



# Housing with Care Matters

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#HLINenews

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Chancellor George Osborne delivering his Spending Review

## TAKING CARE FOR EXTRA INVESTMENT IN BRITAIN'S FUTURE

The sector was apprehensive ahead of last week's Spending Review but there was some comfort in the announcement by George Osborne of government proposed spending for housing in 2015-16. This was qualified by Danny Alexander with the news that the £3 billion for infrastructure investment will deliver 165,000 new homes.

While the NHS was spared from any significant cuts, health economists report that there is rising demand on primary and acute services and this will put pressure on NHS resources. Furthermore, the Spending Review offered no reprieve for local councils who, with new public health responsibilities, saw a further 10% cut in spending. At the same time, the Chancellor took the opportunity to make a strong push for more integrated health and social care budgets. To this end, £3.8 billion has been allocated overall for pooled health and social care budgets and £4.7 billion for NHS capital projects as part of a wider infrastructure programme.

To this end, the Housing LIN had joined forces with ADASS in calling for inward capital investment into both 'move on' specialist housing and 'staying put' services. We are therefore pleased to see DCLG mention further capital allocation for specialist housing for older and vulnerable people. However, we also need to build on this under the new LEP arrangements and strengthen the case for new public and private sector monies.

Speaking at the CIH Summit in Manchester last week, Jeremy Porteus said: *"There is a great opportunity for housing to play ball. However, we need to make sure that hard-pressed health and social care services don't move the goalposts. More targeted investment in constructing housing for an ageing society would help kick-start the wider housing market."*

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



Housing LIN members will also be interested to note the following:

- £200 million to be allocated in the next financial year to start to ease the pressure on residential and home care and to ease demand on more acute hospital services, some on a payment by results basis;
- £150 million funding for “world class” research into dementia;
- £220 million financial support for aids and adaptation, and handyperson services;
- £115 million for specialised housing (further details to be announced);
- another £40 million to help prevent and tackle homelessness, and
- the government’s intention to extend some of the welfare reforms to pensioners after the next election.

To read details on the Spending Review in full, go to: [www.parliament.uk/business/news/2013/june/statement-on-investing-in-britains-future](http://www.parliament.uk/business/news/2013/june/statement-on-investing-in-britains-future)

For more on the DCLG statement, read Mark Prisk’s speech at the CIH conference at: <https://www.gov.uk/government/speeches/housing-speech-by-mark-prisk>

## POLICY & FUNDING NEWS

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

### Transfer of NHS monies to social care

With health and social care inching ever forward, Directions have been laid before Parliament that could pave the way for NHS payments to Local Authorities and the amount to be received by individual local authorities with adult social care responsibility totalling £859m. For further information, visit: [www.gov.uk/government/publications/funding-transfer-from-the-nhs-to-social-care-2013-to-2014-directions](http://www.gov.uk/government/publications/funding-transfer-from-the-nhs-to-social-care-2013-to-2014-directions)

### Care Bill – Committee Stage

Lord Best has put forward several amendments on improving access to housing and housing options in the Committee Stage in the House of Lords. The Housing LIN supplied some input into this which is helpfully captured by the NHF’s Committee Stage briefing, visit: <http://services.parliament.uk/bills/2013-14/care.html>

### NHS Innovation Challenge Prize for Dementia

A reminder that the deadline to bid for a share of the £150,000 Challenge Prize for redesigning dementia services is 4 September 2013. More at: [www.gov.uk/government/news/nhs-innovation-challenge-prize-for-dementia-opens-for-entries](http://www.gov.uk/government/news/nhs-innovation-challenge-prize-for-dementia-opens-for-entries)

### Healthy People, Healthy Places: An emerging work programme for Public Health England

We are pleased to report that this new programme developed by the health equity division of Public Health England, will focus on how design, housing and the wider built environment impacts on health and wellbeing and can help people to lead healthy lives. The aim is to work with a wide range of stakeholders to develop a cohesive and productive programme to tackle some of the health issues associated with place. More details will be available at: [www.gov.uk/phe](http://www.gov.uk/phe)

### Re-imagine Ageing RIBA design competition - Winner announced

Supported by McCarty & Stone, the shortlisted and winning entries from this competition that reflect the differing aspirations, lifestyles and practical requirements of future generations as they move into later life can be found at: [www.mccarthyandstone.co.uk/about-us/re-imagine-ageing/how-to-register](http://www.mccarthyandstone.co.uk/about-us/re-imagine-ageing/how-to-register)

### Commission on the future of health and social care in England

The Kings Fund have established a Commission to inform the debate on the sustainability of the current NHS and social care funding models and ask challenging questions around:

- does the boundary between health and social care need to be redrawn? If so where and how? What other ways of defining health and social care needs could be more relevant?
- Should the entitlements and criteria used to decide who can access care be aligned? If so, who should be entitled to what and on what grounds?
- Should health and social care funding be brought together? If so, at what level (i.e. local or national) and in what ways? What is the balance between the individual and the state in funding services?

The Commission is due to report in September 2014. Have your say at: [www.kingsfund.org.uk/projects/commission-future-health-and-social-care-england](http://www.kingsfund.org.uk/projects/commission-future-health-and-social-care-england)



## MARKET NEWS

*In this new section we capture latest news affecting the world of housing with care.*

### HCA housing statistics

Initial analysis by the HCA of their AHP programme shows that the supported housing and housing for older people AHP homes for rent that started on site during the first two years represents around 14.8% of all AHP schemes for rent as of 31 March 2013. It should be noted that this proportion may well change throughout the final two years of the programme.

For more information on the HCA released data on the Affordable Homes Programme for 2012-13, go to: [www.homesandcommunities.co.uk/news/official-housing-statistics-2012-13](http://www.homesandcommunities.co.uk/news/official-housing-statistics-2012-13)

### Releasing Surplus NHS Land

The HCA have published a Landowners' Information Pack which sets out latest information for releasing surplus NHS Trust land for housing. While there is no mention of the viability of building housing for older people on former NHS sites, it outlines the packages of support available. More at: [www.homesandcommunities.co.uk/ourwork/brownfield-and-public-land](http://www.homesandcommunities.co.uk/ourwork/brownfield-and-public-land)

### Housing Market Bulletin

The HCA's Housing Market Bulletin is now available and provides the latest information on the housing market, the economy and the housebuilding industry at: [www.homesandcommunities.co.uk/ourwork/market-context](http://www.homesandcommunities.co.uk/ourwork/market-context)

## 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 VIEWPOINTS

*As result of members' expressed interest in co-production and mutual support amongst older people in a variety of housing settings, we have been exploring a range of innovative accommodation choices that are not normally on our radar. We are therefore delighted to bring you two new viewpoints.*

### What about the other 95%?

Building on cohousing principles, this interesting new viewpoint by Carol Barac illustrates the development of 'Elderflowers'. The 'Elderflowers' projects are aimed at over 55s and call for a new type of attractive housing, embracing HAPPI principles, that needs to be developed to draw this age group and over out of their family sized homes into smaller custom-built dwellings, centrally located and self-managed. View at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8873](http://www.housinglin.org.uk/pagefinder.cfm?cid=8873)

### An older person's perspective on the housing landscape in England

In this viewpoint by Peter Coleing, Chair of Future East and Care & Repair Older People Champion, he states that there is a lack of awareness of the whole picture of housing and the place and importance of Extra Care Housing. He advocates that if we are to have social mobility in the housing sector in England a change must take place in understanding all aspects of housing and the part each plays in providing real choices for all, enabling people to make the right move at the right time, including meeting the needs and aspirations of older people. To read this thought-provoking viewpoint, go to:

[www.housinglin.org.uk/pagefinder.cfm?cid=8887](http://www.housinglin.org.uk/pagefinder.cfm?cid=8887)

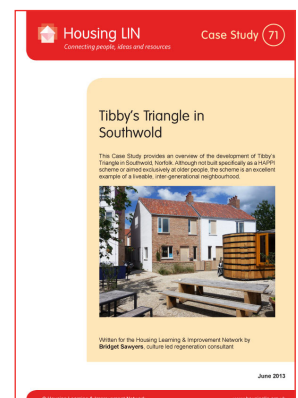
## NEW CASE STUDIES

*Last year's All Party Parliamentary Group Inquiry Report, 'Housing our Ageing Population: Plan for Implementation', laid down a challenge for housing providers and local authorities to adopt new ways of designing age-friendly housing and age-inclusive communities. With this in mind, the Housing LIN has recently published four contrasting case studies that demonstrate different approaches to designing for an ageing population.*

### Tibby's Triangle in Southwold

In her case study for the Housing LIN, Bridget Sawyers provides an overview of this award winning development in Southwold, Suffolk, which although not built as a HAPPI scheme or aimed exclusively at older people, is an excellent example of a liveable, inter-generational neighbourhood. To read in full, go to:

[www.housinglin.org.uk/pagefinder.cfm?cid=8872](http://www.housinglin.org.uk/pagefinder.cfm?cid=8872)





### Building Positive Futures in Thurrock

In their case study on creating the homes and neighbourhoods that support independence in Thurrock, Les Billingham, Sue Williams and Christopher Smith showcase the strength-based work of 'Building Positive Futures' and how the local council is raising the profile of attractive, high quality housing for older people and the wider health and social care benefits. More at: [www.housinglin.org.uk/pagefinder.cfm?cid=8877](http://www.housinglin.org.uk/pagefinder.cfm?cid=8877)

### A healthy partnership: predicting future demand for Extra Care housing in Calderdale

This case study by Paula Broadbent, with contributions from Sue Lewis, Chris Willis and Stephanie Furness, provides an overview of the triggers that led to the procurement of Willow Court, Elland, Halifax. The case study entails Pennine Housing 2000 and Calderdale Council sharing their experience from the past, present and vision for the future of developing Extra Care housing. It also captures how their vision for the future development of Extra Care housing is being influenced by the changing expectations of older people and the challenges of reduced budgets. Read at: [www.housinglin.org.uk/pagefinder.cfm?cid=8878](http://www.housinglin.org.uk/pagefinder.cfm?cid=8878)

### Independent Living with Care: Giving greater choice as you like it

This case study by Lorraine Mansfield at Orbit Heart of England showcases the Independent Living Scheme with care for people over 55 years at Briar Court, Stratford-upon-Avon. It highlights both the design aspects that make the scheme so attractive for older people and how the personal care improves the quality of life for residents, including those with dementia. More at: [www.housinglin.org.uk/pagefinder.cfm?cid=8879](http://www.housinglin.org.uk/pagefinder.cfm?cid=8879)

## NEW REPORTS

### What role for Extra Care housing in a socially isolated landscape?

In recent months we have been closely working with the Campaign to End Loneliness on how Extra Care housing can reduce social isolation and strengthen community life.



Our new report, written by Dylan Kneale, formerly Head of Research at ILC-UK, highlights five core elements of Extra Care housing that give older people fulfilling, socially-connected lives. They are:

1. The ethos of Extra Care housing promotes the concept of a home (and community) for life, independence, homeliness and flexible care pathways;
2. The design of Extra Care housing schemes promotes social contact;
3. Residents of Extra Care schemes can also participate (or not) in a wide range of activities both onsite and in the wider community;
4. Care and support staff available on-site around the clock, new residents have access to some social interaction from the off;
5. And finally, there is evidence that Extra Care housing offers improved health and functional ability. Residents feel more confident about - and are more capable of - engaging in social activities.

The report and the accompanying executive summary are available at: [www.housinglin.org.uk/pagefinder.cfm?cid=8873](http://www.housinglin.org.uk/pagefinder.cfm?cid=8873)

### Transforming almshouses for the 21st century

This new report by Jenny Pannell for the Housing LIN explores the potential for almshouses to play a greater role in offering housing for vulnerable older people. Almshouse charities face challenges and opportunities in delivering specialist accommodation and improvements to existing housing.

The paper gives examples of successful developments, and governance and management initiatives that have helped transform almshouse provision to meet housing need and complement local strategies for housing, care and support. Set out in three parts, it explains:

- the distinctive characteristics of almshouses and what they can offer locally;
- how progressive almshouses are adapting to enable them to offer appropriate housing in the 21st century, and
- develops exciting ideas for the future of the almshouse movement.

For more, go to: [www.housinglin.org.uk/pagefinder.cfm?cid=8885](http://www.housinglin.org.uk/pagefinder.cfm?cid=8885)



## NEW FACTSHEET

### **Understanding the landscape around Extra Care housing and dementia**

The way we fund, design and build accommodation for older people has been under the spotlight with the recent HAPPI2 report and the announcement by the Department of Health of the successful bids to its Care and Support Specialised Housing Fund. Much of this has concentrated on the specific building design as opposed to understanding its relationship with the external space and a more holistic view of what can make an Extra Care housing scheme attractive for older people. Good landscaping not only benefits existing residents but should also aid the way schemes are marketed to prospective residents.



*Accessible roof garden at James Terry Court, Croydon*

This new factsheet, Landscape Design for Dementia Care, by Tom Delhanty at PRP Architects shows that a more holistic view of design, that includes appealing landscape space, planting and exterior features,

can provide greater environmental comfort, security, leisure and pleasure for older people with dementia. It identifies the essential principles to consider when designing landscapes for people with dementia (together with their families and care staff within a care environment). View at: [www.housinglin.org.uk/pagefinder.cfm?cid=8884](http://www.housinglin.org.uk/pagefinder.cfm?cid=8884)

## **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 ageing, housing for older and disabled people.*

#### **Growing Older Together**

This illuminating paper provides a summary of a workshop held in March 2013, supported by the Housing LIN, on the development of co-operative and mutual housing for older people. The resultant findings succinctly pull together the contributions from presenters and invited delegates and calls for a Plan of Action to:

- raise awareness and understanding of co-operative and mutual housing for older people;
- build the evidence base for the virtues of such accommodation;
- establish effective development and funding arrangements, and
- identify new opportunities for developing community based housing for older people.

We are delighted to report that we will be writing up a further paper taking these forward and showcasing work in the North East in a forthcoming case study by Moyra Riseborough. Read in full at: [www.cds.coop/documents/Growing%20Old%20Together%20report%20final.pdf](http://www.cds.coop/documents/Growing%20Old%20Together%20report%20final.pdf)

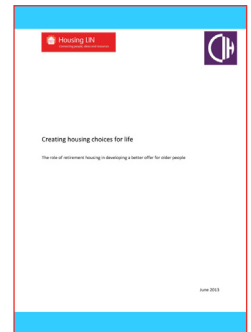
#### **Creating housing choices for life**

This paper from the Chartered Institute of Housing, supported by the Housing LIN, looks at how we can develop better housing options for older people. In particular, it focuses on what a retirement housing offer (or offers) for the future might provide to support older people to:

- Live safely;
- Remain active, independent and well into older age;
- Remain connected to their social networks and continue their contribution to society;
- Manage the costs of living into older age (which may include releasing housing wealth, where they have it, to fund lifestyle choices and potentially contribute to future care costs).

It points out that until we provide a range of really attractive housing options for older people that fit these ambitions, the growing expectations and arguments about 'downsizing' and making best use of stock (across tenures) is unrealistic. But with the changing demographics and the financial and other pressures we are facing, we have an opportunity to develop options that will allow for greater choice for older people, better outcomes, and more strategic and effective approaches to planning for housing and services at the local level.

At the same time, it is an opportunity to develop/remodel housing that will be fit for purpose as we age and require more help in terms of accessible design and supportive services. For more, visit: [www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/Creating\\_housing\\_choices\\_for\\_life](http://www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/Creating_housing_choices_for_life)





### Rethinking Retirement Housing - Alternative Build Options in the Extra-Care Market

This paper provides a summary of the Housing Forum's Skill Share Seminar held in May 2013 that looked at the types of frameworks, such as Sunesis, that can process simple, fast and efficient procurement arrangements and provide pre-designed, yet customisable building solutions, for the Extra Care housing market. View at: <http://housingforum.org.uk/sites/default/files/Summary%20of%20issues%2021st%20May.pdf>

### Informing the business case for 'FreeSpace'

In this practice study for EAC/FirstStop, Nick O'Shea describes the 'FreeSpace' project in the London Borough of Redbridge. He considers the potential for both providing appropriate move-on accommodation for an elderly homeowner (without selling their property) and attracting a rental stream by renovating and renting out to a family where such accommodation is in short supply. Read in full at: [www.housingcare.org/downloads/kbase/3301.pdf](http://www.housingcare.org/downloads/kbase/3301.pdf)

### Policy Paper: Economic implications of an ageing society

This is the second in a series of policy papers published by the national Housing and Ageing Alliance (HAA) to stimulate debate and a coherent policy response to the critical issue of demographic change and housing. In this paper, the HAA argue that there is a potentially significant, untapped market for well designed, attractive new housing which would appeal to the 'younger old' interested in downsizing or relocating. However, it points out that housing market stimulus packages have primarily focussed on the "first time buyer" and not the "last time mover" and makes a number of helpful recommendations to help foster economic growth. Available at: [www.housinglin.org.uk/library/Resources/Housing/HAA/HAAAllianceTopicStatements\\_Economic.pdf](http://www.housinglin.org.uk/library/Resources/Housing/HAA/HAAAllianceTopicStatements_Economic.pdf)

### Planning matters: Community Infrastructure Levy briefing paper

The Retirement Housing Group have issued a useful briefing for private sector retirement housing developers about viability appraisal of retirement housing for use when preparing CIL schedules. This can be found at: [www.retirementhousinggroup.com/publications/CIL%20viability%20appraisal%20issues%20RHG%20%20May%202013.pdf](http://www.retirementhousinggroup.com/publications/CIL%20viability%20appraisal%20issues%20RHG%20%20May%202013.pdf)

### More than bricks and mortar

This paper by Care and Repair England captures nicely what older people's views are about the importance of their homes. View at: [www.careandrepair-england.org.uk/pdf/more\\_than\\_bricks\\_and\\_mortar\\_may\\_2013.pdf](http://www.careandrepair-england.org.uk/pdf/more_than_bricks_and_mortar_may_2013.pdf)

### Accessible Homes Toolkit

The Housing Consultancy Partnership (THCP) have launched a new toolkit and good practice guide about integrated accessible homes services which is designed to support local partnerships in reappraising existing services and to provide examples of good practice. The toolkit is available at: [www.thcp.org/accessible-homes-toolkit](http://www.thcp.org/accessible-homes-toolkit)

### More Good Homes and a Better United Kingdom

On the eve of the Spending Review, the Royal Institute of Chartered Surveyors published the recommendations from their recent Housing Commission. Headlines include that older people over the age of 65 downsizing from a larger property to a smaller property should be exempt from Stamp Duty on their purchase, in order to encourage them to move home. For more, visit: [www.rics.org/Global/RICS%20Housing%20Commission%20Report%20-%20June%202013.pdf](http://www.rics.org/Global/RICS%20Housing%20Commission%20Report%20-%20June%202013.pdf)

## HEALTH & CARE

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

### Developing your local housing offer for health and care

This joint paper with the Chartered Institute of Housing has been written to help those working within housing better understand the NHS, public health and social care outcomes

frameworks. It helps identify specific measures across all 3 frameworks and the key documents that provide the evidence of the benefit of a range of housing interventions. View at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8875](http://www.housinglin.org.uk/pagefinder.cfm?cid=8875)





## Buying things together

This report from HACT documents the early insights emerging from the evaluation of the 6 up2us pilots – supporting people to pool budgets to buy the support they want. The central idea is that personalisation will mean services are provided in ways that empower individuals and enable them to take more control over their care and support. It is intended to put people at the heart of services, to enable them to have greater choice over what services they receive and when, and to give them greater control in deciding how to direct their care and support. This requires services to be individually tailored to support each person's. To read in full, go to:

[www.hact.org.uk/buying-things-together-review-up2us-approach#overlay-context=blog/2013/05/31/finding-housing-leaders-tomorrow](http://www.hact.org.uk/buying-things-together-review-up2us-approach#overlay-context=blog/2013/05/31/finding-housing-leaders-tomorrow)

## Paying for Social Care: Beyond Dilnot

This paper by Richard Humphries at the Kings Fund explains that successive governments have tried hard to find a more sustainable and fairer way of funding adult social care but with limited success. He suggests that who pays for what across health and social care is confusing and incoherent but the government's proposals for funding reform are an important achievement against the odds in a daunting fiscal and economic climate.

And, without a major and sustained public relations and awareness campaign, he concludes there is a real danger that many will see the reforms as a worse alternative to what they perceive as existing now, not as an improvement to the current system. Read more at: [www.kingsfund.org.uk/sites/files/kf/field/field\\_publication\\_summary/social-care-funding-paper-may13.pdf](http://www.kingsfund.org.uk/sites/files/kf/field/field_publication_summary/social-care-funding-paper-may13.pdf)

## Housing and social care; the workforce development needs.

Skills for Care, the sector skills council for adult social care in England, have published an evidence review focusing on the areas where the social care workforce are involved in or affected by services that are housing related. This is to establish where there may be social care development needs for those involved in housing services. The review concentrates on supported housing, assistive technology and housing support services, as well as aids and adaptations. This review launches the beginning of activity between ASSET, Skills for Care and other stakeholders to understand and offer support to this workforce.

To view the review go to:

[www.skillsforcare.org.uk/research/latest\\_research\\_reports/research\\_reports\\_introduction.aspx](http://www.skillsforcare.org.uk/research/latest_research_reports/research_reports_introduction.aspx)

To learn more about this project contact:

[diane.buddery@skillsforcare.org.uk](mailto:diane.buddery@skillsforcare.org.uk)

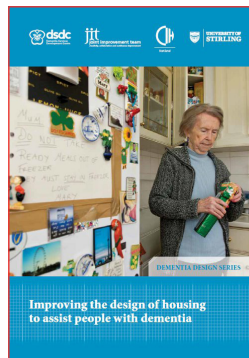
## HOUSING & DEMENTIA

*We are immensely grateful to Brunelcare, who have agreed to sponsor our housing and dementia webpages.*

### Dementia Action Alliance (DAA) update

The Housing LIN's first quarterly update (actually recorded as the second quarter) may be seen here. It records the things the Housing LIN has done within the actions we signed up to, to help improve the lives of people with dementia and their carers. [www.dementiaaction.org.uk/members\\_and\\_action\\_plans/273-housing\\_lin](http://www.dementiaaction.org.uk/members_and_action_plans/273-housing_lin)

### Improving the design of housing to assist people with dementia



This new book by the Dementia Services Development Centre at the University of Stirling explains why environmental design is so important for people with dementia and goes on to describe the design features that follow from this. It describes modifications that are recommended within individual houses and flats, along with

those that are helpful in communal internal spaces within specialist care housing units. Available at: [www.dementiashop.co.uk/products/improving-housing-design-assist-people-dementia-free-download](http://www.dementiashop.co.uk/products/improving-housing-design-assist-people-dementia-free-download)

### The Debenham Project at a Glance

The Debenham Project is a community-led registered charity providing holistic, personalised support to family carers of people with dementia and those they care for, using local volunteers, and drawing in professional support where needed. It is a good example of a community-led dementia-friendly community. This synopsis, written specifically for the Housing LIN website, draws together the key elements of the project with links to the project's own website and material for further information. See: [www.housinglin.org.uk/Topics/browse/HousingandDementia/DementiaFriendlyCommunities/?parent=8761&child=8851](http://www.housinglin.org.uk/Topics/browse/HousingandDementia/DementiaFriendlyCommunities/?parent=8761&child=8851)



### **'Your Community Matters'**

This Life Story Network (LSN) project funded by the Department of Health is nearing completion. Emerging findings confirm that the housing sector has a crucial contribution to make to the development of dementia-friendly communities through their cross boundary connections and direct engagement with tenants and family carers in general housing, as well as those in specialist Extra Care or sheltered provision for people with dementia. The final report and evaluation of the project are due to be published in the summer - watch this space. Further information about the LSN is available at: [www.lifestorynetwork.org.uk](http://www.lifestorynetwork.org.uk)

### **'Living well with Dementia in the Community' 2014 Award Scheme**

This European Foundations Initiative on Dementia scheme has recently been launched and some housing providers may well be in a position to enter. The awards are designed to reward initiatives promoting the integration and support of people with dementia and their carers in the local community. The amount granted through the award should aim to improve a current project run by the community based organisation. To enter by 13 September, go to:

[www.nef-europe.org/call-for-proposals](http://www.nef-europe.org/call-for-proposals)

## **JRF BETTER LIFE PROGRAMME AND HOUSING WITH CARE ROUND-UP**

The Joseph Rowntree Foundation have published a roundup of the Housing with Care (HWC) research which formed part of their large Better Life Programme. This research programme focused on how to support and improve the lives of older people with high support needs and resulted in a significant number of valuable reports which may be found on the JRF website. An important aspect of the programme was to hear what older people themselves said they wanted and valued and the programme material provides a rich vein.

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

The HWC roundup draws out key messages in relation to three areas of great importance to maximising the potential of housing with care to ensure a good quality of life for older residents with high support needs: how affordable HWC is

to residents who self-fund some elements and how they make decisions; building positive and supportive relationships within the HWC community and more widely; and identifying and addressing issues arising from the potential in HWC for lack of clarity over various stakeholders' roles and responsibilities. This roundup can be found at: [www.jrf.org.uk/publications/older-people-high-support-needs-housing-care](http://www.jrf.org.uk/publications/older-people-high-support-needs-housing-care)

Both the key findings and the full reports from the separate studies upon which the roundup was based can also be found on the JRF website.

## **HANOVER@50**

*To coincide with their 50th anniversary, Hanover Housing Association have published the remainder of the 10 think pieces they commissioned, as follows:*

### **Moving on: Migration trends in later life**

New data analysis from the Institute for Public Policy (IPPR) warns that tens of thousands of older people continue to seek out the sea or a rural idyll on retirement each year - but many more are too poor to move at an appropriate time.

### **Strengthening relationships to prevent isolation and loneliness in old age**

In this paper by the Centre for Social Justice, Dr Samantha Callan calls for a national strategy to strengthen marriage and other family relationships and states that this would dramatically improve old age for millions of people in the UK.

### **Putting people into personalisation**

In his paper on behalf of ResPublica, Alex Fox argues that traditional care services are impersonal, disempowering and increasingly rationed. He proposes that relational and 'asset based' models characterised by mutuality and micro-scale are the best way to meet care, support and inclusion needs - and offer the best value.

### **Downsizing in later life and appropriate housing size across our lifetime**

In this think piece by the International Longevity Centre-UK (ILC-UK), Dylan Kneale calls for a fresh look at under-occupation and housing in later life. It laments the refusal of many people aged over 65 to recognise they are ageing, aggravated by a misinterpretation of 'ageing in place' in the UK.





### Sociable housing in later life

Here Louise Bazalgette and Jo Salter of Demos suggest that many older people are dissatisfied with existing mainstream and specialist retirement housing. They conclude that while sociable housing arrangements - such as cohousing - may be challenging to establish, these innovative forms of housing are valued highly by older people.

### Sex, skydiving and tattoos

In this media-grabbing think piece, Dr Emma Lindley and Steve Broome of the RSA warn that language about ageing shapes negative attitudes that are damaging to older people and to society. Ageist language and attitudes deprive older people of the opportunity to contribute to their communities. The RSA argues that western society should 'retire' retirement.

To access the Hanover@50 think pieces, visit: [www.hanover50debate.org.uk/debate](http://www.hanover50debate.org.uk/debate)

## TELECARE UPDATE

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

### European technology project designed to help disabled and older tenants live more independently

Habinteg Housing Association will lead on a major European research project, i-stay@home, aimed at providing technological solutions to everyday issues for disabled and older people in social housing.

From early 2014, 180 tenants from EU participating countries, including 20 Habinteg tenants, will test out a selection of ICT products and measure their effectiveness in a household setting. Potential products that could be tested include special sensor technology to prevent falls and a high tech blood pressure monitor. The results are expected in the summer of 2014.

A recent survey of 200 European tenants showed that older people are keen to use new technology to help them lead more independent lives, provided that the products are affordable and user friendly. The survey revealed that 60% of older people were open to using new technologies with the potential benefits including a reduction in care costs as everyday tasks become simpler and increased time available to see friends and family.

The survey also revealed that older tenants' most frequent concerns were the ability to get around, see, hear and communicate, the ability to care for their home, and looking after their health care and wellbeing. These issues present significant challenges for some people as they get older but these are concerns that technology may be able to help address.

For details of the I-stay@home project, please visit: [www.i-stay-home.eu](http://www.i-stay-home.eu)

The tenant survey videos can be accessed at: [www.habinteg.org.uk](http://www.habinteg.org.uk)

### Using assistive technology to support personalisation in social care

A new report published jointly by the Voluntary Organisations Disability Group and the National Care Forum shows how technological solutions can enhance personalisation, choice and control, and reveals how the lives of people of all abilities and ages and their families have improved as a result of assistive technology.



The report stresses that technology cannot be used in isolation or always be relied upon as a substitute for traditional human support, but it can:

- increase choice, control and independence for individuals;
- help stretch personal, health and social care budgets to provide more support;
- support the role of carers and staff, encouraging their enabling role;
- help commissioners and providers in running cost effective services.

Available at: [www.housinglin.org.uk/pagefinder.cfm?cid=8876](http://www.housinglin.org.uk/pagefinder.cfm?cid=8876)

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

If you are switched on to the above items, the recent Telecare LIN newsletter is packed with everything you need to know about latest policy, practice and product developments. The comprehensive June edition and accompanying supplement is now available at: [www.telecarelin.org.uk](http://www.telecarelin.org.uk)



## CALLS FOR INFORMATION

*The Housing LIN and our partners are interested to hear from you on the following. Can you help?*

### Involving housing in delivering an intermediate care service

The Housing LIN has been approached by George Elliot Hospital NHS Trust in Nuneaton about their wish to team up with a housing and support provider to help them pilot an integrated approach in delivering a nurse-led intermediate care and stroke rehabilitation unit, with the option of developing a 40 unit purpose-built scheme. To find out more, contact Dr Chauhan at:

[jay.chauhan@geh.nhs.uk](mailto:jay.chauhan@geh.nhs.uk)

### Supported housing research project

Sitra is conducting a study to identify how much supported housing is funded by Housing Benefit for people of working age in a sample of English local authorities. It is intended to contribute to discussions within Government and the sector as to how the costs of supported housing could be dealt with in future. This is in the context of the national programme of welfare reform that includes the abolition of Housing Benefit, expected by the end of 2017.

The study will be conducted at the level of individual schemes or projects. No data about the benefits of identifiable individuals will be given to Sitra or gathered by us in the course of this work. Sitra will be working with providers and commissioners of supported housing to support this important task which will contribute to decisions vital to the continued viability of specialist housing for many of England's most vulnerable people.

The study is to be completed by the end of July 2013 with the DH, DWP and DCLG taking part in an advisory group overseeing the study. For more information and to get involved, contact Geoffrey at: [geoffreyf@sitra.org](mailto:geoffreyf@sitra.org) and/or Burcu at: [burcub@sitra.org](mailto:burcub@sitra.org)

### National call for housing support data

Good information about housing-related support that helps to retain vital services for older and vulnerable people. Sitra are also collecting data from all top-tier councils on housing support services for 2012-13. This is information on capacity of services, performance and spend on housing-related support and preventative services, which will be matched with outcomes data from St Andrews University.

The national collection of housing support data:

- lets you quickly compare information and benchmark capacity, costs, performance and outcomes;
- helps show the impact of investment and the value for money of housing support;
- helps the planning of investment and supports good commissioning in services for vulnerable people that meet local priorities; and
- shows the national picture, so helps raise the profile of housing support services, including to social care and health.

Everything you need to submit the data is available from Sitra's website: [www.sitra.org/spdata](http://www.sitra.org/spdata)

### Research launched to boost older people's quality of life

Midlands-based Orbit Charitable Trust (OCT) is to follow up its earlier national research project by looking at what steps small housing associations are taking to deal with the needs of their older customers.

OCT is starting a new project by carrying out a survey of hundreds of small housing associations. The questionnaire, which can be completed online, was piloted last year amongst a group of London associations. Questions include whether the landlord has an older people's strategy, what specialist services they provide, how tailored they are to the individual, how older residents can shape such services and what partners they work with.

Survey results will help OCT identify the key issues facing small housing associations which will then be examined more closely with five organisations acting as demonstration projects. The outcomes will be brought together in a resource pack suitable for smaller housing providers which will offer practical guidance and advice on improving their delivery of such services to enhance the lives of vulnerable older people. To follow progress on the project, or to participate, go to [www.orbit-research.org.uk](http://www.orbit-research.org.uk)

### Study on Re-location

Researchers from the Medical Research Council Epidemiology Unit in Cambridge are developing a study, known as RENEW, to find out how moving into a new residential development can affect people's physical activity and wellbeing. For more information:

<http://sphr.nihr.ac.uk/wp-content/uploads/2013/06/Summary-SPHR-CAM-PH1-NRE1.pdf>



## 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!

### South East

Sue Terry reports the post conference report from the joint South West and South East Housing LIN event held in Swindon last month is now available at: [www.housinglin.org.uk/pagefinder.cfm?cid=8868](http://www.housinglin.org.uk/pagefinder.cfm?cid=8868)



Clayton Court & Corbett Court, Burgess Hill

In other news, McCarthy and Stone have reached a milestone at their new Later Life and Assisted Living scheme in Burgess Hill, Sussex, in reaching their 1000th

retirement development. [www.mccarthyandstone.co.uk/news-and-views/blog-posts/ali-crossley/launching-our-1000th-development](http://www.mccarthyandstone.co.uk/news-and-views/blog-posts/ali-crossley/launching-our-1000th-development)

Also, Archadia (architects) are pleased to announce that Leacroft, a 38 unit Housing 21 flexicare scheme in St Alban's, is currently on site and will be completed early next year. More at: [www.archadia.co.uk](http://www.archadia.co.uk)

And lastly, Housing 21 has begun to build 800 units of Extra Care accommodation in Hilsea, in partnership with Portsmouth City Council.

### London

Margaret reports that the London Assembly Housing Committee have set up a review on Specialist housing options for older people in London. Using our SHOP@ data, we predict that there is a current shortfall of 7,737 units of Extra Care housing across the capital. This could rise to 12,054 by 2030. More on the GLA's review can be viewed on the following YouTube link:

[www.youtube.com/watch?v=Pqfel\\_Px6lw](http://www.youtube.com/watch?v=Pqfel_Px6lw)

Our submission can be found at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8886](http://www.housinglin.org.uk/pagefinder.cfm?cid=8886)

### Eastern

Sue Garwood reports that a letter was sent jointly with NHF to the Chairs of the Health and Wellbeing Boards and Clinical Commissioning Groups in the region drawing their attention to the recent NHF document, 'Dementia – Finding Housing Solutions',

and the role housing associations and home improvement agencies can play in enabling people with dementia to retain their independence for as long as possible. The letter can be read on the East region's webpage at: [www.housinglin.org.uk/Topics/type/resource/?cid=8832&msg=0](http://www.housinglin.org.uk/Topics/type/resource/?cid=8832&msg=0)

And in Suffolk, the County Council's Adult and Community Services' recent conference looked specifically at opportunities to build Extra Care in the county. The event was intended to raise awareness of this type of housing with district councils and cabinet members, and to highlight the importance of specialist housing in improving health and social care outcomes. The chief executive of Orwell Housing gave a keynote presentation in which he highlighted among other things, the difficulties in working with planning colleagues to find suitable sites for specialist housing and the importance of engaging with Health and Wellbeing Boards. He also made the case for more government subsidy. In addition, Stephen Burke from united4allages emphasised the importance of working in partnership across health, social care and housing and developing community led networks, skills and services

Councillor Noble's blog on the conference can be viewed at: <http://askcolinnoble.wordpress.com/2013/06/17/suffolk-flexicare-conference-2>

And lastly, Sue draws attention to the following:

- arrangements are in place to meet the ADASS lead for the 'Sector Led Improvement Programme' to explore ways of supporting one another's objectives regionally;
- the new Housing LIN viewpoint by Peter Coleing, in which he highlights how the shortage of Extra Care properties is forcing people into care homes which are less suitable for meeting their needs. Also, featured on p.3
- two new Housing LIN case studies from the region on Tibby's Triangle, Southwold, and 'Building Positive Futures' in Thurrock Council, covered on p.3-4
- the RTPi/RHG regional conference on planning and older persons' housing on 19th September 2013. Book a place at: [www.rtpi.org.uk/events/events-calendar/2013/september/planning-for-an-ageing-population](http://www.rtpi.org.uk/events/events-calendar/2013/september/planning-for-an-ageing-population) , and
- the next East region Housing LIN network meeting is scheduled for the 1st October at Hanover's Poppyfields ECH scheme in St Neots. Its theme is older people with support needs, with an emphasis on dementia.



## North East



Artist's rendering of Trinity Court, Corbridge

Denise Gillie reports that construction work is nearly complete at Trinity Court, Isos Housing's new development of 16 flats for sale for older residents in Corbridge, Northumberland.

The £2million HCA funded scheme was designed by HMH Architects to meet Code for Sustainable Homes standards and built by Turney Wylde. It replaces a 1970s development of the same name.

Also, as learning around designing accommodation and environments for people with a dementia diagnosis has emerged, Sunderland City Council have published 'Living Well with Dementia', which provides good practice information relating to designing and upgrading accommodation for people with a dementia diagnosis. Available at: [www.housinglin.org.uk/pagefinder.cfm?cid=8874](http://www.housinglin.org.uk/pagefinder.cfm?cid=8874)

## East Midlands

Debbie Waldron reports that Sanctuary Group have now completed a £9.4m Extra Care housing scheme in Mackworth, Derby. With a 'Very Good' BREEAM rating, Greenwich Gardens will provide 98 mixed-tenure accommodation and care facilities, when required, for the over-55s.

She also highlights that Housing 21 has signed a £83m contract with Derbyshire County Council and Keepmoat for the provision of up to 800 new Extra Care facilities across the county. And in Coventry, planning permission has been granted for the development of a new Extra Care 'village' at Earlsden Park. Opening in 2015, the Village will be home to over 350 local older residents, with 262 apartments for affordable rent and purchase and a host of social and leisure facilities to enjoy.

And finally, in Leicester, Abbey Mill is to be brought back to life with a new £8.75million canal side development of housing for vulnerable adults by Asra Housing.

## North West

Libby Spencer and Jean Bray report that an informal Extra Care officers network has developed in the north west, based around the greater Manchester authorities but also including Cheshire East. Whilst occasional meetings take place, the main

advantage is for officers with Extra Care housing responsibility (often just one in an authority) to know who else they can contact for advice/ information/ feedback about matters relating to Extra Care housing. [Libby.Spencer@stockport.gov.uk](mailto:Libby.Spencer@stockport.gov.uk) has more information

This group has also developed a database of simple facts about an authority's Extra Care housing and contractual arrangements, which is currently being updated and has proved to be a very helpful tool for members in considering options and identifying where further information can be sought.

In Hoylake on the Wirral, Lee Court was officially opened by the local M.P, Esther McVey - Minister for Disabled People.

The scheme includes a mixture of housing for the elderly as well as young people with a range of physical and learning disabilities.



Artist's rendering of Lee Court, Hoylake

In other news, Manchester City Council have approved planning permission for the regeneration of the Brunswick area of Manchester which will include an Extra Care scheme. And, work is now underway at Your Derwent & Solway's new £9million retirement living development for Keswick, which is to be called Greta Gardens. This will consist of 69 purpose built apartments with associated communal space, care and support for those that may require it.

Also, Jean and Libby report that in Knowsley, the local housing trust have commenced development of a 122 development with First Ark Group; and in Sale, Manchester, Trafford Housing Trust are looking to open a 71 unit Extra Care scheme next year.

And finally, Liverpool City Council has issued a tender for Integrated Personal Care and Support services to Older People in an Extra Care Housing setting. The closing date for return of completed applications is 9th August 2013. More info at: <http://liverpool.gov.uk/business/tenders-and-procurement/current-tenders/nwce-955gd7-integrated-personal-care-support-in-an-extra-care-housing-setting>

## West Midlands

Anne Bailey reports that the Sanctuary Group are building an £11 million development of 86 units of Extra Care housing in Ketley, Telford, plus 12 apartments for people with learning difficulties.



## Yorkshire & Humber

Paula Broadbent draws attention to the new Housing LIN case study with Pennine Housing 2000, as highlighted on p.4

Paula also reports that Methodist Homes have opened a new 56 unit Extra Care scheme in Ben Rhydding, near Ilkley and that Sanctuary Group are now on site in Scarborough to build an Extra Care housing scheme with Keepmoat as part of a master plan that will see 1,350 new homes developed over the next 10-15 years in partnership with Keibell Homes (land owner), Keepmoat (Regeneration Specialist), Scarborough BC (land owner) and North Yorkshire County Council.

A further two Extra Care schemes are also on site in North Yorkshire with Housing 21 and Keepmoat. These will replace registered care homes, one in Settle which will offer 50 units, instead of the planned 60 due to planning constraints, and provide full mixed tenure with 20 of the apartments designed as open plan to support higher dependency tenancies. The scheme will be home to the new community library and offer a memory clinic and care shop in its health & wellbeing suite to support local people from around the area to access early diagnosis of dementia and help manage the need for care and support. The other, in Thirsk, is being developed in two phases on the site of the registered care home alongside residents in situ and next door to the existing GP practice, Health centre and Community hospital. It will offer 62 apartments of full mixed tenure and provide a new home for the community library in this prominent town centre location.

And finally, the regional meeting is on Wednesday 3rd July at The Grove, Abbeyfield Society Ilkley, with presentations from Abbeyfield, Bradford MBC and Karen Croucher of University of York on behalf of the new JRF research into Housing with Care "A Better Life".

## South West

Pat Palmer reports the post conference report from the joint South West and South East Housing LIN event held in Swindon last month is now available at: [www.housinglin.org.uk/pagefinder.cfm?cid=8868](http://www.housinglin.org.uk/pagefinder.cfm?cid=8868)

In addition, the slides from the successful Extra Care housing seminar that the Housing LIN convened for Devon County Council can be found at: [www.devon.gov.uk/index/socialcarehealth/ech/ech-event.htm](http://www.devon.gov.uk/index/socialcarehealth/ech/ech-event.htm)

We look forward to working with Devon and partners in realising their vision.

And finally congratulations go to Curo, which recently won the NHF Community Impact award for its Independent Living Service which fits care and support around residents' needs in the South West.

## Wales

The Welsh Government have published a White Paper, *Homes for Wales: Better Lives and Communities*, that recognises the need to improve housing, including for older and vulnerable people. Furthermore, the Paper states that the Welsh Government will "support and disseminate good practice with all partners and within communities to assist the delivery of lifetime homes and lifetime communities and seek to position housing clearly within planning and commissioning frameworks for local and community services through Single Integrated Plans, to ensure the needs of older people are clearly articulated".

We look forward to working with the Welsh Government to provide support via our networks. More on the White Paper at: <http://wales.gov.uk/docs/desh/consultation/120521whitepaperen.pdf>

## Scotland

Jeremy recently spoke at the Housing Adaptations Scotland Conference in Glasgow on bridging the gap on housing, health and social care.

## REGIONAL 'LEARNING LAB' MEETINGS / EVENTS

midland heart  
housing, care and more



*We are grateful to Midland Heart Housing Association for their sponsorship.*

*Registrations for our regional meetings are open to members of the Housing LIN. Details of those confirmed in your area are listed below or 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)*

**Eastern HLIN**, 1st October, St Neots

**West Midlands HLIN**, 30th October, Warwick



## OTHER FORTHCOMING EVENTS

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

### Homes for living forum: accessibility and the new housing standard

London, 16 July, 12.00 - 4.30pm

Book at: [events@habinteg.org.uk](mailto:events@habinteg.org.uk)

## 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.**

## POETRY CORNER

*We are delighted to bring you a new poem by Brian Wilks.*

### No Hurry

At last no hurry,  
Christmas comes

As it has,

Birthdays,

So many notches

On the tally stick,

Pass,

Generations visit

In some order,

Then go about their business

In a fleeting calendar.

Still,

Sun delights,

Quick Spring,

Dependable, unfurls,

And fruit plumps up for the autumn.



## ABOUT THE HOUSING LIN

With over 40,000 members, the Housing LIN is the leading 'learning lab' for a continually 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* WILLMOTT DIXON