



Housing with Care Matters

020 7820 8077
info@housinglin.org.uk
www.housinglin.org.uk
@HousingLIN
#HLINenews

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Oakwood Lodge, Willenhall
Winner of the Housing LIN award
for Best UK Extra Care Housing
Scheme 2013

MIDLAND HEART SPEEDS AWAY WITH THE HOUSING LIN AWARD!



Jeremy Porteus and residents of Oakwood Lodge at the Housing for Older People Awards

Our congratulations go to the residents at Oakwood Lodge, Willenhall, Wolverhampton who have raced ahead to win the Housing LIN award this year.

With a startling 295 entries this year, representing the views of over 3,300 residents, Oakwood Lodge stood out amongst its residents, being voted as *“the best place I have ever lived.”*

Speaking at EAC’s National Housing for Older People Awards ceremony in Birmingham, Jeremy Porteus, Director of the Housing Learning and Improvement Network said: *“These housing awards are special and distinct because they represent the voice of the residents and tenants. It is their votes, not those of housing professionals or staff that count. They are all winners and shining examples of the effective resident or tenant participation that the Housing LIN advocates.”*

The annual ceremony, held for the first time at the National Motorcycle Museum, brought together over 200 residents and staff from all the shortlisted schemes, many of whom also enjoyed touring the collection of bikes through the ages.

More about the Housing LIN’s winning scheme can be found at:

www.housingcare.org/housing-care/facility-info-87107-oakwood-lodge-short-heath-england.aspx

For more about the EAC annual awards and to watch the video of the day, visit: www.housingcare.org

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



POLICY & FUNDING NEWS

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

Care Bill: housing amendments accepted

Inside Housing headlines this month read 'Peers call for bigger role for housing' in advance of the House of Lords debate which resulted in the government accepting changes that recognise how crucial housing is to a person's care. As reported by the NHF:

- Housing is now explicitly referenced as part of local authorities' new duty to promote the integration of health and care, and
- Registered providers of social housing are now explicitly listed as one of the partners a Local Authority must co-operate with when considering and planning a person's need for care and support.

As supported by the Housing LIN, the Minister committed to include in the Bill's statutory guidance a requirement for relevant housing options to be covered in any information and advice on a person's care.

The NHF also highlight that these changes are in addition to the change secured before the Bill entered Parliament, which included housing in the definition of wellbeing used throughout the Bill. However, there is still some concern about the finer points of the proposed new system and the impact of deferred payments on those people with assets over £23,500. The Housing LIN will be following this with interest.

Social Care grants for 2013-2014

The DH has issued an explanatory note setting out the amount of revenue and capital grants funding in the financial year. Of interest to Housing LIN members will be the £171m 'Community Capacity' grant for capital projects. In previous years, this money has been used to contribute to the development of projects such as extra care housing. For a list of allocations by councils with adult social care responsibility, visit: www.gov.uk/government/publications/social-care-grants-for-2013-to-2014

HCA fund for developing community housing

The HCA has set aside £14m revenue funding for community-led project support to aid the development of community housing and other types of community assets to the stage of planning.

Details of the HCA programme (and GLA in London) are available at:

www.homesandcommunities.co.uk/community-led-project-support

Integration Transformation Fund - DFGs

Care & Repair England have published an authoritative briefing on Disabled Facilities Grants and the potential implications of its inclusion in the government's Integration Transformation Fund. Read at: www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/integration_transformation_fund-oct_2013.pdf

MARKET NEWS

In this new section we capture latest news affecting the world of housing with care. For local information on extra care housing developments, check out regional updates.

Social housing lettings to older people

DCLG have published statistics on social housing lettings in England during 2012 to 2013 by local authorities and private registered providers. It reports that both supported housing and general needs lets have shown similar longer term trends, growing by 3% between 2007/8 and 2012/13 to 117,501 units of accommodation. And, within the supported housing sector, more lettings are made to older tenants, particularly for local authority lettings where 73% were to those aged 60 or over. View at: www.gov.uk/government/publications/social-housing-lettings-in-england-april-2012-to-march-2013

Department for Communities and Local Government		Households	
Social Housing Lettings: April 2012 to March 2013, England		Statistical Release 10 October 2013	
• The latest upward trend in social lettings by private registered providers has ended, with a 3% decrease in lettings to 58,751 in 2012/13.	• Local authority lettings have also decreased to 120,772 in 2012/13, continuing their long term trend and nearly halving since 2007/8.	• In the second year of the affordable rent programme, private registered providers let 22,772 properties of affordable rent, five comprising nearly a 10% (18%) of general needs lettings.	• The average net weekly social rent of properties let in 2012/13 was £55, which average affordable rents were £114.
• As in 2011/12, affordable rents were, on average, 68% of market rents (2012/13, 65.0%); affordable rents were a lower proportion of market rents (2011, 67%).	• The most common age group of people lettings in a general needs letting continued to be single adults aged under 65, while with a further drop around 50% of lettings.	• Many (71%) of private registered providers general needs lettings were in employment.	Tenancies: 1 Shared social housing: 1 Social housing in authorities: 4 Non-social housing: 4 Accommodation types: 4 Subtypes: 11 Tenants: 11 Regions: 14
Responsible Statistician: John Henson		Media Enquiries: 0202 464 4220 0202 464 4220 0202 464 4220 0202 464 4220 0202 464 4220	

Over 90s fast approaching half a million

ONS stats reveal that for the first time there are more than 460,000 people over 90. And the number of centenarians in England and Wales has increased five-fold over the last 30 years. Estimates suggest there were 12,320 people aged 100 or older in 2012. More at: www.ons.gov.uk/ons/rel/mortality-ageing/estimates-of-the-very-old--including-centenarians-/2002-2012/index.html



Knights Frank's 2013 Care Homes Trading Performance Review

Whilst not extra care specific, this report provides the most definitive evaluation of trading performance for the UK elderly care home sector, revealing a 36% increase in the total number of care beds. Available at:

www.knightfrank.co.uk/resources/commercial/brochure/kf_care-homes-perf-2013.pdf

Laing & Buisson's UK Extra Care Market Report 2013

The demand for extra care housing from social services, tenants and private leaseholders continues, according to the latest Laing & Buisson Market Report. Its analysis by region and tenure in England 2013 shows:

Region	Letting	Sale	All
East Midlands	2,972	859	3,831
East of England	4,968	1,067	6,035
London	5,383	472	5,855
North East	2,178	129	2,307
North West	6,238	1,650	7,888
West Midlands	7,007	1,578	8,585
Yorkshire & The Humber	3,656	869	4,525
ENGLAND	43,293	12,004	55,297

Housing Market Bulletin

The most recent HCA's Housing Market Bulletin is available and provides details on house prices, house building, mortgages and the wider economy.

View at: www.homesandcommunities.co.uk/ourwork/market-context

Mental Health acute shortage

Figures released by NHS England reveals a 31% reduction in acute mental health beds as detentions under the Mental Health Act increase by 6%. It is reported that this has led some mental health trusts being forced to use out of area placements, costing as much as £3,000 a week for people with complex needs. The Housing LIN is revisiting its factsheet (no15) on mental health and extra care housing next year.

SHOP@ UPDATE

Here we review the progress of the SHOP@ analysis tool since its launch in March of this year

SHOP@ – Delivering the Detail

SHOP@ goes from strength to strength and since its launch six months ago a quarter of all authorities in England have now used it to forecast demand for the supply of older people's housing in their area up to 2030 and download the free reports to aid strategic planning. We are pleased that it has quickly become a highly regarded analysis tool and delighted by the many positive comments received about using the online tool.

SHOP@ can now offer bespoke services based on specific community needs and commissioning strategies. This support service can help you access the data and intelligence to inform key documents such as your Market Position Statements and Strategic Housing Market Assessments. It also offers a sound basis for wider applications such as developing your asset management plans, supporting community consultations and validating planning submissions.



Check out the briefing below that highlights some recent successes and demonstrates how SHOP@ can deliver the detail

to help you plan and develop quality housing and care for older people. The Housing LIN/EAC briefing reviews our initial website offer and, following feedback from those people who have already used SHOP@, introduces the new tailored services that we have developed to look more in detail at the range of housing solutions for older people. For example, within the current financial climate, to provide a clear steer on the most effective outcomes and enable you to prioritise any investment decisions. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=8971

If you wish to know more and take advantage of SHOP@'s consultancy offer, please contact SHOP@ at: shop@eac.org.uk or telephone John Galvin on: 020 7820 7867

To browse the free SHOP resources now available on the Housing LIN website, visit:

www.housinglin.org.uk/SHOPAT





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 PRACTICE BRIEFINGS

This month, the Housing LIN puts cohousing under the spotlight. We are pleased to publish the following practice briefings:

Work on the wild side – two cohousing briefings

There is growing interest in exploring non-mainstream housing options for older people, including various methods of self-help and mutual support that are often similar to cohousing principles. Written by Moyra Riseborough for the Housing LIN, the first briefing paper is aimed at developers and architects and offers an insight into a fascinating research project that set out to assess interest in cohousing in Newcastle-upon-Tyne and ended up with a radical set of ideas about how to live our later lives.

The second briefing, also by Moyra Riseborough, has been written with commissioners and organisations providing housing and care and support services in mind. The main challenge is that it is virtually impossible to quantify demand for cohousing unless and until a cohousing or community-led housing group is brought to commissioners' attention. Commissioners cannot directly commission cohousing, since activities are bottom-up. They can, however, create cohousing-friendly conditions by acknowledging, in key local plans that they will support self-directed or community-led housing groups. Both briefings can be viewed at:

www.housinglin.org.uk/pagefinder.cfm?cid=8951

NEW REPORT

To accompany the above practice briefings, we are also delighted to publish this well researched case study report:

Growing Older Together: The case for housing that is shaped and controlled by older people

This case study report by Jon Stevens for the Housing LIN argues that we need to develop more housing that is shaped and controlled by older

people themselves. Housing of this kind has a proven appeal to older people and it is of increasing interest and relevance to a new generation of active, independent-minded older people, who are attracted to the idea of 'growing older together'.

Drawing on recent research, the report describes the specific appeal of resident controlled housing for older people and it shows how such housing contributes to older people's well-being. Six exemplary case studies describe a variety of established and planned schemes; both for ownership or for rent and with differing models of governance and management.

It ends with a summary of developments that are in progress; many of which are at the grass roots level. The report challenges policy makers and commissioners, including local authorities, to promote and support co-operative and mutual housing developments for older people and it calls for mainstream developers and providers to invest in innovative and progressive developments of this type. Download at:

www.housinglin.org.uk/pagefinder.cfm?cid=8950



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NEW VIEWPOINTS

We are pleased to bring you two new viewpoints. The first looks at the future of supported housing; the second a detailed look at housing and public health partnerships, and the final one on catering in extra care housing. All food for thought!

What is the Future of Supported Housing?

Written by Steve Onger, viewpoint no.51 considers the history of supported housing, where we are now and where we might go in the future. He argues that supported housing has provided an important service for vulnerable people in the community for a long time but always seems to be under a review of one kind or another and its future never seems to be clear, with every opportunity seeming to be uncertain. However, with the recent Department of Health Care and Support Specialised Housing Fund oversubscribed, he suggests that there is an increasing interest amongst funders, commissioners, developers and providers in what supported housing can offer. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=8967



Food for thought: Catering in extra care housing

In this new viewpoint by Helen Bailey, Director at Aviatrix and a specialist in diet, nutrition and catering, she outlines the importance of good quality food in the health and wellbeing of older people and how the housing and care industry needs to embrace the opportunity of expecting more from the catering than simply providing "fuel". The focus at mealtimes should be about creating an experience for guests and delicious quality food. A fresh look is needed and innovation to raise standards in line with an increasingly savvy and demanding customer. Sample at: www.housinglin.org.uk/pagefinder.cfm?cid=8969

NEW CASE STUDY

In this issue, we continue to explore the adoption of HAPPI principles by industry in this case study of an award-winning scheme:

Quality design attracts downsizers

This new case study for the Housing LIN by James Berrington takes a detailed look at Halton Court, a 170 unit purpose-built housing scheme for people over 55 developed by Viridian Housing at Kidbrooke Village. Halton Court is located on the site of the former Ferrier Estate in the Royal Borough of Greenwich, London. The scheme is part of a large urban housing development and has attracted residents who have moved because of the lifestyle choice the environment offers.



Halton Court, Greenwich

Whilst Halton Court has extensive communal facilities, it is not an extra care housing scheme, but a quality, 'care ready' housing led development targeting older people wishing to downsize regardless of care needs. Winner of the 2010 HAPPI awards, the scheme was designed by PRP architects and developed by Berkeley Homes. This comprehensive study highlights what has attracted older people to downsize to this impressive development. To find out more, download at: www.housinglin.org.uk/pagefinder.cfm?cid=8962

OTHER USEFUL REPORTS / RESOURCES

HOUSING FOR OLDER PEOPLE

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

Fit for the Future: Meeting the challenge of housing for an ageing population

This report by Genesis Housing Association for the International Housing Partnership, provides details of the various approaches taken by policy makers and housing providers in England, Canada, Australia and the USA to address an ageing population. It provides a useful infographic of common issues across the four countries, drivers for change, making best use of stock, design and sustainability and highlights the challenges for leadership and providers in managing risk, delivering quality and efficiency and responding to the aspirations of older people. Its recommendations include:



- Engaging and involving older people in scoping out future services and provision
- Developing future-proof solutions that are scalable
- Delivering innovation in financing new supply

More at:

www.housinglin.org.uk/pagefinder.cfm?cid=8963

Developing an evidence base for housing and related services for older people

This study by consultants PDW, commissioned by Aksa Homes and the Oldham Housing Investment Partnership, builds on research undertaken in 2001 which looked at removing the barriers which prevented older Bangladeshi and Pakistani people from accessing housing and support services. Twelve years on, this study reports:

- Whether people would prefer to remain in their homes and the reasons behind this;
- what barriers or constraints people face (real or perceived) in moving to specialist housing;
- issues and preferences around location, housing type, size and design;



- whether present locality and housing type matches aspiration and suggested further development in terms of numbers, tenure, size and type;
- the support needs of the local population over the next 10 -15 years, and
- how Aksa Homes and other providers can adapt their services to reflect any changes in family structures and cultural/religious values.

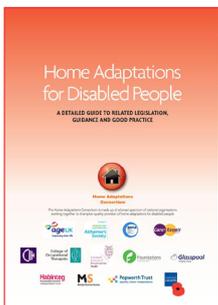
To read this interesting study in full, go to:
www.housinglin.org.uk/pagefinder.cfm?cid=8940

Easi-Guide to Housing Standards Review

The proposals in the Government's Housing Standards Review Consultation have far reaching consequences for the quality of new housing and the policy and processes that shape it. The potential implications in relation to accessibility and space are particularly significant for affordable housing nationally, especially for all new housing in London - coming only a year after the GLA produced its new Housing Supplementary Planning Guidance. To help overcome any confusion, Levitt Bernstein have produced this Easi-Guide to help you navigate your way around the proposals. Available at:
www.housinglin.org.uk/pagefinder.cfm?cid=8960



And to view Habinteg's formal response to the DCLG review of housing standards, go to:
www.habinteg.org.uk/responses



Home Adaptations for Disabled People: A detailed guide to related legislation, guidance and good practice

Radical policy changes are underway across health, social care, welfare and planning. This new guide from the Home Adaptations Consortium aims

to provide authorities and those charged with service planning and provision with clear and comprehensive information about the legal position concerning home adaptations and specifically the Disabled Facilities Grant (DFG), alongside examples and ideas for service delivery in order to stimulate a fresh look at local adaptations provision. More at: www.careandrepair-england.org.uk/pdf/dfg_good_practice_guide_2013.pdf

The mortgage debt of older households and the effect of age

This report from ILC-UK explores the effect of age of the householder on levels of mortgage borrowing on the main residence and difficulties with meeting the payments on these in households headed by someone aged 50 or over. It does so using data from the 2008-10 Wealth and Assets Survey. It found that one in five of all households (21%) headed by someone aged 50 or over had outstanding mortgage borrowing on their main home in 2008-10. This decreased to nearly one in ten households headed by someone in their late 60s with mortgages they had yet to repay (9%) and one in fifty of the over 80s (2%). It suggests that this might result in a greater propensity for households to downsize with increasing age rather than to pursue other forms of equity release. To download a copy, visit:

www.ilcuk.org.uk/index.php/publications/publication_details/the_mortgage_debt_of_older_households_and_the_effect_of_age

Environmental Gerontology: making meaningful places in old age

The environments in which people live out their later lives have a strong impact on their identity and provide opportunities for nourishing social interactions. This new book by Graham Rowles and Miriam Bernard (eds), examines the theoretical underpinnings of environmental gerontology and provides useful practical applications and guiding principles from the US and the UK that enhance well-being into practical recommendations for the design of such beneficial community environments. Order from: www.springerpub.com/product/9780826108135#.UjcE5I2shcY

HEALTH & CARE

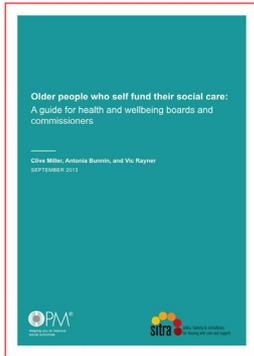
This section features new papers that have a connection across housing, health and/or social care.

Ending 15-minute care

The findings from this report by Leonard Cheshire Disability make stark reading. It found that 60% of local authorities now commission 15-minute visits. Some deliver more than three quarters of their care visits in 15 minutes whilst 15% of councils deliver more than a quarter of all of their care visits to disabled and older people in 15 minutes or less. To read in full, visit: www.lcdisability.org/?lid=29351



Older people who self fund their social care: A guide for health and wellbeing boards and commissioners



This guide by OPM and Sitra aims to help health and wellbeing boards and health and social care commissioners improve awareness of the importance of having a strategy for enabling self-funders to best meet their health and social care needs and learn from the practice of leading edge local authorities; quantify the numbers of self-

funders and understand the drivers and identify the ways in which people can move from self-funding to being partly or wholly state-supported; and advise commissioners of the key tasks they need to prioritise as they transition to a new funding system. Available from: www.opm.co.uk/resources/older-people-self-fund-social-care-guide-health-wellbeing-boards-commissioners/

Routes in Health

The NHF has published 3 useful briefings for the housing association sector. They are:

Housing and public health: This briefing provides a summary of public health priorities and a guide to new roles and responsibilities at a national, regional and local level, an understanding of new opportunities for housing associations to work with directors of public health, and an overview of key linkages between public health priorities and housing. www.housinglin.org.uk/pagefinder.cfm?cid=8964

Housing and Wellbeing Boards: This briefing summarises the relationship between housing and health and wellbeing boards. It gives an overview of the structure and governance of health and wellbeing boards, provides information on the purpose and remit of the boards, and highlights ways to engage with boards and present a housing offer. www.housinglin.org.uk/pagefinder.cfm?cid=8965

Clinical commissioning groups and commissioning support units: This briefing gives an overview of the structure and governance of CCGs, with a sense of who has most influence, provides information on the types of services CCGs commission and their relationship with NHS England and the Commissioning Support Units, and highlights ways to engage with CCGs and the types of housing association activity they might be interested in. www.housinglin.org.uk/pagefinder.cfm?cid=8966

Cost of care in the home still a postcode lottery

Thanks to NCF for highlighting this Which? investigation. It found that some local authorities have been restricting home care and increasing costs above inflation, leading to a widening postcode lottery in care costs. The results show that more than 80% of councils now restrict care to those whose needs are 'critical' or 'substantial', up from just over 70% in 2009. Of the 26 councils who reported they offered care to people with 'moderate' or 'low' needs in 2009, only 12 continue to do so. Which? is launching a new, free-to-use elderly care website later this year to give relatives of older people the information and advice they need to be confident that they are making the best decisions on behalf of their relatives. Find the full report at: www.which.co.uk

Close to Home Recommendations Review

This report from the Equality and Human Rights Commission presents the Commission's assessment of what local authorities, Government, the Care Quality Commission and the Local Government Ombudsman have done in response to the recommendations directed at them in their 'Close to Home' inquiry report (previously reported by the Housing LIN). Whilst it is encouraged by pockets of good practice, it expresses concern that the way home care is commissioned by local authorities may be increasing the risks of older people suffering human rights abuses. For more, go to: www.equalityhumanrights.com/legal-and-policy/inquiries-and-assessments/inquiry-into-home-care-of-older-people/close-to-home-report



Delivering better services for people with long term conditions

This new paper from The King's Fund describes a coordinated service delivery model, 'the house of care', that incorporates learning from a number of sites involved in the delivery of health and social care for people with long term conditions. It advocates a partnership approach in which patients play an active part in determining their own care and support needs. More at: www.housinglin.org.uk/pagefinder.cfm?cid=8970



Principles for health and social care reform

This new report from Solace outlines the shape that health and social care reform should take going forward, outlining a set of principles which should underpin future reform. In short, recommending:

- that an individual has one person overseeing all of their health and care needs and working with them to coordinate these;
- that the people involved in their care talk to one another and that information about them is shared, and
- that there should be one accountable, local body to go to if they have concerns.

More at: www.solace.org.uk/knowledge/reports/guides/Solace_principles_for_health_and_social_care_reform.pdf

HOUSING & DEMENTIA

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



Guidance and criteria for dementia-friendly communities

Alzheimer's Society, in partnership with the Dementia Action Alliance, have issued guidance and criteria for developing a recognition process for dementia-friendly communities. Available at:

www.alzheimers.org.uk/site/scripts/download_info.php?downloadID=911

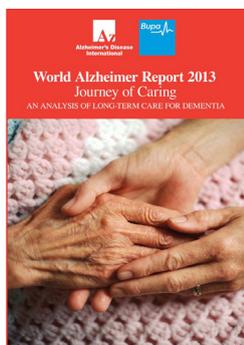
For a helpful overview on the process, check out the presentation given at the Housing LIN's East of England LIN meeting this month, visit:

www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=774

Journey of Caring: analysis of long-term care for dementia

This World Alzheimer Report 2013 shows that, as the world population ages, the traditional system of "informal" care by family, friends, and community will require much greater support. Globally, 13% of people aged 60 or over require long-term care. Between 2010 and 2050, the total number of older people with care needs will nearly treble from 101 to 277 million. Download at:

www.alz.co.uk/research/world-report-2013



Dementia Does not Discriminate

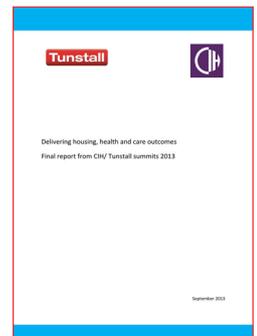
Currently, people from Black and Minority Ethnic communities are under-represented in services and they are often diagnosed at a later stage of the illness, or not at all. This report from the APPG on Dementia states that taking action now to get appropriate services and support in place will help to ensure people can access the support they need. To read the report and recommendations go to: www.alzheimers.org.uk/site/scripts/download_info.php?downloadID=1186

TELECARE UPDATE

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

Delivering housing, health and care outcomes

This report by CIH/ Tunstall is based on the collective discussions and examples from leaders across the sectors gathered at a series of summits in March and June 2013. It states that the challenge is to translate the outcomes of housing interventions into the savings it delivers for health and social care, particularly where preventative measures result in reducing demand for high cost interventions rather than cashable savings. Read at: <http://bit.ly/1eFSVeI>



Enabling technology

Scope, in partnership with BT and the RCA's Helen Hamlyn Centre for Design, have published a report that looks at how to make mainstream technology work better for disabled people. It summarises the joint project, presents key findings and shows how design prototypes could stimulate new innovations in the technology sector. Available at:

www.scope.org.uk/help-and-information/publications/enabling-technology

Have we got even more news for you!

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



HAVE YOUR SAY

The Good Governance Institute (GGI) would like Housing LIN members to complete the following online survey:

Rethinking the integration agenda

As covered in our last newsletter, this discussion paper summarizes the expert panel meeting set up by the Good Governance Institute and forthcoming discussions. To this end, they would like to get members' feedback on 3 subjects to help inform the new housing minister and shadow housing ministers. They are i) why housing?; ii) how to get housing round the table of H&WBs?; and iii) localism v prescription. Go here to have your say: www.ggisurveys.org.uk/rethinking-integration-agenda/

The deadline for completing the survey is 5:00pm on **Friday, 1 November 2013**

REGIONAL HIGHLIGHTS

As always, there is extensive networking going on amongst Housing LIN members. This section has updates from our regional leads on recent developments. 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 Brent Council has awarded Willow Housing and Care a 4 year Extra Care Sheltered Housing Scheme Management Grant for the provision of the housing support element of extra care scheme management to the occupiers of 136 extra care units.

In Lambeth, the council are finalising their proposals on redeveloping 5 sheltered housing schemes as extra care housing with a further 15 sheltered housing schemes to be modernised. The council's Cabinet is expected to make a decision shortly on their plans.

In Haringey, the council are 'spurred' on to plan a 50 unit extra care housing scheme with One Housing Group in Tottenham.



Artist's impression of Protheroe House, Tottenham, London

And in Enfield, the council is seeking to appoint an experienced, innovative organisation to provide high quality care and housing related support under an integrated contract at Skinners Court – an extra care housing scheme in Palmers Green. For further information, email:

hhascprocurement@enfield.gov.uk



Halton Court, Greenwich

And finally, she reports that London LIN steering group member James Berrington has written an excellent HAPPI case study on Halton Court, Greenwich (see p.5 for details). This will be the site for the

next 'look and learn' London regional meeting on 5 December (see p.12 to register your place).

Eastern

Sue Garwood reports that the well-attended regional meeting held at the Hanover scheme at Poppyfields, St Neots, coincided with UK Older People's Day and focused on housing for people with dementia. Copies of the inspiring presentations are now available at:

www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=774

She also points out that with the release of details about the Integration Transformation Fund (ITF), it is timely for housing to get involved in the thinking and commissioning of integrated services. She highlights that housing providers need to identify those offers which meet the outcomes frameworks of the NHS, Public Health and Adult Social Care and to engage now with those developing plans for using the ITF:

www.housinglin.org.uk/pagefinder.cfm?cid=8924

In Cambridgeshire and Peterborough, the Health Strategic Partnership Programme is in the CCG. The aim is to determine the offer to health and how housing associations can become 'commission ready' as healthcare providers. In particular, Housing Strategic Leads therefore may want to pursue their Health and Wellbeing Board reps about how to engage with the process to develop the ITF action plans prior to the 31 March 2014 deadline to ensure that housing expertise is made available on agreeing how the DFG grant is utilised in the future.

Nominated by its residents, an Axiom extra care housing scheme, The Pavilions in Peterborough, won a silver award for the 30-49 unit category at this year's EAC housing for older people awards. Well done everyone involved!



And finally, Sue reports on two events held in the region this month. The first was the Suffolk Ageing Well conference where speakers included Housing LIN contributor Janet Sutherland. She spoke on 'Places – how to lead and shape vibrant communities that will help people remain healthy and independent for as long as possible, including the need to build age-friendly housing now to offset health and care costs later'. And in Norwich, Peter Coleing, author of the Housing LIN Viewpoint 'An older person's perspective on the housing landscape in England', spoke at the Future East event, which was also attended by Norman Lamb, Care Services Minister.

North East

Denise Gillie reports that the forthcoming regional Housing LIN meeting on 5 November in Durham is a joint workshop with the Chartered Institute of Housing and the University of Northumberland, focusing on the future of sheltered housing. More under our regional 'learning lab' update on p.12

West Midlands

Anne Bailey reports that ExtraCare Charitable Trust opened its third Birmingham retirement village early this month. Based in Edgbaston, the £45m Hagley Road Village built by Galliford Try is one of at least five retirement villages planned as part of a £200m development programme between ExtraCare Charitable Trust and Birmingham City Council.

Hagley Road Village, Edgbaston



Speaking at the International Ageing in Place conference, held at the village this month, Jeremy Porteus said, "the dedication of the staff and the quality of the development are a combined force that will give residents high levels of satisfaction living here."

And finally, Anne notes that in Dudley, plans for a 120 unit, mixed tenure extra care housing scheme for the over 55s in Cradley have been unveiled by Midland Heart and the local council.

Yorkshire & Humber

Paula Broadbent reports that Waterloo Housing Group is set to open Barratt Court in Skegness. The scheme consists of 40 self-contained apartments for

people requiring specialised amenities and support. The new building will also serve as a community hub, where shared facilities and services can be used by the residents and others from the local community.



Barratt Court, Skegness

And in Barnsley, the council has sought approval to dispose of the balance of the former school site to enable the development of 50 units of affordable housing for older persons, to be built by South Yorkshire Housing Association with HCA grant.

North West



Artist's impression of the new extra care scheme in Chester

Libby Spencer and Jean Bray report that Your Housing Group has obtained planning permission for an extra care housing scheme including 82 apartments in Chester. Architects

Pozzoni have produced design proposals for the development on the site of the former Woodfield Primary School which will include communal facilities, a wellbeing suite and hair and beauty salon.

As featured on p.5, AKSA Homes and Oldham Council have published research on the housing needs of older people from the Bangladeshi and Pakistani communities.

And on the Wirral, tendering for Strategic Housing Delivery Partners has just closed to help deliver a minimum of 100 extra care housing units over a 3 year period (2014-2017) which could be new build, remodelled, refurbished, or a mix of all three. Provisional target areas for delivery are: South West Wirral; Birkenhead and Tranmere and Wallasey. Similarly, Blackburn with Darwen have just released tender notices to develop residential services, including extra care housing.

Lastly, Jean and Libby report that last month the Manchester Health and Wellbeing Board received a paper on Extra Care Investment Project and opportunities for engagement with the housing sector. It recognises the benefits of extra care housing in supporting independence and quality of life, and in offering more streamlined health and social care delivery. The City Council is keen to build on its 6 existing schemes and encourage the development of further extra care schemes, particularly in areas where there is currently limited provision.



South East

Sue Terry reports that Bedfordshire Pilgrims Housing Association have commenced to develop a 54 unit extra care scheme in Kidlington, Oxfordshire - a partnership with the County Council and The Order of St Johns.

And in Ashford, Kent, work has begun on dementia-friendly housing of the future to the council's lifetime living standards for 100 high-quality living units, including learning disability units, a new day-care centre, communal facilities, a hairdressers and a restaurant that can be used by the local community, not just residents.

East Midlands

Debbie Waldron reports that Nottinghamshire County Council held a successful extra care housing consultation this month and will be following this with a session using SHOP@. The Housing LIN will be reporting on the outcome of this in our next issue.

She also reports that the new retirement living development reported in last month's issue has now been officially opened in Market Harborough



Welland Place, Market Harborough

by Methodist Homes. Welland Place has 100 one and two bedroom apartments for people over 60, with individualised care and on site support available 24 hours a day and options for sale, rent or

shared ownership. Facilities for residents include a gym, spa, swimming pool and landscaped gardens.

South West

Pat Palmer reports that in Gloucestershire, residents have bought the freehold of their 73 unit retirement village, Woodchester Valley Village near Nailsworth, after the owners went into liquidation. They are the first to do so. Could this be the new face of cohousing?

Staying in Gloucestershire, Guinness have acquired care company 'Live Well at Home'. The company, which has an excellent local



Woodchester Valley Village, near Nailsworth

reputation for providing care to people in their own home, was transferred to Guinness Care and Support last month. More at:

www.guinnesspartnership.com/about-us/news/gcs/2013/september/guinness-care-and-support-acquires-care-company.aspx



Beechfield View, Torquay

In Torquay, one of the most exciting new communities in the South-West is beginning to take shape, with residents speaking of their delight at moving into their new homes at

Beechfield View. This eye-catching development by Sovereign Living offers 144 homes that provide a mix of apartments and houses for open market sale, shared ownership and rent. The development includes eight wheelchair-adapted units and a block of 25 apartments for older people.

In Exeter, Kier are nearing completion on a development of 24 new almshouses for people aged over 55 and in financial need for Exeter Municipal Charity.

Pat also reports that Bristol City Council has published a PIN notice 2013/S 190-328057 with its procurement intentions relating to Bristol Retirement Living. This project is for the design, build, finance, maintenance & operation of a mixed tenure extra care housing (ECH) scheme on land at New Fossey Road, Hengrove, Bristol, and additional sites in Bristol. Plus the provision of design and build services for one dementia care home on land at the same location. The provider will also be expected to provide dementia care services during the contract.

In particular, the local authority is seeking developers & care providers to come forward with site & development opportunities of their own in the Bristol area that can deliver additional extra care housing provision. Schemes will be required to demonstrate that they meet design & quality standards that have a positive effect on older people in terms of their health, independence & well-being (see Housing LIN publications). Schemes will need to be designed to achieve high levels of environmental & sustainability standards. Public subsidy can be made available for schemes that meet these objectives & the Council's timescales.



To receive further details of the tender, following publication of the OJEU notice, interested parties should register on Bristol's e-procurement system, Proactis, in order to access the tender documentation. All procurement is carried out via this portal at: www.proactisplaza.com

For procurement specific queries, contact: Miranda.huntley@bristol.gov.uk and for project specific queries, contact: neil.bailey@bristol.gov.uk

And finally, in Taunton, an 80 unit, mixed tenure housing scheme to enable older people to keep their independence in their homes is being launched by Taunton Deane Borough Council working in partnership with Knightstone Housing.

Wales

Jeremy reports that in Awel y Coleg, the £6.5 million extra care development, funded by the Welsh Government in partnership with Cymdeithas Tai Clwyd and Gwynedd Council is the first of its kind in the county. He also reports that construction is underway on two schemes in Gwynedd. In Bangor, North Wales Housing Association in partnership with the Council are to build the first extra care scheme for Bangor. The scheme will offer an alternative way of living for older people, providing independent living supported by care.



Site of a forthcoming extra care scheme in Bangor, Wales

REGIONAL 'LEARNING LAB' MEETINGS / EVENTS

midland heart

housing, care and more



We are grateful to Midland Heart Housing Association for supporting these pages.

Registrations for our regional 'look and learn' 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.

To receive an automatic invite, register your interest by region at:

www.housinglin.org.uk/userAccount/register

South West HLIN, 1 November, Winscombe, North Somerset

North East HLIN, 5 November, Stanley, Durham

North West HLIN, 12 November, Radcliffe, Manchester (reserve list only)

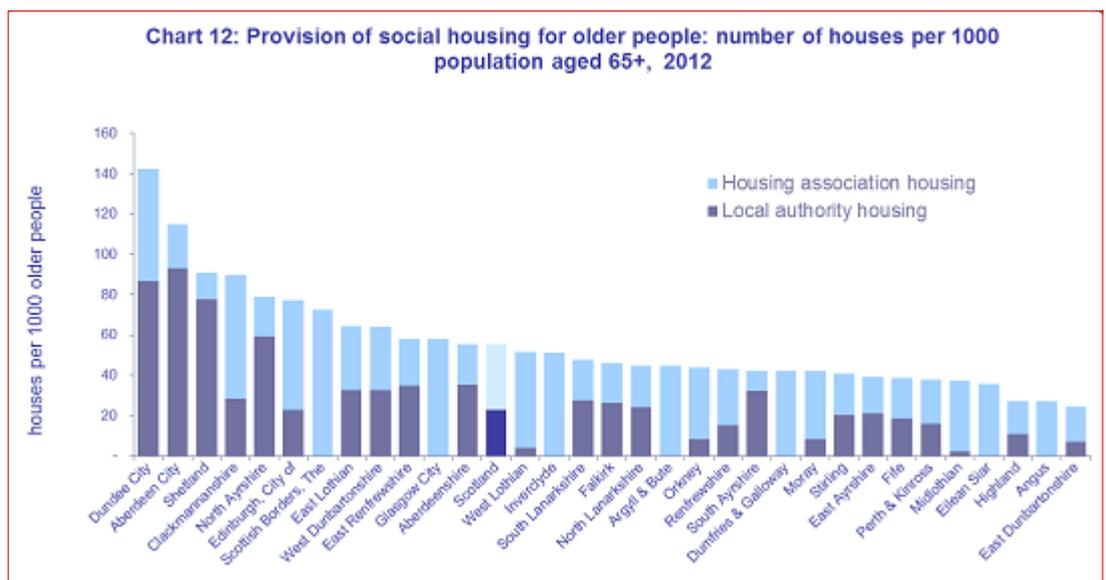
West Midlands HLIN, 25 November, Warwick

London HLIN, 5 December, Kidbrooke, Greenwich

South East HLIN, 11 December, Oxford

Scotland

Jeremy reports that 2012 statistics recently published by the Scottish Government indicate that Dundee City had the most provision of social housing for older people, with 142 such houses per 1,000 of the population aged 65 and over. See the table adjacent:





OTHER FORTHCOMING EVENTS

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

NHF, Housing and Dementia

14 November, Birmingham

Book at: www.housing.org.uk/events/browse/care-and-support-seminar-dementia-in-housing

RSPH, Housing and Public Health

3 December, London

New era, new partnerships, London.

Email: gmohajer@rsph.org.uk

IPC, Making best use of your sheltered housing asset

Due to popular demand this workshop is being repeated on 23 January 2014. Reading (tbc)

Book at:

<http://ipc.brookes.ac.uk/courses/workshops.htm>

POETRY CORNER

We are pleased to bring you a great new poem by Brian Wilks.

Challenge

My recently confirmed disability certificate

Enables me

Conveniently to park a car in eleven languages.

So far, I've only managed five!

PROFILE YOUR WORK

If you have promotional material, articles or features you would like us to consider for future editions of *Housing with Care Matters*, please send information to:

info@housinglin.org.uk

We welcome your contributions.



ABOUT THE HOUSING LIN

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



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