



Housing with Care Matters

E-news from the Housing Learning & Improvement Network

020 7820 8077
info@housinglin.org.uk
www.housinglin.org.uk
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- 2 Policy & Funding News
- 3 Market News
- 4 Inspirational Achievements
- 4 Housing for Older People Awards
- 4 New Housing LIN Resources
 - New Briefings
 - New Viewpoints & Blogs
 - New Case Studies
- 6 Other Useful Resources
 - On housing and ageing
 - On housing and adaptations
- On health and social care
- On housing and dementia
- On housing and safeguarding / Mental Capacity Act
- 8 Telecare Update
- 9 Research News
- 9 Housing LIN Regional Highlights
- 15 Housing LIN Events
- 15 Poetry Corner



Delegates at the 2016 Housing LIN annual conference at the KIA Oval, London

A PACKED HOUSING LIN CONFERENCE SPARKS ENTHUSIASM

We named our annual conference in London last month ‘People Powered Change: A Festival of Ideas’. The term festival was appropriate – and not just because of the creative ideas presented by speakers and panellists and the invention they sparked among the packed crowd of 300 people. The keynote presenters and workshop slides are available at: www.housinglin.org.uk/Events/HLINAnnualConference2016

Chaired by Shaun Ley, BBC World at One, the event at the KIA Oval was our fifth annual conference and also marked 5 years since becoming independent of Government. Our continued progress confirms the real hunger out there among housing and care professionals and those they work with for information and networking opportunities that will help improve, expand and also safeguard the supply of housing with care. A big thank you to our supporters and sponsors.

The March conference sought fresh ideas in addressing how to improve the quality of the homes that are built for an ageing society and how people can be encouraged to move to appropriate housing in later life through a range of tenures and financing options. We’re proud and privileged to have worked with you, our members, over the last five years and we look forward to working in partnership with you to further advance our shared objectives in the year ahead.



Shaun Ley speaking at the 2016 Housing LIN annual conference

With thanks to Keepmoat for their generous support of *Housing with Care Matters*





POLICY & FUNDING NEWS

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

CASSH Phase 2 allocations announced

Announced on the eve of our annual conference, the Department of Health has allocated £84.2million to 79 schemes in the second round of the Care and Support Specialised Housing Fund (CASSH). Around 2,000 affordable specialised homes will be built for older people and adults with physical or learning disabilities or mental health needs. The figure includes five schemes in the capital for the Mayor's Care and Support Specialised Housing Fund. Those schemes will receive around £12million, funding 108 new homes. View the full list of phase 2 allocations on our online funding pages at: www.housinglin.org.uk/Topics/browse/HousingExtraCare/FundingExtraCareHousing/DHCapitalFundingProgramme/CASSHF2015-18



Department of Health

NHS England reveals successful bids for healthy new towns status



Launched in February, the healthy new towns initiative will deliver 76,000 new homes for around 170,000 residents and will be used as exemplars for how the design of the built environment can be married with innovative health and care services. Ten bids of the 114 received from councils, housing associations, developers and NHS organisations were successful. We look forward to working with NHS England and partners to share the learning from the selected sites. More at: www.housinglin.org.uk/pagefinder.cfm?cid=9629 and in the regional updates on pp.9-15.

Government concession on local housing allowance rates

Ministers have announced they are delaying plans to apply local housing allowance rates during assessments of housing benefit and universal credit for disabled and older people for specialist housing providers. The measure was due to come into force from this month but it will be delayed until April 2017.



Department for Work & Pensions

www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-03-01/HCWS563

Statutory guidance to support local authorities implement the Care Act 2014

The Department of Health has refreshed the Care and Support statutory guidance that supports implementation of part 1 of the Care Act 2014 by local authorities, the NHS, the police and other partners.

There are several reference to housing in the new online edition and signposting to good practice examples, in particular in relation to: integrated and partnership working, market shaping, general responsibilities of promoting wellbeing, prevention, information and advice, and safeguarding. More at: <https://www.gov.uk/guidance/care-and-support-statutory-guidance>

Shared Ownership and Affordable Homes Programme 2016 – 2021

The government has announced that it is making available £4.7bn of capital grant between 2016 and 2021. This programme includes a small amount for specialist housing. In particular, the AHP Prospectus states that it seeks to deliver starts on site for at least 8,000 homes for supported and older people's rental accommodation.

The definition of housing for older people or supported housing is set out in the accompanying Capital Funding Guide (see next item). Details on the AHP at: www.housinglin.org.uk/Topics/browse/HousingExtraCare/FundingExtraCareHousing/Specialised-Housing/HCA-SO-AHP-2016-2021

HCA publishes capital funding guide

The Homes and Communities Agency has published an online guide which consolidates the rules and procedures for all providers delivering affordable housing through one of its affordable homes programmes – including the Care and Support Specialised Housing Fund. Find at: <https://www.gov.uk/guidance/capital-funding-guide>



Homes & Communities Agency

Leasehold retirement homes: exit/event fees

This useful briefing paper explains action taken by the Office of Fair Trading and the Law Commission to investigate the fees charged by managing agents or freeholders when a leasehold owner of a retirement flat wants to sell or rent out their home. These fees are often referred to as 'exit' or 'event' fees. Access at: <http://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN05994>





Adult social care: capital grant allocations



Department of Health

The Department of Health confirmed in a circular the £194m capital allocations for 2016/2017 by local authority area in England and administered through

the Better Care Fund. While the circular sees a welcome increase this year in funding set aside for Disabled Facilities Grants, other elements of capital previously included in this document have been cut, resulting in a net decrease in the budget overall

More at:

www.housinglin.org.uk/library/Resources/Housing/OtherOrganisation/LASSL_DH_2016_.pdf

Parliamentary anger over Equality Act failings

The House of Lords Select Committee on the Equality Act 2010 and Disability warned in a report this month that the Government is failing in its duty of care to disabled people. The committee's report following an inquiry into how the legislation is working identified widespread shortcomings. The report is available at www.parliament.uk/business/committees/committees-a-z/lords-select/equality-act-2010-and-disability/news-parliament-2015/equality-act-report-published

MARKET NEWS

In this section we capture key news affecting growth and investment in the world of housing with care. For local information on extra care housing developments, check our regional updates on pp.9-15.

Keepmoat Retirement Living going live

Keepmoat will be starting on site this summer on their first Retirement Community in Walton, Wakefield. This development will launch the Keepmoat Retirement Living product as a new developer in this market and will offer 129 lifelong homes to people over 55, needing support to maintain occupation of their own home.

Speaking at the Housing LIN annual conference last month, Paula Broadbent Keepmoat Retirement Solution Director said: *"We are excited to be entering the Retirement market and aim for our properties to provide aspirational choices for people in later life who are looking to make a lifestyle choice in planning for old age and or require purpose built fully accessible housing to maintain their independence."*

Keepmoat have been delivering specialist housing for over twenty years for registered providers and local authorities and providing properties sale to first time buyers and lower income families is a major part of our regeneration activity so this has been a natural evolution for the business to provide properties for sale to people considering their last move who cannot afford to pay high end prices.

We are confident our partners both welcome and will benefit from Keepmoat investing in Retirement Solutions and these innovative products will add another essential element to our ability to deliver to our company values - Building Communities and Transforming Lives."

Rouse to lead Greater Manchester health and social care devolution

Jon Rouse has been appointed Chief Officer of the Greater Manchester Health and Social Care Partnership – the body overseeing devolution of health and social care. Jon, who has championed housing as Director General of Social Care at the DH, will leave his post in July.



London and South East set for giant registered provider

The planned merger of L&Q, the Hyde Group and East Thames will create a large care and support subsidiary that will augment supported housing provision from all three partners but specifically drawing on East Thames' large care and support service. More information is available at www.east-thames.co.uk/news/apr2016/lq-hyde-group-and-east-thames-merge

ExtraCare expands with £150m refinance



The ExtraCare Charitable Trust has completed a £150 million refinancing arrangement with Lloyds Bank. The charity

plans to build a retirement village in Coventry and another in Solihull, consolidating its presence in the Midlands. The funding will also allow it to extend its geographical footprint across the UK, opening villages in South Gloucestershire, Bedford and High Wycombe as part of its on-going development strategy. Read more at:

www.extracare.org.uk/newsroom/local-news/extracare-expands-with-150m-refinance/



HCA market bulletin



Homes & Communities Agency

The housing market bulletin by the HCA provides the latest information on the housing market, the economy and the housebuilding industry. Read the latest issue at:

<https://www.gov.uk/government/publications/housing-market-bulletin>

Audley Retirement branching out

Audley Retirement has launched Mayfield Villages to meet a growing demand quality, modern, mid market housing with health clubs and restaurants as well as flexible care services. Mayfield villages will have around 250 one and two bedroom contemporary apartments and cottages, providing an independent lifestyle in a neighbourly environment. More at:

<https://www.mayfieldvillages.co.uk/>

INSPIRATIONAL ACHIEVEMENT



We are pleased to draw your attention to the latest feature on the Housing LIN website which showcases a range of 'Inspirational Achievements' by our partners.

Dora Matthews House, Coleford, Gloucestershire

This is extra care housing with a focus on living well with dementia. It was designed by Quattro and developed and run by Rooftop Housing, with care provided by Heritage Care.



Dora Matthews House, Coleford

www.housinglin.org.uk/Topics/Inspirational-Achievements/dora-matthews-house

You can also follow all the latest developments at: www.housinglin.org.uk/InspirationalAchievements

HOUSING FOR OLDER PEOPLE AWARDS

Some 300 residents, scheme managers and other housing professionals attended the sixth Elderly Accommodation Counsel (EAC) annual awards

in Manchester recently. The awards are based on consultation with more than 4,000 residents who rate their accommodation and related services. See the winners, photographs and videos at:

www.eac.org.uk/eac-news/item-eac-national-housing-for-older-59694.aspx



On the back of the success of the awards, EAC is widening its consultation on what makes for good housing for later life, in particular, seeking to access the views of staff and visitors in retirement housing. This will run April-June 2016. For more details, visit:

www.housingcare.org/providers/EAC-staff-and-visitors-consultation.aspx

NEW HOUSING LIN RESOURCES

Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent selection of new and diverse online content and publications published by the Housing LIN in recent months. They include:

NEW HOUSING LIN BRIEFINGS

Supported by Public Health England, we have published three briefings that make the connection between health, public health and housing. They focus on:



Public Health England

- **Active Ageing and the Built Environment**

This briefing highlights research showing that older people with easy access to the outdoors and community facilities are more likely to be physically active and enjoy the health and social benefits that brings. Good built environments also reduce the risk of falls and can reduce health inequalities.

- **End of life care: helping people to be cared for and die at home**

This briefing should help those working in specialist or mainstream housing and public health to work with local health organisations to support people to die in their usual place of residence if that is their wish.



- **Older people and alcohol misuse: helping people to stay in their homes** - This briefing will help build an understanding of how professionals across health, housing and social care can work together to integrate services for this client group and ensure they can stay in their own home if that is appropriate.

To view the briefings, go to our online 'health intel' pages at: www.housinglin.org.uk/pagefinder.cfm?cid=10017

Fire Safety in Specialised Housing - Extra Care Housing

This briefing updates fire safety design and operational guidance and recommendations associated with extra care housing (or their many variations). The guidance was included within the recently revised Code of Practice BS9991:2015 - Fire Safety in the Design, Management and Use of Residential Buildings. www.housinglin.org.uk/library/Resources/Housing/Support_materials/Briefings/HLIN_Briefing_FireSafety.pdf

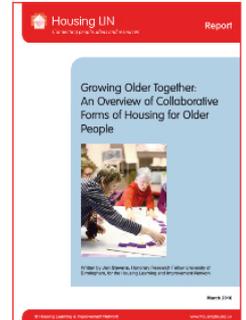


NEW HOUSING LIN CASE STUDIES

We have published a couple of interesting case studies, as follows:

Growing Older Together: An Overview of Collaborative Forms of Housing for Older People

Launched to coincide with our annual conference, this case study report by Jon Stevens suggests the housing sector could emulate the collaborative models of service delivery for older people widely adopted in the health and care sectors. With increasing interest in building community resilience through co-producing and co-creating locally driven solutions for older people, this report demonstrates that collaborative ways of providing housing are becoming more common. The report draws on a selection of case study examples and the lessons learnt.



www.housinglin.org.uk/pagefinder.cfm?cid=10064

In sickness and in health - Extra Care Housing works especially well for couples



This new case study by Sara Livadeas at the Order of St John Care Trust (OSJCT) is about taking on board the views of people living in extra care housing. Every year they carry out a survey of people living in their extra care housing to get their feedback and to check out if they are happy with their support. This study describes

what OSJCT customers think about their support. A key finding, and a real benefit of ECH, is that helps keep couples together when one of them needs care. More at:

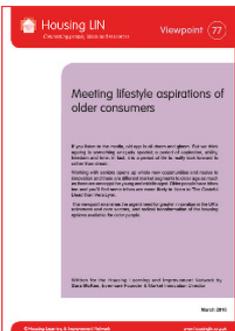
www.housinglin.org.uk/pagefinder.cfm?cid=10103

NEW HOUSING LIN VIEWPOINTS & BLOGS

View a selection of the blogs we have published recently at: www.housinglin.org.uk/blogs

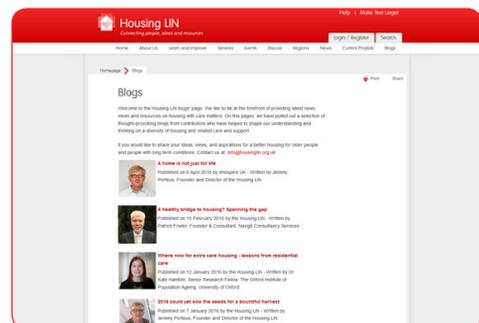
In addition, please find below a thought-provoking new Housing LIN viewpoint for us by Sara McKee at Evermore.

Meeting lifestyle aspirations of older consumers



Sara examines the urgent need for greater innovation in the UK's retirement and care sectors, and radical transformation of the housing options available for older people. In Viewpoint 77, she calls for a more positive approach and outlook, arguing that older people 'have tribes too and you'll find some tribes are more likely to listen to The Grateful Dead than Vera Lynn'.

www.housinglin.org.uk/pagefinder.cfm?cid=10054



See more on the Housing LIN blog page



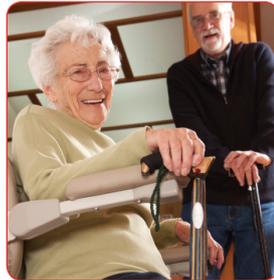
OTHER USEFUL PUBLICATIONS / RESOURCES

HOUSING AND AGEING

In this section we bring you details on other new resources on a range of themes related to housing and ageing.

Centre for Ageing Better explores how home adaptations improve later life

Launched this week, the Centre for Ageing Better (CAB) is inviting feedback on a draft plan for a research review on how adaptations to people's homes can help improve later life. The CAB is inviting anyone with an interest in the topic to give feedback, so the scope of the research review can be refined before commissioning. The findings will be published next year. Find out more at:



www.ageing-better.org.uk/wp-content/uploads/2016/04/Evidence-review-scope-The-role-of-home-adaptations-in-improving-later-life.pdf

Building companionship: how better design can combat loneliness in later life



This report by Demos, supported by McCarthy & Stone, recommends that redesigning 'cities for all ages' could help prevent social disengagement. With people aged over 80 expressing that they are more than twice as likely to report feeling lonely, it found that this could be combated through

better design and age-friendly environments that stimulate companionship and socialisation.

www.housinglin.org.uk/pagefinder.cfm?cid=10112

Older people, housing, health & care

This two page infographic from Care & Repair England illustrates care facts around ageing, housing and related sectors – such as the proportion of people living in non-decent homes. Find at:

<http://careandrepair-england.org.uk/wp-content/uploads/2014/12/Infographic-final.pdf>

Tomorrow's World: The future of ageing in the UK. Planning tomorrow today

An ILC-UK report warns that the housing and planning system is failing to respond to our ageing population – leading to many older people living in housing which does not meet their needs. It also looks at the challenges around 'crumbling' social care and the failure to prioritise prevention of ill health. More at:



www.housinglin.org.uk/pagefinder.cfm?cid=10033

HOUSING & ADAPTATIONS

This new section highlights relevant resources on housing adaptations policy and practice

Off the Radar? The impact of housing disrepair on health in later life

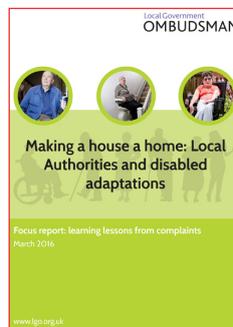
This report from Care & Repair England sets out the national picture with regard to the scale of poor housing conditions amongst older people, its concentration in the owner occupied sector and the resulting impact on the health and wellbeing of an ageing population. It includes new figures about



ageing, disrepair and tenure. Read at:

www.housinglin.org.uk/pagefinder.cfm?cid=10060

Making a house a home: Local Authorities and disabled adaptations: Learning lessons from complaints



This Local Government Ombudsman report reveals that people with disabilities are being left for too long in unsuitable homes because of problems with councils' Disabled Facilities Grants processes. It highlights some of the complaints it receives when the grants process goes wrong, and the significant impact

this can have on people's daily lives. See at:

www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/Making_a_House_a_Home.pdf



Access to and use of buildings M – the building regulations 2010

This 2016 document corrects and amends the Approved Document on Access to and use of buildings introduced last year. Read at:



Department for Communities and Local Government

www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/BR_PDF_AD_M1_2015_with_2016_amendments.pdf

HEALTH & SOCIAL CARE

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

Get Well Soon: Realigning place-based health

This New Local Government Network report argues that the health service in its current form is not sustainable, and calls for more focus on preventing illness, shorter hospital stays and helping people live independently for longer. It makes a number of references to housing interventions and the care efficiencies that can be achieved. Access from:



www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/Get-Well-Soon_FINAL.pdf

Growing Old Together: Sharing new ways to support older people



This report by the independent Commission on Improving Urgent Care for Older People provides guidance for people involved in designing urgent care for older people across the health and social care system, including A&E, out-of-hospital and in patient care. Download from:

www.nhsconfed.org/resources/2016/01/growing-old-together-sharing-new-ways-to-support-older-people

Personalised commissioning in adult social care



National Audit Office

The Department of Health and its partners need a better understanding of different ways of commissioning personalised social care

services, the National Audit Office has warned. The NAO says in a report out this month that while some councils have transformed their care and support processes to ration resources fairly and monitor and manage spending on personal budgets efficiently, others are finding personalised commissioning a challenge. Read in full at: www.housinglin.org.uk/_library/Resources/Housing/OtherOrganisation/Personalised-commissioning-in-adult-social-care.pdf

Quick guide: Supporting patients' choices to avoid long hospital stays

This is one of a series of quick, online guides produced by NHS England, co-branded with the Housing LIN, providing practical tips and case studies to support health and care systems. This guide aims to provide better support to patients and families in making their choices and to help health and care systems to reduce delayed transfers of care. More at: www.housinglin.org.uk/pagefinder.cfm?cid=10065



The Care Collapse: The imminent crisis in residential care and its impact on the NHS

In this hard-hitting paper published by Respublica, Emily Crawford and Claire Read argue that delayed discharge to care homes or while social care packages or adaptations to people's homes were arranged led to people spending 500,000 days in acute care unnecessarily. The report focuses primarily on residential care and argues that NHS investment in the sector would release up to £2.5b. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=10059



RESPUBLICA
society · prosperity · virtue

Boilers on prescription



GP appointments amongst patients taking part in a boiler on prescription trial in Sunderland fell by 60%, this report by the partners Gentoo and the local clinical commissioning group reports. A&E attendances fell by 30% and emergency admissions fell by 25%. It also reports an increase in the patients' ability to self-manage their condition has increased. www.housinglin.org.uk/_library/Resources/Housing/Research_evaluation/boiler-on-prescription-closing-report.pdf



HOUSING & DEMENTIA

In this section we feature a variety of new resources relating to dementia and dementia-friendly communities.

The Prime Minister's Challenge on dementia: update and implementation plan 2020



This update celebrates achievements to date and restates ambitions for further improvements in research on dementia and support for people affected by the disease. On the housing front, there is specific reference to the Health and Housing Memorandum of Understanding and the

work of the Housing LIN in the accompanying implementation plan. Find at: www.housinglin.org.uk/pagefinder.cfm?cid=9924

Working together in the Midlands to tackle mental health issues and Dementia

This brochure by a group of Midlands housing providers highlights the value of health and housing partnerships in improving the lives of people with mental health issues – including dementia. It includes positive examples of how housing can work together in the region to address mental health issues and how the right housing can act as a catalyst for change. View at:

www.housinglin.org.uk/pagefinder.cfm?cid=10082

Presentations from recent DAA quarterly meeting

Last month's meeting **DAA** Dementia Action Alliance focused on two key areas: sexuality and dementia both from the perspective of issues faced by LGBT people, and intimacy and dementia; and cultural perceptions of dementia.

www.dementiaaction.org.uk/news_and_events/events_archive/16852_quarterly_meeting

HOUSING & SAFEGUARDING / MENTAL CAPACITY ACT

The Housing and Safeguarding Adults Alliance (HASAA) has launched a new and revised website (www.housinglin.org.uk/AdultSafeguardingAndHousing) hosted by the Housing LIN. The site now has separate links

for legislation and practice issues. As part of the Alliance's commitment to sharing good practice, Together Housing's updated policies and procedures have recently been added. The Alliance is keen to include more good practice examples on the website, not only of policies and procedures, but also other initiatives and activities, e.g. briefing papers on lessons learnt from Safeguarding Adult Reviews; housing's participation in Safeguarding Adults Boards etc. These should be sent to:

Joanne.Cambra@suttonhousingpartnership.org.uk

TELECARE UPDATE

For latest information on telecare, check out our weekly updates and monthly newsletter at:

www.telecarelin.org.uk/News

Technology enabled housing with care: scenarios

This Housing LIN case study report is the culmination of the South West Housing LIN Leadership set's shared learning across the region. It sets out a series of scenarios to demonstrate the improved outcomes from incorporating technology into the housing solution for different individual circumstances. It shows how technology is changing people's lives, reducing dependency and facilitating housing with care solutions for older people across a range of settings.

www.housinglin.org.uk/pagefinder.cfm?cid=10066

Tunstall

Transforming integrated care with telecare in Wakefield

This case study explores the outcomes of introducing telecare in Wakefield and how it enabled older people to stay independent and offered support to carers. It also looks at telecare's role in the transition to independent living for adults with learning disabilities and identifies the cost savings that resulted. See the link below, which also includes a Housing LIN case study on Wakefield:

www.housinglin.org.uk/pagefinder.cfm?cid=8741

Jeremy tackles the relationship between telecare and housing strategy/funding

Jeremy accepted an invitation from PublicNet to address some of the more frequently asked questions regarded telecare in relation to funding, housing strategy and infrastructure. www.publicnet.co.uk/features/2016/03/18/revolutionising-housing-care-with-life-enhancing-technologies/



RESEARCH NEWS

The Housing LIN is pleased to support these interesting research projects.

Can people with dementia live well in extra care housing?



The University Of Sheffield.

A University of Sheffield research project is exploring the practicalities and possibilities for people with dementia to live well

in extra care housing. Supported by the Housing LIN, the research will look at different models of extra care and how well they work for individuals with dementia. Emerging themes from the research will be considered with a view to developing best practice guidance to help extra care providers to refine or develop their own models. The first stage is to review models of extra care currently being provided across the sector through a questionnaire which can be found at:

<https://extracareresearch.wordpress.com/questionnaire-for-extra-care-housing-providers/>

Please complete the questionnaire by **Friday, 17th June 2016**. For further details about the project, visit: <https://extracareresearch.wordpress.com/newsletters/>

And in other research news, the Welsh Government has commissioned the Centre for Regional Economic and Social Research at Sheffield Hallam University, <http://www.shu.ac.uk/>, to undertake a comprehensive, independent assessment of Extra Care in Wales to help inform future investment decisions.

The key objectives of this research are to:

- i. Explore Local Authorities strategies for meeting the housing needs of older people and where Extra Care fits into this into the future
- ii. Calculating the cost-effectiveness of Extra Care in Wales in terms of building and development costs, as well as care costs.
- iii. Investigating how Extra Care schemes are used by residents and the community

Research will be undertaken with Local Authorities, RSLs, and Extra Care Schemes themselves as well as with some key national stakeholders in order to meet the research objectives. We understand that it is anticipated the research will begin in May 2016.

REGIONAL HIGHLIGHTS

As always, there is extensive networking going on across England and Wales. In this section we provide highlights of recent developments.

Wales

Last year, the Welsh Government took the important step of setting up an expert group to look at making Wales a great place in which to grow old. The group has been meeting since December 2015 and is aiming to submit its advice to the Minister with responsibility for Housing in December 2016. For further information on the group, including its membership and the minutes of meetings, visit: <http://gov.wales/topics/housing-and-regeneration/housing-supply/expert-group-on-housing-an-ageing-population/?lang=en>



Llywodraeth Cymru
Welsh Government

In partnership with the Welsh Government, Housing LIN Cymru held a half-day workshop last month at the Principality Stadium entitled, 'Extra care housing: Investing in our Futures'. Copies of the presentations can be found at:

www.housinglin.org.uk/Events/ForthcomingEvents/HousingEventDetail/?eventID=861

In other news, a new law which aims to "radically transform" the way social services are delivered in Wales comes into force this month. The Social Services and Well-being (Wales) Act 2014 will give people more control over their care and support and ensure services are sustainable for the future.

www.walesonline.co.uk/news/health/new-law-radically-transform-social-11141678

Sarah Rochira, Older People's Commissioner for Wales, has written a new blog pointing out that there is not only a shortage of housing in the principality but that much of the stock is in poor quality. She notes the impact this has on the health and wellbeing of older people in particular and calls on the next Welsh Government elected in May to address the issue urgently.

<http://homesfor.wales/blog/the-impact-of-the-housing-crisis-upon-older-people-in-wales>

Housing association merge talks between the Seren Group and Grwp Gwalia in Wales has resulted in the creation 15,000 home strong Pobl Group.



Sarah Rochira,
Older People's
Commissioner for
Wales



On the development front, work is getting underway this month on an independent living scheme of 39 homes for older people, in the popular Gaer area of Newport with stunning views across the Bristol Channel. WRW Construction will build the homes for Derwen Cymru (part of the old Seren Group) with completion due in the summer of 2017.

In other news from Derwen, they have teamed up with Cardiff Metropolitan University to launch the 'Keeping Well in Your Home' project at the Pantycelyn sheltered housing complex in Malpas, Newport. The project gives residents access to expert advice, increased social interaction and a wide range of treatments.

www.derwencymru.co.uk/new-health-and-wellbeing-hub-for-older-residents/

In Flint, a £5m integrated health and social care centre will be built next to Llys Raddington. A 73 state-of-the-art extra care apartments developed by Pennaf Housing Association in partnership with Flintshire Council. The new homes, which should be completed in autumn 2018, will include a range of accommodation for high and lower-level need, including for people with dementia.



Tŷ Dyffryn, Ammanford

Tai Teulu Family Housing's 50 apartment extra care scheme in Ammanford opened last month. The Tŷ Dyffryn scheme is open to single people over 55 or

couples with one person over 55. People over 50 can apply if they are assessed as needing care by Carmarthenshire County Council.

South Wales-based housing association United Welsh has secured a two-year contract to deliver a community health and wellbeing service on behalf of NHS Wales in Cardiff and the Vale of Glamorgan. Thrive, the team that manages specialist accommodation and support services for United Welsh, will deliver public health priorities through social interventions. These will include increasing physical activity, improving diet, immunisation and screening uptake, and helping to reduce harmful habits such as substance misuse, heavy alcohol consumption and smoking.

And finally, the Welsh Government have published two useful reports that may be of interest to Housing LIN Cymru members. The first is a technical report on the feasibility of using data linkage to evaluate the Supporting People programme. It pays particular attention to assessing how health service use varies

depending on the characteristics of Supporting People users. Download from:

www.housinglin.org.uk/_library/Resources/Housing/Wales/Supporting_People_Data.pdf

The second is a report that sets out the new national outcomes framework for people who need care and support needs. This can be found at:

www.housinglin.org.uk/pagefinder.cfm?cid=10101



South East

We are pleased to announce that Nigel Holmes, at Oxfordshire County Council has agreed to work alongside Clare Skidmore as joint regional Housing LIN leads for the South East. They are currently planning the next regional SE meeting. Keep an eye on our events page for details at:

www.housinglin.org.uk/Events

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The five successful bids can be viewed at:

www.housinglin.org.uk/HousingRegions/SouthEast/?parent=1026&child=10091

In addition, Whitehill and Borden in Hampshire; Bicester in Oxfordshire; Barton Park in Oxford; and Ebbsfleet in Kent are four of the ten Healthy New Towns pilot sites selected and referred to earlier. More at:

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/whitehill-borden/>;

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/eco-bicester/>;

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/barton-park/>; and

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/ebbsfleet/>

In West Sussex, Saxon Weald Housing expect to open their Highwood Mill ECH scheme in Horsham at the end of this year. The association is already reporting strong interest in the scheme which will comprise 105 flats, of which 40 will be for sale on the open market.

The County Council also continues to promote investment in Extra Care Housing as a key part of its approach to the challenges posed by an ageing population and has indicated a willingness to provide the resources necessary to make such an offer a realistic choice for residents throughout



the County. It is hoped that several further schemes will be brought forward over the next 18 months with particular focus on the communities along the County's coastal strip including Bognor Regis, Worthing and Shoreham.

In Oxfordshire, the end of a busy calendar year has seen the opening of 5 new ECH schemes comprising 258 apartments. One of the most innovative outcomes has been the creation of a 'pop-up' Post Office at The Paddocks in Milton-under-Wychwood. Following concerns in the village about the closure of the former service it has now re-opened three mornings a week in a small office at the 44 apartment scheme and proving very popular for the whole community as well as boosting custom at the on-site café.

Up and coming developments include a new, South Oxfordshire Housing Association 45 flat ECH opening this June at Kingston Bagpuize, with a further 40 being built in Wallingford by One Housing Group and due to open in December. Looking to next year, Bromford Housing have recently secured planning permission for a purpose built, 73 flat ECH in Banbury and the County Council are now seeking Invitations to Tender for 80 ECH apartments on a site it owns at Chipping Norton."



The Orangery, Sidley

In East Sussex, AmicusHorizon's extra care housing scheme in Sidley. The Orangery, has been short-listed for two awards weeks before it opens at

the end of the month. The scheme includes 58 apartments and six houses. It is up for the best regional prize and the award for placemaking using public sector-owned land and property.

And in Kent, next month sees the official opening of Caesar Court, Orbit's first independent living with care development in the South East. The development in Deal, Kent has 81 apartments and communal and community facilities. In addition, Tonbridge and Malling Borough Council has approved plans for Abbeyfield Kent to build an extra care housing scheme in place of its current care home in Tudeley Lane, Tonbridge. On-site work on the 59 one and two bedroom flats will start in the autumn. Some flats will be sold at market prices and others offered at affordable rent.

Churchill Retirement Living has secured planning permission to build 23 apartments for older people in Wychavon, Pershore, on the site of the town's former cottage hospital.



Pershore Cottage Hospital, site of the new development in Wychavon

Lastly, building is underway on 45 extra care flats at Brooke Mead, Albion Street in Brighton. The homes will be completed next year. More information at <https://www.brighton-hove.gov.uk/content/housing/council-housing/new-homes-neighbourhoods>

London

Following the MCASSH 2 announcement last month (see Policy and Funding News p.2), details of the arrangements administered by the GLA can be viewed at: <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/mayors-care-and-support-specialised-housing>

In addition, Barking Riverside has been selected as one of the ten Healthy New Towns pilot sites referred to earlier. More at: <https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/barking/>

And with London's population set to rise from 6.5 million to 8 million by 2030, this new report from the mayor's design advisory group, *Ageing London: How do we create a world-class city to grow old in?*, makes recommendations around supporting the many more citizens who will be living in the city.

View at: www.housinglin.org.uk/pagefinder.cfm?cid=10038



In addition, Boris Johnson, the mayor of London, has published supplementary planning guidance to encourage market players "to think innovatively" about delivering housing in the capital. It will help London boroughs identify locations for future housing supply and suggests ways to accelerate delivery, including specialist housing for older people (paras 1.2.52-1.2.54 and section 3.7), accessibility (para 6.1.9) and dwellings built to Lifetime Neighbourhoods standards (para 6.1.10). Read at: www.housinglin.org.uk/pagefinder.cfm?cid=10080



In Lambeth and Southwark, Healthwatch report on a trial with some people being discharged from acute hospitals into one of four extra care flats. Involving the two councils and Guy's and St Thomas' and King's College Hospital NHS foundation trusts, the arrangements are intended to give people up to four weeks to recover and regain their independence after hospital treatment. More at: <http://healthwatchesouthwark.co.uk/news/extra-care-accommodation>

In Lewisham, the council has transferred its 18 sheltered housing schemes to stock transfer association, Lewisham Homes.

Hanover Housing Association are developing downsizer homes in London catering for the over 55's. The schemes include properties for sale and affordable rent, apartments and houses. Woodside Square, a scheme in Muswell Hill is now open and another planned in Hackney.



Woodside Square, Hackney

And finally, more than four in ten Londoners aged 55 and over believe there is a lack of suitable accommodation in the capital to downsize to, according to a YouGov poll conducted on behalf of McCarthy & Stone. The retirement housebuilder said that 43% of respondents felt this way, but 32% were either currently considering downsizing or contemplating it for the future. The company has sent a London manifesto for housing in later life to the mayoral and London assembly candidates fighting May's elections. View at:

<https://www.mccarthyandstone.co.uk/media-centre/national-press/lack-of-suitable-properties-preventing-older-londoners-downsizing>

North East

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The eight successful bids in the North East can be viewed at: www.housinglin.org.uk/HousingRegions/NorthEast/?parent=1019&child=10097

In addition, Darlington has been selected as one of the ten Healthy New Towns pilot sites. More at: <https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/darlington/>

North West

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The 14 successful bids in the North West can be viewed at: www.housinglin.org.uk/HousingRegions/NorthWest/?parent=1020&child=10096

In addition, Halton Lea in Runcorn and Whyndyke Farm in Fylde in Lancashire have both been selected as two of the ten Healthy New Towns pilot sites. More at: <https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/halton-lea-runcorn/> and <https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/whyndyke>

In Widnes, Halton Housing Trust have opened their new extra care scheme. Barkla Fields, is a mixture of 50 rented, shared ownership and outright sale apartments and six adapted bungalows with on-site facilities including a bistro, communal lounge, multi-function recreation rooms, office space and landscaped gardens.



Barkla Fields, Widnes

And in Preston, Community Gateway Housing have put a planning application in to the council to develop a 60 unit independent living scheme for residents aged 55 and over.



The launch of the Age Friendly Burnage partnership

In Greater Manchester, Southway Housing Trust plans to bring 'Age-friendly' housing to communities in order to tackle social isolation and make the city more enjoyable for its older residents. The £10 million

project will be based in Moston, Burnage, Hulme and Moss Side to develop projects designed with and led by local older people.

And in other news, Haig Housing, the housing provider for ex-service men and women, has chosen Kier to build a veterans' village by regenerating 17 homes on two streets in Newton Heath, Manchester. As well as an opportunity to get on the housing ladder with options such as shared ownership, discount purchase and rent-to-buy, the development will offer veterans the chance to be part of a community and offer secure therapy, training and employment support.

And lastly, in Cumbria, construction is well underway on Impact Housing Association's 38 unit specialist housing scheme in Brampton.



East Midlands

We are also pleased to welcome Kurshida Mirza as our new regional lead for the region. Kurshida was formerly at the HCA where was the Strategy Manager leading on housing for vulnerable and older people and supporting VOPAG. She replaces Debbie Sizer who has kindly agreed to become our regional chair.

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The four successful bids in the east Midlands can be viewed at: www.housinglin.org.uk/HousingRegions/EastMidlands/?parent=1023&child=10094



Brooklands Gardens, Market Harborough

Seven Locks Housing's new 30 one and two bedroom independent living apartments to rent in Market Harborough was officially re-opened recently. Residents, celebrated the official

end of a £6million, 20 month redevelopment and refurbishment programme which now has 67 apartments with modern kitchens and bathrooms.

Construction work has begun on emh Homes' £13.5 million extra care development scheme in Loughborough. Westleigh is building the 62 apartment scheme in partnership with social housing and care provider emh group and Charnwood Borough Council.

And Darlison Court, a 39 apartment complex for older adults located in central Hucknall, Nottinghamshire, opened last month. The scheme offers a mix of sheltered living and extra care flats to rent. Ashford District Council and Nottinghamshire County Council funded the development, which is managed by Ashfield homes.

McCarthy & Stone Retirement Lifestyles Limited has submitted a planning application for the demolition of office buildings and the construction of 98 homes for older people in Kettering. The new scheme would have 42 retirement apartments and 56 assisted living apartments.



Plan for the new McCarthy & Stone scheme in Kettering

West Midlands

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The six successful bids for the West Midlands can be viewed at:

www.housinglin.org.uk/pagefinder.cfm?cid=10093

In Warwickshire, Orbit Homes has secured planning permission for 102 independent living apartments in Arden Quarter, Stratford-upon-Avon. The plans for the £40 million redevelopment on the site of a former cattle market will have a total of 189 homes with mixed tenure. Jeremy attended the official opening of Tithe Lodge. Also operated by the Orbit Group, it is a development of shared ownership homes for people over 55 in Southam, Warwickshire.



New scheme at Arden Quarter, Stratford-upon-Avon

And staying in Warwickshire, Housing & Care 21 residents have celebrated the official opening of an affordable, 74 unit extra care housing scheme and 11 new bungalows for older people in Bedworth. Housing & Care 21 have also held



Housing & Care 21 chairman Lord Stoneham with residents and staff at the opening of Oakley Gardens, West Bromwich

an official opening for their £8.8million affordable housing scheme for older people in West Bromwich. The Oakley Gardens scheme, built by Thomas Vale, has 81 one and two bedroom apartments for affordable rent and is part of a partnership with Sandwell Council.

Residents have moved into their new homes in whg's first ever purpose-built wellbeing scheme. Cardan Pointe, located on The Waterfront in Walsall Town Centre, offers 44 one and two bedroomed apartments to customers aged over 55.



Cardan Pointe, Walsall

And lastly, Bournville Village Trust and the ExtraCare Charitable Trust have submitted a planning application for 16 two and three bedroom cottages in Bournville for people over 55 to buy. They would form the third phase of the College Green Care Village on Bristol Road South.



South West

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this. The five successful bids from the south west can be viewed at:

www.housinglin.org.uk/pagefinder.cfm?cid=10098

In addition, Cranbrook, outside Exeter, Devon, has been selected as one of the ten Healthy New Towns pilot sites referred to earlier. More at:

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/cranbrook/>



Plan for Tamar Court, Worle

Work has also started on Alliance Homes' £10 million development of 65 self-contained apartments for people over 55 in Worle. Tamar Court will provide a hub of specialist dementia support and housing

services, including 65 apartments, a Wellbeing Centre and a number of community resources. The development is part of a three-way partnership between Alliance Homes Group, North Somerset Council and The Homes and Communities Agency and will offer a mix of homes for rent and shared ownership.

In Wiltshire, residents have started moving in to Bell Orchard, Selwood Housing's 11 affordable extra care apartments in Westbury. The scheme is being built in partnership with the County Council and Somerset Care.

The Borough of Poole, PHP and the Homes & Communities Agency are on track to complete work on this CASSH1 development of 54 extra care apartments for people with disabilities by the end of the year. The Drew Smith Group is building Trinidad Village on Rossmore Road in Parkstone.



Trinidad Village, Parkstone

Lastly, Housing & Care 21 has officially opened its £5.8 million extra care scheme in Wootton Bassett. The scheme in Cloatley Crescent, named because it is on the former St Ivel factory site which closed in 2003, has 48 self-contained and modern one and two-bedroom apartments for rent.

Yorkshire and Humber

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The nine successful bids can be viewed at:

www.housinglin.org.uk/pagefinder.cfm?cid=10095

Meanwhile a £6.75m extra care housing scheme for older and disabled people to live independently has officially opened in Beverley in the East Riding. Funded jointly by East Riding of Yorkshire Council, the Homes and Communities Agency and the Department of Health, Rita Hunt Court features 40 self-contained two-bedroom apartments available to tenants at an affordable rent.



Rita Hunt Court, Beverley

In North Lincolnshire, tenants over 50 are moving into 13 new two bedroom homes in a £1 million scheme run by Ongo Homes in Broughton. The homes for rent replace a sheltered housing scheme run by Ongo and were part-funded by a £325,000 grant from the Homes and Communities Agency.

Eastern

Following the CASSH 2 announcement last month (see Policy and Funding News p.2), we have broken down the allocations for this region. The 5 successful bids can be viewed at:

www.housinglin.org.uk/pagefinder.cfm?cid=10092

In addition, Northstowe in Cambridgeshire has been selected as one of the ten Healthy New Towns pilot sites. More at: <https://www.scams.gov.uk/content/health-and-well-being-be-heart-northstowe>

Staying in Cambridgeshire, work is well underway on Luminus's extra care scheme in St Ives, Huntingdon. Eden Place provides 55 one and two bedroom homes and will be available from the autumn. Luminus has been working with the district council and health services. Huntingdons has the fastest growing population of older people in Cambridgeshire.



Plan for Eden Place, St. Ives

With the changes to benefits, it is now more important than ever to ensure service charges are correct. B3Living report that they recently carried out a review of their tenancy charges, following the end of Supporting People. They were, following the review and in agreement with housing benefit



able to include the newly established concierge/housing management service as an eligible service charge. This has helped to ensure an enhanced housing management service is available for those people living in housing for older people. Although this will never replace to previous service provided by Scheme Managers, it does go some way to providing a service to meet some of those additional needed faced by older people in supported housing.

And lastly, the eastern region has further developed its links with ADASS and the LGA. Dan Gaul and Sarah Mitchell were invited to the prevention workshop held by ADASS Health Integration Network to present on housing's contribution to the Prevention Agenda. Following on from this workshop, the Housing LIN agreed to focus their next meeting on developing the role of DFGs in the integration agenda by improving the outcomes within the Better Care Fund. Emerging data of outcome monitoring is showing that DFGs can also reduce a person's need for domiciliary care. This will be the focus of the next regional meeting on 4 May (see details below).

HOUSING LIN EVENTS

To register to attend one of free forthcoming events in your region, visit:

www.housinglin.org.uk/Events/ForthcomingEvents

Eastern Housing LIN region,

This meeting will explore, 'Health-Care-Housing - A Partnership that Delivers'
Wednesday, 4 May 2016, Wymondham, Norfolk.

South East Housing LIN region,

Thursday, 2 June 2016, Hold the date, venue tbc.

East Midlands Housing LIN region,

Thursday, 28 July 2016, Hold the date, venue tbc.

EVENTS SUPPORTED BY THE HOUSING LIN

Housing & Care 21 makes university link to consider future of housing

Housing & Care 21 is joining forces with the University of Birmingham to host a new conference

aimed at bringing together housing professionals and academics to discuss the future of the sector. 'The Future of Social Housing' Conference will take place at the International Convention Centre (ICC) in Birmingham on **Monday, 6 June 2016**, and will bring together around 200 delegates including international experts, academic researchers, policy makers and housing professionals. Book a place at: www.eventbrite.co.uk/e/the-future-of-social-housing-tickets-22646307716?aff=eac2

housing&care21

POETRY CORNER

A new poem from Brian Wilks

Recollections

Fixed in a wheelchair
A moment of recall:
He had rowed regattas
Fenced in combat
Flew an aircraft at night solo.
So,
Came forward ready to row,
Stood en-garde,
Took off.

Thus

Beat the reluctant wheels
And made them get him
To where he wanted to be.

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.

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

