



# Housing with Care Matters

E-news from the Housing Learning & Improvement Network

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#HLINenews

- 2 Policy & funding news
  - DH capital 2013/14 & 2014/15
  - Response to Dilnot
  - Dementia Action Alliance
  - Welfare reform
  - Public Health funding
  - Green Deal
  - HIA & fuel poverty grants
- 4 Housing LIN publications
  - 4 new case studies
  - 3 new viewpoints
- 5 Other useful resources
  - On housing and ageing
  - On health and social care
  - On housing and dementia
- 8 Telecare update
  - New telecare case study
  - Other reports
  - Telecare LIN enews
- 8 Call for information / Research update
- 9 Our regional highlights
- 11 Housing LIN meetings / events
- 12 Film review!



Jon Rouse,  
new Director General  
for Social Care, DH

## WHERE DID CHRISTMAS AND NEW YEAR GO?

Jeremy writes, is it me or did you also feel that Christmas and New Year flew by? It's already February - where has the time gone!

However, following a successful annual conference in December, we have been busy working behind the scenes on several new projects for 2013. These include: the refresh of the Housing LIN website's home page; new content on Health and Housing (forthcoming), and planning a series of regional events to keep our learning and improvement at the forefront of service development and innovation. We are grateful to our sponsors for enabling these developments.

On a personal note, I was delighted to receive Honorary Life Membership to the College of Occupational Therapists Special Section on Housing (only their third award in 25 years). I have long been an advocate for the tremendous rehabilitation work OTs undertake to support people to cope and recover from major life incidents. I am honoured to be honoured!

Some of you may also have seen my King's Fund blog (and tweets) on the virtues of closer integration and partnership working across housing and health systems. Indeed, the Housing LIN is one of a number of sector agencies working with the NHS Commissioning Board and Department of Health to develop a Partnership Agreement across housing and health. To have your say or respond to my blog, go to:

[www.kingsfund.org.uk/time-to-think-differently/blog/when-it-comes-care-there-no-place-home/](http://www.kingsfund.org.uk/time-to-think-differently/blog/when-it-comes-care-there-no-place-home/) or follow me on Twitter [@HousingLIN](https://twitter.com/HousingLIN)



Jeremy Porteus  
receiving his award from  
Kate Sheehan, COT

(contd. on p.2)

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



And finally, I was pleased to see the appointment of Jon Rouse as the new Director General for Social Care, Local Government and Care Partnerships at the Department of Health (picture on front cover). Jon has recent Local Government experience but prior to that was Chief Executive of the Housing Corporation (now the Homes and Communities Agency). With integration rising up the political agenda, it is an ideal time and opportunity to put housing at the centre of care partnerships.

## POLICY & FUNDING NEWS

*Policy and funding news across housing, health and social care since our last enews includes:*

### Department of Health releases further monies for capital projects

The DH have sent a letter to Councils with Social Services Responsibility outlining their share of £261m Community Capacity Grant that they will be receiving in 2013/14 and 2014/15 to support capital projects in their areas. In previous years, the Housing LIN is aware that some councils have used this money to invest in Extra Care Housing or help meet budget shortfalls for Disabled Facilities Grants. The DH letter states that funding should be used to support development in personalisation, reform and efficiency. Details of individual council allocations are listed in Annex C of the DH letter at: [www.housinglin.org.uk/Topics/browse/HousingExtraCare/FundingExtraCareHousing/?parent=1007&child=8699](http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/FundingExtraCareHousing/?parent=1007&child=8699)

### Government response to Dilnot

At the time of writing, the Secretary of State for Health, Jeremy Hunt, is to announce the government's response to the Dilnot Commission. He is expected to state that elderly people will not have to pay more than £75,000 for long-term care from 2017. As trailed by the BBC, this figure is higher than the £35,000 'cap' recommended by Andrew Dilnot but the state would still pay the cost of any care above that figure, which does not include food and accommodation costs. With the shift towards an equity based care model for the majority of older people, this could have significant implications on how the extra care housing market responds. The Housing LIN will be taking a keen interest on the impact for the sector and the opportunities it could present. To view Jeremy Hunt speaking on the BBC, visit: [www.bbc.co.uk/news/uk-politics-21403679](http://www.bbc.co.uk/news/uk-politics-21403679)

### Housing LIN becomes a member of the Dementia Action Alliance

**DAA** Dementia Action Alliance

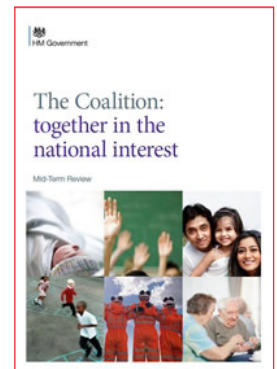
The Prime Minister has announced that 2013 will be a year of

dementia awareness. In recognition that housing has a role to play, the Housing LIN has been accepted as a member of the Dementia Action Alliance (DAA). Supported by Sue Garwood, the Housing LIN dementia 'champion', our declaration demonstrates how through our networks we will make a contribution to raising awareness and help transform the quality of life for people living with dementia at home. Our action can be viewed at: [www.housinglin.org.uk/News/HousingNewsItem/?cid=8758](http://www.housinglin.org.uk/News/HousingNewsItem/?cid=8758)  
If you would like to get involved, email us at: [dementia@housinglin.org.uk](mailto:dementia@housinglin.org.uk)

Also, see our new report on dementia and housing, published in association with ADASS on p.7 below.

### Mid-Term Review

This report from the Coalition Government, *The Coalition: together in the national interest*, provides an update on the progress the government is making in implementing its Programme for Government. It makes brief mention of telecare and telehealth (3million lives programme), the New Homes Bonus and the £300m specialised housing fund. For more, go to: [www.number10.gov.uk/the-coalition/mid-term-review/](http://www.number10.gov.uk/the-coalition/mid-term-review/). We now await the spring budget and news of any more capital to boost housing development.



### Planning review published

With an increased emphasis on localism in the National Planning Policy Framework, Lord Taylor of Goss Moor recently published his review of planning practice guidance. It recommends greater clarity of planning guidance and ways in which to keep it relevant and updated, and help support local judgement.

Whilst there is no specific reference to housing for older people or accessibility issues, it suggests how best practice should be encouraged locally, signposting to practitioner bodies, rather than being endorsed centrally by government. To read more, go to: <http://planningguidance.readandcomment.com/wp-content/uploads/2012/12/External-Review-of-Government-Planning-Practice-Guidance.pdf>



For information on planning and an ageing society, take a look at the recent toolkit, *Housing in Later Life: Planning ahead for specialist housing for older people*. This provides useful hints and tips and examples of local practice called for by the Taylor Review. To download, go to:

[www.housinglin.org.uk/pagefinder.cfm?cid=8654](http://www.housinglin.org.uk/pagefinder.cfm?cid=8654)

### Land disposal and development plan

The HCA have updated their document to reflect their continued work with local partners and provide an updated overview of the landholdings that they expect to bring forward for development and/or dispose over the remainder of this financial year and an indicative development and disposal pipeline on other assets by March 2015. This includes a significant number of former NHS sites. Check out for potential sites in your area at: [www.homesandcommunities.co.uk/ourwork/our-land](http://www.homesandcommunities.co.uk/ourwork/our-land)

### Specialist Housing for Older People

In January an Early Day Motion was tabled in Parliament via a supportive MP on retirement and Extra Care housing. It recognises the growing need for all forms of specialist housing for older people, based on clear evidence that housing of this type delivers health and well-being benefits to its residents. It calls on local and national government to promote the delivery of all types and tenures of this important form of accommodation in the future. For more details, go to: [www.parliament.uk/edm/2012-13/878](http://www.parliament.uk/edm/2012-13/878)

### What is exempt accommodation?

In September 2013, the Government announced that the housing costs of "supported exempt accommodation" would sit outside Universal Credit. If you are confused by what constitutes "exempt accommodation", this briefing and flowchart from Sitra offers guidance as to what accommodation is exempt or not. Available at: [www.sitra.org/fileadmin/sitra\\_user/2012/Policy/Benefits/Exempt\\_Accommodation\\_Briefing.pdf](http://www.sitra.org/fileadmin/sitra_user/2012/Policy/Benefits/Exempt_Accommodation_Briefing.pdf)

### Welfare Reform Impact Assessment

And staying on welfare reform, headlines from new National Housing Federation research are:

- The bedroom tax is anticipated to have a significant impact for more than 60% of associations
- 84% of associations believe that rent arrears will increase as a direct result of welfare changes - the average increase expected is 51%
- Housing associations are facing the challenges of welfare reform head on - more than nine in ten (95%) have begun to look at the risks and opportunities and are planning to spend an average of around £50,000 each in 2013 to prepare for the impact.

To read in full, go to: [www.housing.org.uk/policy/welfare\\_reform/impact\\_assessment.aspx](http://www.housing.org.uk/policy/welfare_reform/impact_assessment.aspx)

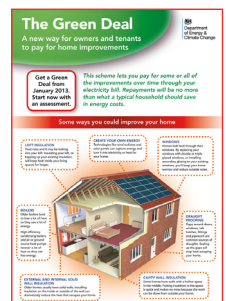
### Public Health funding announced

The Department of Health has announced a two year, ring-fenced budget of £5.4billion for local authorities in England to take the lead for improving the health of their local communities. For details on allocations by authority, go to: [www.dh.gov.uk/2013/01/public-health-budgets/](http://www.dh.gov.uk/2013/01/public-health-budgets/)

### Green Deal

The government have announced that householders are to be offered long-term loans to help make their homes more energy efficient and cut bills under a new government scheme. Under the scheme, households can use loans to spend on energy-saving improvements, such as insulation and new boilers, with no upfront cost. For details, go to: [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Foundations, the national coordinating body for Home Improvement Agencies, also report that the Department of Energy and Climate Change has published a leaflet offering advice on the services available for energy saving home improvements under the Green Deal. It explains clearly the process for assessment and applying for energy saving home improvements, including who to contact if you are looking for a grant towards the work. View at: [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/65553/6634-the-green-deal-a-new-way-to-pay.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65553/6634-the-green-deal-a-new-way-to-pay.pdf)





## HIA sector gets £500k to deliver new fuel poverty scheme

Home improvement agencies (HIAs) across England will be able to help vulnerable people stay warm this winter through a new £500k government programme which will see HIA case workers provide one-to-one advice to 4,000 households and funding for small improvements to 1,000 households.

The scheme, 'Foundation's Warm Homes Service', is financed by the Warm Homes, Healthy People fund, part of the Department of Health's initiative to reduce deaths over the winter, and managed by FILT, the charitable arm of Foundations which represents HIAs in England.

The £500k funding will be used in two ways. Firstly, to train caseworkers and handypersons on how best to advise vulnerable people to avoid fuel poverty and achieve a healthy and warm living environment. For example: advice on ways to control use of fuel, assistance on accessing energy efficiency financial support and a benefits entitlement check. And secondly, to enable HIAs to bid to FILT for funding to pay for small-scale warm home improvements such as boiler repairs, draught-proofing windows or a new gas fire.

For more information about this initiative, email Paul Woolley at [paulw@foundations.uk.com](mailto:paulw@foundations.uk.com) or visit [www.foundations.uk.com](http://www.foundations.uk.com)

## EAC National Housing for Older People Awards 2013

Supported by the Housing LIN, the new Awards' format is proving very popular with housing providers. The nomination process - the popular card game - is now a full consultation service supplying each scheme with a confidential report analysing the residents' ratings.

In view of the high demand, EAC is considering extending the 30th April 2013 deadline for entries by another month or more. For more information, visit [www.HousingCare.org](http://www.HousingCare.org) or contact EAC on: 020 7820 1682, or at: [housingawards@eac.org.uk](mailto:housingawards@eac.org.uk)

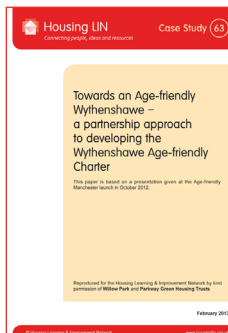


## NEW HOUSING LIN PUBLICATIONS

*Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent selection of new and diverse publications from the Housing LIN.*

### NEW CASE STUDIES

#### Towards an Age-friendly Wythenshawe – a partnership approach to developing the Wythenshawe Age-friendly Charter



This case study (No.63) for the Housing LIN is based on a presentation given at the Age-friendly Manchester conference in October last year which saw Manchester gain national and international recognition as a leading age-friendly local authority.

Work to develop the Age-friendly Wythenshawe Charter was led by the two major Housing Providers in Wythenshawe, Parkway Green and Willow Park. It was prompted by the development of their Ageing Strategies and informed by conversations with tenants. It has now seen a wide range of new partners sign up and commit to embracing the principles of age-friendliness. To find out more, go to:

[www.housinglin.org.uk/pagefinder.cfm?cid=8749](http://www.housinglin.org.uk/pagefinder.cfm?cid=8749)

For more on age-friendly communities, visit our design and development webpages at: [www.housinglin.org.uk/Topics/browse/Design\\_building/Neighbourhoods](http://www.housinglin.org.uk/Topics/browse/Design_building/Neighbourhoods)

#### The Dreams and Needs of Housing for the Elderly – Findings from a user study on two sheltered housing schemes in Finland

This case study (No.64), written by Ira Verma at Aalto University, Finland, for the Housing LIN, looks at the use of semi-private communal areas in two sheltered housing schemes in the environs of Helsinki. Evidence on the use of communal areas and the hopes and dreams of the older residents was collated and tested, providing insights into the use of light, as well as visual elements and sound in the residents' perception of the space. More at: [www.housinglin.org.uk/pagefinder.cfm?cid=8750](http://www.housinglin.org.uk/pagefinder.cfm?cid=8750)



### Using Resident Scrutiny to drive housing and care accountability

As part of our series of recent thinkpieces looking at user involvement and citizen engagement, this new Housing LIN case study (No.65) by independent consultant Phil Morgan reviews an innovative approach used by Central and Cecil to promote resident scrutiny of both housing and care services, using techniques drawn from housing to promote bottom up accountability to tenants and service users. Available at: [www.housinglin.org.uk/pagefinder.cfm?cid=8751](http://www.housinglin.org.uk/pagefinder.cfm?cid=8751)

### Extra Care Housing in Hampshire: A Strategic Approach to deliver an ambition

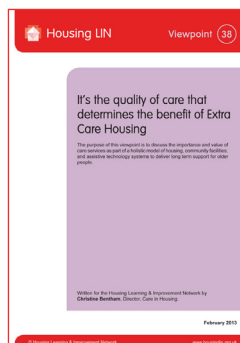
Written by Sue Terry, our South East Housing LIN lead, this case study (No.66) sets out Hampshire County Council's new strategy for extra care housing. Through an ambitious £45m investment programme across the County, Hampshire will deliver its programme through a partnership for procurement with private sector and not for profit developing organisations.

The Study includes good practice examples of developments completed as Phase 1 of Hampshire's extra care programme. It is a timely study, with the announcement of an additional £300m Department of Health Housing Fund, administered by the Homes and Communities Agency. Download at: [www.housinglin.org.uk/pagefinder.cfm?cid=8752](http://www.housinglin.org.uk/pagefinder.cfm?cid=8752)

## NEW VIEWPOINTS

### It's the quality of care that determines the benefit of Extra Care Housing

The purpose of this Housing LIN viewpoint (No.38) from Chris Bentham, Director of Care in Housing, is to discuss the importance and value of care services as part of a holistic model of housing, community facilities, and assistive technology systems to deliver long term support for older people. For more, go to: [www.housinglin.org.uk/pagefinder.cfm?cid=8753](http://www.housinglin.org.uk/pagefinder.cfm?cid=8753)



### Building a sense of community: Including older LGBT in the way we develop and deliver housing with care

This viewpoint (No.39) by Tina Withern at Stonewall Housing for the Housing LIN sets out a variety of ways in which the voices and needs of the older Lesbian, Gay, Bisexual and Trans (LGBT) communities can be included in the development and provision of inclusive housing with care. Find out more at: [www.housinglin.org.uk/pagefinder.cfm?cid=8754](http://www.housinglin.org.uk/pagefinder.cfm?cid=8754)  
Also see relevant new JRF paper on p.6 below.

### Community-Led Housing for Older People and the Community Right to Build

This viewpoint (No.40) for the Housing LIN by Jon Stevens at HACT examines community-led approaches to the provision of new housing and services for older people. It considers the potential of the Government's Localism Act 2011 and of the new Community Right to Build (CRTB) to facilitate developments of this kind. It contains a number of examples of existing and emerging schemes, some of which are considering CRTB. It stresses that this is a developing situation, which will need to be reviewed regularly. More at: [www.housinglin.org.uk/pagefinder.cfm?cid=8755](http://www.housinglin.org.uk/pagefinder.cfm?cid=8755)

## OTHER USEFUL REPORTS / RESOURCES

### HOUSING FOR OLDER PEOPLE

*In this section we bring you a selection of influential new publications on a range of themes related to housing for older and disabled people.*

JRF has published four new studies from their 'A Better Life' programme exploring potential alternatives to support for older people with high support needs. They look beyond what is commonly available, learning from imaginative practice both in the UK and internationally, and draw on learning from a range of groups which are trying to widen these choices. They include:

### Senior cohousing communities – an alternative approach for the UK?

This paper examines the notion of 'cohousing', draws on examples of cohousing from outside the UK, assesses the potential for cohousing in the UK. Available at: [www.jrf.org.uk/publications/senior-cohousing-communities](http://www.jrf.org.uk/publications/senior-cohousing-communities)



## Widening choices for older people with high support needs

This study identifies the benefits and potential of options based on mutuality (people supporting each other) and / or reciprocity (people contributing to individual and group well-being). It found that older people with high support needs want greater choice and control over their lives and a wider range of options. For more, go to: [www.jrf.org.uk/publications/widening-choices-high-support-needs](http://www.jrf.org.uk/publications/widening-choices-high-support-needs)

## Preparing to grow old together

This study details Brixton Housing Co-op's (BHC's) experiences of working together to improve member's chances of staying out of residential care, counteract loneliness in later life and improve support. Download at [www.jrf.org.uk/publications/preparing-grow-old-together](http://www.jrf.org.uk/publications/preparing-grow-old-together)

## Assessing current and future housing and support options for older LGB people

This study looks at the how the choice of housing and support for older lesbian, gay and bisexual (LGB) people is perceived, and how it could support LGB individuals to have a better life. Read at: [www.jrf.org.uk/publications/housing-and-support-older-lgb-people](http://www.jrf.org.uk/publications/housing-and-support-older-lgb-people)

Together, these papers identify alternative approaches in support, housing and community and highlight:

- The importance of giving as well as taking - recognising the many ways in which older people can and do contribute to society;
- The need to start discussions about ageing and build networks early on, so that people already have trusting relationships when they need them;
- The role of the state in supporting groups and individuals to meet their aspirations; and
- The need to raise expectations and understanding of what could be possible if we work together in our communities.

For further information about the JRF's 'A Better Life' programme, visit:

[www.jrf.org.uk/work/workarea/better-life](http://www.jrf.org.uk/work/workarea/better-life)

## Hospital2Home Pack website updated

This essential pack for practitioners, endorsed by the Department of Communities and Local Government and the Department of Health has been updated. View all these essential resources at: [www.housinglin.org.uk/hospital2home\\_pack/](http://www.housinglin.org.uk/hospital2home_pack/)

## Spend, spend, spend

A detailed study by McCarthy and Stone into the financial stability of 1,000 adults over the age of 60 found many have a 'live for today' attitude to their twilight years. It emerged that six out of ten over 60s plan to 'spend, spend, spend' during their retirement - and leave nothing for their family in their will. The report also revealed that loss of independence and ill-health are bigger retirement worries than the financial aspect. Other main concerns were not wanting to be a burden on the children and not being able to afford nursing home fees. See <http://tiny.cc/17q6rw> for more details, or email [money@mccarthyandstone.co.uk](mailto:money@mccarthyandstone.co.uk) for a copy of the report and a free mini guide to financial planning for later life.

## No place to call home

Whilst not specific to housing for older people, this report from the think tank IPPR considers the impact of housing undersupply on young people and suggests that older people have more choice in the housing market. They report that increasing numbers of young people are shut out of homeownership and live instead in rented accommodation and that wealth is also being distributed from non-homeowners to (largely older) homeowners. To read in full, go to: [www.ippr.org/publication/55/10017/no-place-to-call-home-the-social-impacts-of-housing-undersupply-on-young-people](http://www.ippr.org/publication/55/10017/no-place-to-call-home-the-social-impacts-of-housing-undersupply-on-young-people)



## Retirement Home Transfer Fee Terms

The Office of Fair Trading (OFT) have published a report on their investigation into retirement home exit fees and accompanying case examples. The report sets out a number of general principles the OFT would expect all landlords to abide by when enforcing transfer fee terms in existing leases and recommends that legislative reform be considered to address the difficulties leaseholders face in challenging the reasonableness of such fees. For more: [www.offt.gov.uk/OFTwork/consumer-enforcement/consumer-enforcement-current/retirement-homes](http://www.offt.gov.uk/OFTwork/consumer-enforcement/consumer-enforcement-current/retirement-homes)



## HEALTH & CARE

This section features new papers that have a connection across housing, health and/or social care. They include:

### Providing an alternative pathway: The value of integrating housing, care and support



This excellent new report from the National Housing Federation is aimed at local commissioners of health and social care. It tells the real stories of five people who receive integrated care, housing and support. Each service shows local authorities, housing providers, GPs and acute trusts working together to

provide an alternative care pathway which reduces the demand an individual has for other services, as well as improving their quality of life. In addition, estimates of savings are provided for each case based on services that would be needed if a housing based solution was not available. To find out more, visit:

[www.housing.org.uk/publications/find\\_a\\_publication/care\\_and\\_support/care\\_pathways.aspx](http://www.housing.org.uk/publications/find_a_publication/care_and_support/care_pathways.aspx)

### Informing and influencing the new local health landscape: A guide for local Compacts

This guidance by Compact Voice provides a helpful overview of the new health landscape and ways in which voluntary organisations can get involved and influence the development of their local compacts. In particular, it:

- provides information about the key elements of local health reform, and explains how the new and emerging health landscape will affect local Compact partnerships;
- outlines how local Compacts can influence the development of local health partnerships and structures, and
- discusses who local Compact partnerships should be communicating with and how.

Download the guide at:

[www.compactvoice.org.uk/sites/default/files/compact\\_and\\_health\\_partnerships.pdf](http://www.compactvoice.org.uk/sites/default/files/compact_and_health_partnerships.pdf)

### Budgets and Beyond

This briefing from the New Economics Foundation documents people's experiences of social care, actions that can be taken to develop co-production in social care, and further areas for research and practical work. Available at: [www.neweconomics.org/projects/budgets-and-beyond-what-co-production-can-offer-personalisation](http://www.neweconomics.org/projects/budgets-and-beyond-what-co-production-can-offer-personalisation)

### Improving personal budgets for older people: A research overview

This short report from SCIE outlines key pieces of research on the uptake of personal budgets. It aims to give an overview of the main themes of research findings which help to identify the challenges and solutions to improving choice and control for older people, including those living with dementia. Find at: [www.scie.org.uk/publications/reports/report63.pdf](http://www.scie.org.uk/publications/reports/report63.pdf)

### Getting started: prospects for health and wellbeing

This thought-provoking report from The Smith's Institute offers a collection of thoughts from a health and social care leaders on their views on the scope of Health and Wellbeing Boards to deliver integrated care and support locally and the challenges that lie ahead. Download at:

[www.smith-institute.org.uk/file/Health%20and%20Well%20Being%20Boards.pdf](http://www.smith-institute.org.uk/file/Health%20and%20Well%20Being%20Boards.pdf)



## HOUSING & DEMENTIA

*This section includes latest innovations and reports that support people with dementia to live well at home.*

### Housing, Dementia and the Maintenance of Independence

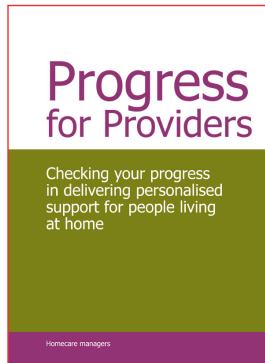
Written by Nigel Walker originally for the Yorkshire and Humber Dementia Alliance programme, this report has been updated by the ADASS Housing Policy Network and the Housing LIN. It takes a look at the emerging housing policy and practice developments in relation to supporting people with dementia. It explains that housing conditions and access to appropriate care and support can impede the ability of people with dementia to remain independent. It makes a number of thoughtful points and ends with a useful list of 10 'top tips' of things you should do. Download at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8745](http://www.housinglin.org.uk/pagefinder.cfm?cid=8745)



### Progress for Providers: Checking your progress in delivering personalised support for people living with dementia

This publication by Helen Sanderson Associates is a self-assessment tool for care home managers to use with their staff to check how they are doing in delivering personalised support for people with dementia. However, the Housing LIN believes that it may also be usefully used in a housing with care setting, including Extra Care Housing. Available at: [www.helensandersonassociates.co.uk/media/80966/progressforproviderswebversion.pdf](http://www.helensandersonassociates.co.uk/media/80966/progressforproviderswebversion.pdf)



### Digital strategy: Leading the culture change in health and care

This new strategy from the Department of Health sets out how it will give its staff the knowledge, skills, tools and confidence to embrace digital in an increasingly digital world. View the report and illustrative case studies at: <http://digitalhealth.dh.gov.uk/the-dh-digital-strategy>

### Have we got even more news for you!

If you are switched on to the above items, the recent Telecare LIN newsletters are packed with everything you need to know about latest policy, practice and product developments. To view, go to: [www.telecarelin.org.uk](http://www.telecarelin.org.uk)

## TELECARE UPDATE

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

### Improving lives with Telecare: Making the right move

Written by Martyn Durant, Services Director, Enterprise & Health, Wakefield and District Housing, this new case study for the Housing Learning and Improvement Network explains how telecare can help to create socially inclusive communities and reposition the housing organisation as an integral partner in public health. To view, go to: [www.housinglin.org.uk/pagefinder.cfm?cid=8756](http://www.housinglin.org.uk/pagefinder.cfm?cid=8756)

### A review of the potential benefits from the better use of information and technology in health and social care



This new study by Price Waterhouse Coopers for the Department of Health highlights the potential benefits that could be achieved through

more efficient and effective use of information and technology in the NHS and social care. Read more at: <https://www.wp.dh.gov.uk/publications/files/2013/01/Review-of-use-of-Information-and-Technology.pdf>

## CALL FOR INFORMATION

*We are interested to hear from you. Can you help?*

### Skills for Care - Resource mapping questionnaire - supported housing

The Institute of Public Care (IPC) at Oxford Brookes University is carrying out a survey as part of a wider project for Skills for Care (SfC). It is supported by SfC's Workforce Innovation Programme which explores how people's care and support needs change, and how the workforce has to adapt to meet the challenges that change can present. The project will provide an evidence base and map learning and development resources to help Skills for Care's Workforce Innovation Unit, and others concerned with workforce issues in adult social care, to take their work forward. IPC are currently mapping learning and development resources for the social care workforce related to supported housing. If you are a training provider or workforce lead, please could you complete the questionnaire, available at [www.housinglin.org.uk/News/HousingNewsItem/?cid=8746](http://www.housinglin.org.uk/News/HousingNewsItem/?cid=8746), and return to Tammy Abarno at IPC by 20th February by emailing it to [tabarno@brookes.ac.uk](mailto:tabarno@brookes.ac.uk)

### ARHM consult on code of practice

The Association of Retirement Housing Managers is consulting on a revised and improved version of its code of practice for the management of retirement leasehold housing. The code applies to all retirement leasehold schemes in England, whether managed by registered social landlords or private companies. To view the revised code of practice and send in comments by 10 April 2013, go to the ARHM website at: [www.arhm.org](http://www.arhm.org)





## HDRC Research

The Housing and Dementia Research Consortia (HDRC) have been asked to help in collecting case studies where services:

- i) enable someone to live independently in specialist housing, delaying the need for more intensive health and care services;
- ii) prevent someone going into hospital or enable them to return home quicker;
- iii) support someone to live independently through the provision of telecare,
- iv) support people with dementia to get a diagnosis and puts together a package of support to help them live independently;
- v) work closely between hospital and care staff and with housing providers;
- vi) are jointly commissioned by local authorities and the NHS to provide a range of specialist housing, housing-related support, adaptations, handypersons, re-ablement services and intermediate care; and
- vii) that make individuals aware of how to access them.

If you can provide any relevant example, please email Dr Julie Barrett at HDRC at: [Julie.Barrett@housing21.co.uk](mailto:Julie.Barrett@housing21.co.uk)

## RESEARCH UPDATE

*This section covers research projects that may be of interest*

### Funding made available for dementia research projects

The Department of Health has made £22 million available to 21 pioneering research projects to boost dementia diagnosis rates and trial ground-breaking preventative treatments that can help people with dementia live well with their condition. The funding, awarded by National Institute of Health Research (NIHR), has been designed to cover all areas of scientific activity relevant to dementia. They include the UK's first ever trial to measure how much longer people with dementia can live safely and independently in their own homes, when they are provided with a specialised telecare technology package including motion sensors, GPS trackers, and personal alarms. For more details, visit the NIHR website at: [www.dh.gov.uk/health/2012/12/dementia-fund](http://www.dh.gov.uk/health/2012/12/dementia-fund)

## REGIONAL HIGHLIGHTS

*This section contains updates from our regional 'leads'. For further information of what's happening in your region, go to the Housing LIN regional pages and, remember, contribute to your regional noticeboard so we can share latest developments!*

### London

Margaret Edwards reports that the GLA have published their recent statistics on Housing in London. On housing for older people, it states that there are over four times as many older households (those headed by someone aged 55 or over) in social housing than there are in private rented housing. For more, visit: <http://london.gov.uk/publication/housing-london-2012>

Margaret also reports on the opening of a new Extra Care Housing scheme in Lambeth by Community Trust Housing, part of the Network Housing Group, on a mixed-use site.



Lidcote Place, Lambeth

Lidcote Place provides 46 one and two-bedroom flats for older people and those with physical and sensory impairment and provides excellent communal facilities and a 24-hour care package. The scheme also includes 91 homes for

affordable rent, shared ownership and private sale. It is part of a large regeneration project and stock transfer including over 1,400 homes for young people, families and older people in South London.

And finally, at the time of writing, we are awaiting details on the bids to the GLA on the DH Care and Support Specialised Housing Fund. Indications are that this Fund has been heavily oversubscribed.

### North West

Libby Spencer and Jean Bray report Manchester Care & Repair has been selected as one of a small number of innovative projects to be funded by the Big Lottery Fund's Silver Dreams Fund. 'Silverlinks' will link older people together for mutual support when they are facing major housing decisions. The project will work with older volunteers who will support their peers at what can often be a time of upheaval and stress following bereavement, illness or the onset of a disability.

They also report that Halton Housing Trust opened their new Extra Care scheme recently.



The ceremony was performed by Fiona Phillips who is a patron of the Alzheimer's Society and who spoke of the excellent work that can be achieved by such developments.



*Naughton Fields, Widnes*

Naughton Fields is a mixed tenure development of 47 two-bedroomed apartments complete with Bistro and Hair and Beauty salon both run by independent businesses.

In Salford, City West Housing Trust's development plans for west Salford have received a boost with proposals for a state-of-the-art extra care scheme and brand new head office both given the go ahead.

And finally, work is underway at Atkinson Court in Sale, Cheshire, where Trafford Housing Trust have started work on the build a 71 unit Extra Care scheme. Trafford Housing Trust have kindly agreed to host the next NW Housing LIN meeting on 12th March at Newhaven Court in Timperley, Altrincham.

### North East

Denise Gillie reports that last month Newcastle City Council approved the publication of a Market Position Statement (MPS) for specialist accommodation for older people. The MPS was developed jointly by their Adult and Culture Services and the Fairer Housing Unit to support the delivery of more housing based models of provision such as extra care housing. To view the MPS, go to: [www.housinglin.org.uk/pagefinder.cfm?cid=8757](http://www.housinglin.org.uk/pagefinder.cfm?cid=8757)



*Linskill Park, North Shields*

Denise also reports on a successful NE Housing LIN meeting held at the DH funded extra care housing scheme in North Shields. The meeting heard excellent presentations on Newcastle City Council's MPS work and Commissioning Housing and Care in North Tyneside. Copies of slides can be viewed at:

[www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=753](http://www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=753)

She also reports on the future model of extra care housing and delivery plan adopted by Darlington Council and that approval has been granted by Redcar and Cleveland Council's Cabinet to seek a partner to develop three extra care housing schemes, including facilities for people with dementia.

### Eastern

Sue Garwood reports that with the help of Heather Ballard, the region has secured a donation of £10k from the Strategic Health Authority to support the LIN's work in promoting an integrated approach that includes housing.

With this focus on integration, Sue and our regional chair, Cathy Mitchell, have sent a letter to Directors of Public Health and the Chairs of all the Health and Wellbeing Boards in our region to remind them of the importance of housing and related services in supporting vulnerable and older people to live well. They enclosed a copy of the recent Housing LIN SHOP briefing, Health, Wellbeing and the Older People Housing Agenda. A copy of the letter is available at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8696](http://www.housinglin.org.uk/pagefinder.cfm?cid=8696)

And finally, last month, Norman Lamb MP, the Care Services Minister, joined Norfolk housing associations to launch the NHF's new report, 'Providing an Alternative Pathway' (see p.7) which uses individual case studies to illustrate the value of integrating housing care and support. Notes from the round table discussion are at:

[www.housinglin.org.uk/asset.cfm?aid=7555](http://www.housinglin.org.uk/asset.cfm?aid=7555)

### East Midlands

Debbie Waldron reports that Leicester City Council have agreed a £750,000 contribution towards a new £8.75m extra care facility in Abbey Park Lane, Leicester. The scheme is majority funded by the HCA and being developed by Asra Housing Group.

And in Derbyshire, Chevin Housing Association have signed a contract to develop 600 new units of extra care housing across the county by the County Council as part of their £200m programme, with Wilmott Dixon as construction partners.

### West Midlands

Anne Bailey reports that Extra Care Charitable Trust have unveiled plans for a new 262 unit retirement village in Coventry and announced that work on their fourth village in Birmingham, in partnership with Bourneville Village Trust, is going ahead following the announcement of planning permission for the 212-home scheme.

Anne also advises that the next meeting of the West Midlands Housing LIN will be at the Beacon Centre, Sedgley, on Monday, 22nd April. The focus of the meeting will be on affordability and financial models for extra care housing.



## South East

Sue Terry reports that the last regional meeting was a Workshop looking at alternative retirement housing options and took an interesting 'hands on' approach, discussing how future retirement housing, such as co-housing and collaborative design, could look like and what new partnerships will be needed to ensure its success.

She also reports that the Housing and Care seminar at the Oxford Institute of Population Ageing last month was a great success. It brought together experts in the field of housing and care, both from within each tier of local authority in Oxfordshire and further afield, to consider and discuss the challenges related to accommodation for older people.

And hot off the press! The South East and South West Housing LINs are combining forces to hold a Southern conference in Swindon. The provisional date is 1st May. This free conference will debate; supporting self-funding & independence in older age; private sector opportunities; meeting affordability challenges; practical funding initiatives working collaboratively with the private sector; opportunities to develop partnerships for delivery using the market housing aspects of the £300 million development fund and the role of HCA/ public sector land? It aims to bring together developers, registered providers, care & support providers and commissioners to debate the issues and resolve the challenges. We will open for bookings shortly. There is also limited exhibition space, email [info@housinglin.org.uk](mailto:info@housinglin.org.uk) for details and availability.

## Yorkshire and Humber

Paula Broadbent reports that Bradford Council's strategy, 'Great Places To Grow Old', seeks to establish four extra care housing schemes in Saltaire, Airedale, Thackley and Goitsude in a £24 million capital investment programme to allow elderly people to live independently for longer.

She also reports on the construction of the first phase of a new 60 unit, mixed-tenure extra care housing scheme in Middle Deepdale, Scarborough by Sanctuary Group. To view the Housing LIN's recent case study on extra care in North Yorkshire, visit:

[www.housinglin.org.uk/pageFinder.cfm?cid=8559](http://www.housinglin.org.uk/pageFinder.cfm?cid=8559)

## South West

Pat Palmer reports the official opening of Saffron Gardens, Brunelcare's £7m new Centre of Excellence for Dementia Care in Whitehall, Bristol. With a mix of residential care and independent flats on site, along with BrunelCare's head office, Saffron Gardens offers a unique and custom-designed accommodation that supports 48 residents around 4 pleasing courtyards of 12 bedrooms each and 14 units of mixed-tenure accommodation.



Saffron Gardens, Bristol

She also reports on a partnership event between Somerset County Council and the South West Seniors network held on the 28th January in Taunton which attracted over 40 older people's forum reps and staff in the field. Entitled 'Meeting the challenge: Choice and range of housing options for older people', the findings from the day will follow in due course.

And finally on Wednesday, 27 February, Bristol City Council are holding a 'Retirement Living' event in response to meeting the needs of a growing older population who are attracted to city life. To find out more about this event, email: [retirementliving@bristol.gov.uk](mailto:retirementliving@bristol.gov.uk)

## REGIONAL 'LEARNING LAB' MEETINGS

Registrations for our regional meetings are open to members of the Housing LIN. We are grateful to Midland Heart Housing Association for their sponsorship. Details of forthcoming meetings in your area are listed at: [www.housinglin.org.uk/Events](http://www.housinglin.org.uk/Events). To receive an automatic invite, register your interest by region at: [www.housinglin.org.uk/userAccount/register](http://www.housinglin.org.uk/userAccount/register)

**North West HLIN**, 12th March, Altrincham

**West Midlands HLIN**, 22nd April, Sedgley



## FORTHCOMING EVENTS

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

### CIH/HLIN 'SE Health, Wellbeing and Support Conference'

**28 February, Basingstoke**

To book, go to: [www.cih.org/events/display/vpathDCR/templatedata/cih/events/data/Verity%2520Events/healthwellbeing](http://www.cih.org/events/display/vpathDCR/templatedata/cih/events/data/Verity%2520Events/healthwellbeing)

### NHF/Housing LIN 'Housing people with dementia' and 'Engage with Health' seminars

**4 March, London**

To book, go to: [www.housing.org.uk/events.aspx](http://www.housing.org.uk/events.aspx)

### Northern Housing Consortium/Housing LIN, 'Planning for healthy communities'

**20 March, York**

To book, visit: [www.northern-consortium.org.uk/ViewEvent?EventID=13](http://www.northern-consortium.org.uk/ViewEvent?EventID=13)

## 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](mailto:info@housinglin.org.uk)

**We welcome your contributions.**

## OUR FILM REVIEW

Have you noticed that filmmakers and those who fund their work are chasing the rising power of the grey pound? So, are script writers and film location-seekers about to descend on specialist housing schemes in preparation for a new wave of movies about old people? Here, the Housing LIN introduces a few films that we think fit the bill.

### Quartet (2012)

Recently released, this film by Dustin Hoffman is based on a 13 year old play about four former opera singers now reunited in a stately retirement home for classical musicians. Is this music for your ears?



### The Best Exotic Marigold Hotel (2011)

With a stellar cast, this tale is of Brits retiring to live in a crumbling but charming hotel in India. The film is commercial gold: a \$10m investment reaped a \$130m return at the box office. Andrew Dilnot, are you watching?



### Inside I'm Dancing (2004)

Initially set in an Irish home for people with disabilities, this critically acclaimed film follows the friendship and move into independent accommodation of two of the younger residents. They eventually secure a form of personal care allowance to live independently and employ their own carer. Definitely one for all those personalisation aficionados!



Can you add to our list? If so, please email us your choices at: [info@housinglin.org.uk](mailto:info@housinglin.org.uk)



## ABOUT THE HOUSING LIN

With over 46,000 registered subscribers, the Housing LIN is the leading 'learning lab' for a growing network of 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 items for consideration in our next issue. Drop us an email with your news to:

[info@housinglin.org.uk](mailto:info@housinglin.org.uk)

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

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