ECHScheme/

The deadline is 1st March and entries can be made online at: www.hdawards.org
STRATEGIC HOUSING FOR OLDER PEOPLE

Do you understand your local older people’s housing market?

Both for local authority commissioners and housing providers, gaining an understanding of what housing is currently available for older people is key in enabling decisions to be made about future investment and the development of new services. The SHOP Resource Pack and the SHOP programme can help you to gain that understanding through:

• Outlining the key issues and viewpoints surrounding market development within older peoples housing.
• Providing you with a range of useful data sources to enable you to understand your market.
• Providing you with guidance and support in developing a market position statement.
• Providing a template for assessing the key issues within your existing sheltered housing stock.
• Signposting you to potential sources of information and support in appraising development options and investment decisions.

To check out, visit www.housinglin.org.uk/SHOP_resource_pack or http://ipc.brookes.ac.uk/shop.html
For more information on the SHOP programme, email ipc@brookes.ac.uk for details.

NEW HOUSING LIN PUBLICATIONS & RESOURCES

Keeping you informed on latest policy and practice developments, we are pleased to bring you the latest products from the Housing LIN. These are:

A progressive approach to accessible housing

This new Housing LIN Viewpoint by Julia Park of Levitt Bernstein Architects looks at how accessible housing is currently designed and delivered and how outcomes might be improved. Its message fits well with the objectives of a cross-industry working group looking at how best to streamline the plethora of housing standards operating under the leadership of Sir John Harman, and with the government’s recently published Housing Strategy for England, ‘Laying the Foundations’. To download your copy, go to: www.housinglin.org.uk/pageFinder.cfm?cid=8426
For more information on housing design, read about the new HCA design review on p5.

Building mutual support and social capital in retirement communities

This new Housing LIN Viewpoint by Imogen Blood and Jenny Pannell, Independent Consultants, explores how volunteers contribute to the running of sheltered and extra care housing and the quality of life of those living in them? How do those living in communities exclusively designed for older people support each other and contribute and connect to the wider community? What might ‘choice and control’ and ‘co-production’ look like for these micro-communities? And what scope is there to encourage ‘localism’, ‘co-production’, ‘mutuality’ and ‘social capital’ here and what are the obstacles and the limitations? To find out more, go to: www.housinglin.org.uk/pageFinder.cfm?cid=8429
OTHER USEFUL REPORTS/RESOURCES

There are several other new reports relating to housing for older people, housing design and accessibility and sources on the wider determinants of health and social care. They include:

HOUSING FOR OLDER PEOPLE

Helping older people choose the right home for them

This report commissioned by EAC/FirstStop examines a range of approaches to helping older people make informed decisions about their housing options. In particular, it explores the financial outcomes and benefit realisation of 5 different services for older people and the ways in which they contribute to making the most effective use of housing stock. The projects included:

- A London-based Homeshare service, Crossroads Care Central which matches older home owners who need support with people who want to share their home to enable both to benefit, for a fee they both pay.
- ‘Free Space’, a new pilot scheme by the London Borough of Redbridge, that looks at imaginative ways to enable home owners to use equity in their house to rent it out, rent smaller, more suitable accommodation and make a profit.
- A local FirstStop example makes the economic case for good information by demonstrating the savings to the public purse of advice which leads to a move to supported housing compared to staying in poor housing or moving to a nursing home; and
- Two case studies that demonstrate the value of proactive intervention by West of England Care & Repair and Seamless Relocation. The latter work closely with providers and commissioners and provide intensive practical support to make moving home as stress-free as possible for older people.

To view the full report, go to: www.eac.org.uk/eac-news/item-helping-older-people-choose-the-right-home-for-them-53129.aspx

Handyperson evaluation

In 2009, the DCLG introduced additional funding for handyperson services to enable local authorities to develop new services or expand existing services. Alongside this programme, nineteen enhanced pilot projects were also funded to test new and innovative service developments. This report is the independent evaluation of that programme and reports on value for money and the success in meeting service users’ needs. To download, go to: www.communities.gov.uk/publications/housing/evaluationhandypersonprog

HCA report about JRF equity release findings

A new report from the JRF assesses three pilot equity release schemes of the Home Cash Plan for older home-owners receiving Pension Credit. The Plan was piloted by three councils and designed to provide small amounts without any adverse impact on benefits. Whilst small in scale and the pilot only received 20 enquiries, the pilot found that if a suitable product were developed older home-owners might be helped by it. The Home Cash Plan is now being offered nationally through Age UK Enterprises and FirstStop, and together they received more than 1,200 enquiries about equity release in the first nine months. To view the findings, go to: www.jrf.org.uk/publications/equity-release-pilot-schemes

Non-mainstream housing design guidance

Commissioned by the HCA and carried out by PRP architects and Levitt Bernstein, this literature review provides an overview and synopsis of the extensive published guidance which already exists relating to the design of non-mainstream housing and the refurbishment of existing stock. This is essential reading for investment partners, project commissioners, local authorities and designers to help them decide which advice would be most useful for their project.

Jeremy Porteus writes, “this guide is an A-Z of designing for supported and specialist housing. It pulls together everything you need to know in one place. It will help readers navigate the plethora of resources relating to designing and building accommodation for older and vulnerable people”.

To download a copy, go to: www.homesandcommunities.co.uk/non-mainstream-housing-design-guidance
HOUSING, HEALTH & CARE

Taking extra care to keep Fracture free

The ExtraCare Charitable Trust have published the interim findings of its osteoporosis project called Fracture-Free funded by the Department of Health’s Innovation, Excellence & Strategic Development Fund. This 3 year project is helping their service users reduce the impact of a fracture by identifying those at risk of developing osteoporosis. The link also below contains details of the latest findings of ExtraCare’s Well-being Service. For details, visit: www.extracare.org.uk/news-press/latest-news/extracare-releases-well-being-review.aspx

Integrated Care – a positive choice from the NHS Future Forum

This paper puts across the strongest case yet for closer integration and the enablers that need to be put in place to deliver meaningful outcomes to navigate and coordinate care.

The paper also takes note of the dependencies between health, social care, housing and other services, especially in relation to the effectiveness of housing in preventing, delaying, reducing or diverting demand on more costly health and social care services. It cites, “the NHS spends £600m treating people every year because of ‘category 1’ (the most severe) hazards in poor housing, the vast majority being associated with falls”.

It also stresses the importance of the emerging Health and Wellbeing Boards and their potential to influence the key determinants and influencers of health and wellbeing, such as extra care housing. Visit: www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/documents/digitalasset/dh_132023.pdf

Involving older people in commissioning

This JRF study set out to investigate what happens when older people are given the opportunity to shape service commissioning and delivery. The study also raises wider questions about the impact of their involvement, particularly whether it can change the nature of local power relations in the long term.

Drawing on the experiences of older people in Dorset and Salford, the study examined how older people in these areas were involved in commissioning and service delivery; what difference their involvement made; the factors which lead to successful engagement; and the barriers to involving older people. The findings are available at: www.jrf.org.uk/publications/involving-older-people-more-power-to-their-elbow

TELECARE UPDATE

This section highlights relevant Telecare and Telehealth items that may be of interest

More than a million

Paul Burstow, the Minister for Care Services, has reaffirmed his commitment to 3 million lives and launched a Concordat between the Department and the Telecare and telehealth industry to accelerate its roll-out. To view, go to: www.3millionlives.co.uk/pdf/Concordat%20-%20FINAL.pdf

Tomorrow Together

‘Tomorrow Together’ is a campaign to spark national conversation about the future needs of older adults and why we need innovation to help people live independently in later life. People are invited to add their voice to the debate by sharing stories or information, and by offering their opinion. To find out more, go to: www.tomorrowtogether.innovateuk.org

Telecare LIN – have we got more news for you

The new edition of the ALIP/Telecare Network newsletter in support of the DALLAS programme is now available. Packed with everything you need to know about recent policy, practice and product development, this is the most informative newsletter available to the sector. Not to be missed if you are interested in the application of telecare and telehealth and how it can assist you in improving your services. To view, go to: www.telecarelin.org.uk/_library/Resources/Telecare/Telecare_advice/Newsletter/Telecare_LIN_eNewsletter_january_2012.pdf

RESEARCH UPDATE / CALL FOR INFORMATION

Members have asked us for any information on the following:

Breaking the Mould

As a follow-up to their influential report, Breaking the Mould, the NHF are looking for case studies which demonstrate how housing associations offer positive options for older people at crucial points of unforeseen change - for example due to dementia or an unplanned hospital admission.
Supported by the Housing LIN, they are developing an online resource about managing transitions. Its focus is on how housing associations deliver savings to health and social care budgets through housing and related care services which help to manage transition more effectively for people aged 55+. For further information, go to: www.housing.org.uk/policy/older_and_vulnerable_people/older_and_vulnerable_news/case_studies_needed_-_managing.aspx and also watch David Orr’s blog on www.housing.org.uk/about_us/leadership_team/david_orrs_blog/housing_and_care_for_an_aging.aspx

**Its an ASSET**

The Housing LIN is pleased to be partnering a number of universities and providers on Adult Social Services Environments and Settings (ASSET). Led by the University of Worcestershire, the overall aim of this project is to explore how best to provide adult social care in housing with care schemes in England, in order to maximise quality of life for residents and make the best use of resources.

If your organisation would like to be part of the in-depth case studies of housing with care schemes and help explore how these work with adult social care, draw on the experiences of residents and relatives of receiving services, and the cost of different models of care, we would like to hear from you. To find out more, visit: www.assetproject.wordpress.com or email: simon.evans@worc.ac.uk

**End of Life Care and Extra Care Housing**

The Housing LIN has been commissioned to project manage the revision of the joint Housing 21/NHS National End of Life Care Programme Resource Pack, Information and Resources for housing, care and support staff in extra care housing. ILC-UK will be collating case studies to demonstrate best practice, to highlight the challenges in the delivery of end of life care and the strategies/approaches used to overcome these. The focus group will collect drill down on the delivery models and best way to use the resource pack to improve the quality of services and experience for residents in extra care housing and that of their relatives.

If you would like to provide examples and be considered for participating in the focus group, email info@ilcuk.org.uk

**REGIONAL HIGHLIGHTS**

*This section contains updates from our regional ‘champions’*

**East Midlands Region**

We are delighted to welcome Debbie Waldron from Willmott Dixon as the region’s new Housing LIN ‘champion’. Debbie has considerable knowledge and experience in developing Extra Care Housing and leads on the care portfolio for Willmott Dixon. Welcome aboard!

**North West Region**

Transition Alliance, that brings together NHS and local government, held an interesting day on End of Life Care and Extra Care Housing in Manchester last month. This brought together primary and acute health commissioners, social services commissioners, housing providers and managers of extra care to better understand advanced care planning and provided useful input into our work with ILC-UK. For details, go to: www.transitionalliance.co.uk

**West Midlands Region**

Winehala Court, a 60 one and two bedroomed extra care scheme for older people in Short Heath, Walsall has recently been opened. The development, a partnership between Housing 21, Walsall Borough Council and Willmott Dixon, includes options for rent or purchase on a shared ownership basis and residents with access to 24 hour on-site care and support and wider community services, including a day centre. It is one of five extra care housing schemes to be provided under the £43 million project to re-provide older people’s housing across the borough.

The new Pannel Croft Retirement Village show homes officially opened on Wednesday 8th February. Opening in 2013, Pannel Croft Village is being developed on a 6.5 acres site in Newtown, Birmingham. It is the second of five retirement villages being developed in a partnership between The ExtraCare Charitable Trust and Birmingham City Council. Partly funded by a £3.2m DH grant, the Village will provide spacious homes for affordable rent and sale, care and a host of community-based health and leisure facilities.
South East Region

Hampshire County Council are holding an Extra Care Provider Workshop on Tuesday, 14 February with potential development partners to help identify and meet the demand for extra care across the county. If you would like to register an interest in participating in this workshop, email David Harris at: supporting.people@hants.gov.uk

In addition, Saxon Weald Housing Association have recently opened their £11m new extra care scheme, Abbotswood, in Littlehampton. The scheme, a partnership with West Sussex County Council and Arun Districts, provides 62 units of housing with care and a range of facilities for older people.


North Yorkshire

The local MP and Foreign Secretary, William Hague, recently opened Greyfriars, the new £6.2m extra care housing scheme in Richmond, North Yorkshire. The scheme, which has 39 units of accommodation to rent or purchase on a shared ownership basis, was developed through a partnership between North Yorkshire County Council, Housing 21, Richmondshire District Council, the Homes and Communities Agency and builders Frank Haslam Milan North East.

South West Region

The Local Government Group’s final Ageing Well seminar on Strategic Housing Options for Older People was held at Taunton on 31 January. The seminar, delivered by IPC and the Housing LIN, brought together 40 policy makers and commissioners across the region to ‘walk through’ the new Housing LIN/ADASS resource pack.

REGIONAL MEETINGS

This section focuses on presentations given at recent regional meetings, conferences and upcoming events.

Forthcoming regional meetings

Details of those confirmed for your area are listed below. To receive an automatic invite, register your interest by region at: www.housinglin.org.uk/userAccount/register

Eastern HLIN, 14th February, Baldock, Herts

North West HLIN, 20th February, High Blackley, Manchester

South East Region Dementia Care Workshop, 1st March, Guildford, Surrey

East Midlands HLIN, 24th April, (venue tbc)

Registrations to our regional meetings are open to members of the Housing LIN at: www.housinglin.org.uk/Events

Euro zone

Jeremy Porteus and Roger Battersby (2nd & 1st left, photo) from PRP Architects were invited last month to present at an international Lifetime Neighbourhoods conference in France on innovative approaches in housing with care in the UK. Held at the Senate, Paris, the event brought together French politicians, leading industrialists, funders, developers, and international practitioners to consider the housing challenges facing the ‘longévité’ of an ageing population, one of the few things that Cameron and Sarkozy have in common!

Housing LIN tel: 020 7820 8077 email: info@housinglin.org.uk www.housinglin.org.uk
OTHER EVENTS

This section lists major events supported by the Housing LIN that will be of interest to our network members

Laing & Buisson Extra Care conference 2012

With presentations on the DH funded evaluation of its extra care programme and developing a local strategic response to housing for older people markets, bookings for this event can now be made at: www.laingbuisson.co.uk/Events/Conferences/ForthcomingConferences/tabid/641/CategoryID/6/List/1/Level/1/ProductID/500/Default.aspx?SortField=EAN%2cProductName

CSH Sheltered and Supported Housing conference

The Centre for Housing Support is holding two events in March (1st in Leeds and 22nd in Cheltenham) on the challenges and opportunities for sheltered and supported housing. www.cornwall.ac.uk/downloads/chs/brochure_winter_conference.pdf

NHF Delivering Housing Adaptations conference

This NHF conference is being held on 7 March 2012 in London. To book a place, go to: www.housing.org.uk/events/find_an_event/housing_management_and_policy/delivering_housing_adaptations.aspx

PROFILE YOUR WORK

If you have promotional material, articles or features you would like us to consider for future editions of Housing with Care Matters, please send information to: info@housinglin.org.uk

We welcome your contributions.

ABOUT THE HOUSING LIN

The Housing LIN is the leading ‘knowledge hub’ for a growing network of 5,700 housing, health and social care professionals in England involved in planning, commissioning, designing, funding, building and managing housing, care and support services for older people and vulnerable adults.

We welcome news items for consideration in our next issue. Please email these to: info@housinglin.org.uk

We are grateful to Willmott Dixon for their support of Housing with Care Matters