



# Housing with Care Matters

E-news from the Housing Learning & Improvement Network

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James Murray, Deputy Mayor of London for Housing, speaking at the 2017 Housing LIN annual conference

## HOUSING LIN ANNUAL CONFERENCE HITS SIX

Over 300 delegates celebrated the Housing LIN's 6th annual conference at the KIA Oval. Chaired by BBC's **Shaun Ley**, 'Housing Cares: A Festival of Ideas' saw the launch of the Alzheimers Society's dementia-friendly housing charter (more on p.8).

The conference sought fresh ideas on scalable and innovative market solutions for later life housing, including a call for an increased range of tenure choices, digital and financing options. The keynote speaker

line-up was: **James Murray**, Deputy Mayor of London for Housing; **Dawn Austwick**, The Big Lottery Fund; **Nigel Wilson**, Legal & General; **Paul Watson**, Guinness Care & Support; and **Candice Imison**, The Nuffield Trust. Copies of their presentations and the workshop slides are at: <https://goo.gl/6xl67y>

There were also two lively panel debates chaired by **Paula Broadbent**, Keepmoat, and **Steve Skuse**, Willmott Partnership Homes. A big thank you to our supporters and sponsors.



A packed workshop session at the KIA Oval venue



Panel discussion at the 2017 Housing LIN annual conference



## POLICY & FUNDING NEWS

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

### Chancellor injects £2bn for adult social care

The Chancellor's Spring Budget last month included a new grant, worth £2bn over the next three years, which will be paid to local authorities (LAs) with social care responsibilities via Better Care Fund (BCF) arrangements. This funding will be additional to the existing Integration and Better Care Fund (IBCF) allocations to LAs.

The grant conditions for the IBCF will require councils to include this money in the local BCF Plan (see item below), and is intended to enable areas to take immediate action to fund care packages for more people, support social care providers, and relieve pressure on the NHS locally by implementing best practice set out in the High Impact Change Model for managing transfers of care. A Green Paper is also expected this autumn.

### Integration and Better Care Fund Framework 2017-2019

The DH and CLG have published the Policy Framework for Integration and Better Care Fund 2017-19, which includes the total allocations for the Disabled Facilities Grant (DFG) and sets out the proposals for going beyond the BCF towards further integration by 2020. Read at: <https://goo.gl/uXTF1b>

### CLG Select Committee Adult Social Care inquiry

The report of the CLG inquiry says that the Government needs to urgently review how social care is funded in the long term and address serious threats to social care provision. In relation to housing, it calls for a review of how DFG funding is allocated to LAs and also recommends making greater use of assistive technology to support people at home. More at: <https://goo.gl/5zmexk>

### CLG inquiry on Housing for Older People

In February 2017, the CLG select committee launched an inquiry into whether the housing on offer in England for older people is sufficiently available and suitable for their needs. The deadline for submitting written evidence coincided with our annual conference. However, the terms of reference can be found at:

<https://goo.gl/d8mwHl>

### NHS 5 Year Forward View updated

3 years on from NHS England's 5 Year Forward View, its 'Next Steps' paper seeks to accelerate the drive to improve efficiency and use of technology in order to deliver better care and meet rising demand on health resources. A key thrust is to cut emergency admissions and time spent in hospitals by improving care and support at home. More at: <https://www.england.nhs.uk/five-year-forward-view/>

### Housing LIN wins LGA contract to promote innovation in older people's housing

The Housing LIN is working with the Local Government Association (LGA) and councils to highlight innovation in meeting the housing needs of our ageing population. Picking out the essential learning from a selection of pioneering authorities, the resulting case study report will provide practical recommendations for councils and their voluntary, private and NHS partners. It will also draw on the work of the LGA's Housing Commission which reported last December.

Find at: <https://goo.gl/Omyieq>.

And read more about our work at:

<https://goo.gl/cu4RpQ>



### Housing White Paper includes promise to listen and to act on older people's housing

The Government's long-awaited housing White Paper recognised the benefits of ensuring an increased supply of appropriate homes for older people – including promoting independence, reducing demand for health and social care services and freeing up family homes. The document, *Fixing our broken housing market*, included a pledge to hold a conversation about ameliorating the barriers to older people moving to more appropriate housing that will “generate a range of ideas for incentives and other innovations”.

Claiming a commitment to increasing the supply of supported housing, the White Paper promised a Green Paper “in the spring” on a new funding model once the controversial Local Housing Allowance changes take effect in 2019/20. You can read a review of what the White Paper might mean for older people's housing from Rachael Docking, Senior Evidence Manager at the Centre for Ageing Better, at: <https://goo.gl/WpK7LA>.

The White Paper itself is available at:

<https://goo.gl/3Kkqgh>



## NHF and Riverside shed light on impact of LHA cap

The National Housing Federation (NHF) has worked with The Riverside Group Ltd to examine the variable impact of the Local Housing Allowance cap across different areas. Riverside provided the tool and the NHF has collected and analysed data from 13 large housing associations in this [document](#). Collectively, they provided details on the rents and housing benefit-eligible service charges for around 62,000 units of supported and sheltered housing spread across the country.

The research briefing also looks at how much top-up funding may be required and what an alternative cap system could look like. Find more at: <https://goo.gl/sMQ1Or>

## Briefing paper highlights challenges around rent reductions policy

The House of Commons Library has published a briefing paper which explains the impact of the Government's insistence on rent reductions and the application of Local Housing Allowance caps on the supported housing sector. '[Paying for supported housing](#)' reports that the sector has argued that the measures threaten its viability. Last September the Government announced that LHA caps will apply in 2019/20. More at: <https://goo.gl/F9svMZ>. And you can read our response to the government's recent consultation on the funding of supported housing at: <https://goo.gl/ZnrE8Y>



## HCA Affordable Housing Programme and Continuous Market Engagement

Details about the HCA's 2016-2011 ongoing capital programme, including how to access grants to develop specialised housing, can be found at: <https://goo.gl/XOQs7v>

## Builders team up with pension scheme to fund supported housing



Construction firm Morgan Sindall has launched a joint venture with the Universities Superannuation Scheme to build a £200m portfolio of supported housing.

MSIP has also invested in HB Villages

Initially Morgan Sindall aims to deliver 500 purpose-built supported independent living apartments across the UK. More at: <https://goo.gl/EgCHm1>

And finally, for information on the Welsh Government's Expert Group report on housing and ageing policy and other recent policy in Wales, funding and development news, go to our Housing LIN Cymru section at pp.14-15.

## 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.10-15*

## Buy-to-let frenzy blocking families from housing market, parliamentary figures suggest

Older people purchasing buy-to-let properties are exacerbating the affordability crisis facing young families seeking to buy a home, House of Commons Library figures reveal. <https://goo.gl/IDjML5>

## High income earners more likely to inherit housing wealth

An Institute for Fiscal Studies briefing finds that retired people who enjoyed higher career incomes were also more likely to have inherited wealth – including through housing assets.

Find it at: <https://goo.gl/SPkKpO>



## Mortgage bias against over-55s lingers on

A survey of estate agents found concern at continuing restrictions on mortgage products for people over 55. More at <https://goo.gl/wP370c>

## 'Silver lining' to rental market

Girlings Retirement Rentals say that there is a growing trend, backed up by research from Your Move's sister company, LSL Corporate Client Department Ltd, which found that almost one in five people aged over 55 are renting, signalling what they call the 'rise of the silver renter'. More at: <https://goo.gl/ui1XOZ>





## Just 186,000 retirement homes available for almost two million over-65s who want to downsize and can't

Research conducted by Inspired Villages has found that in total there are around 720,000 retirement homes in England and Wales - enough to house just 7 per cent of the older population. They report that 1.8 million older homeowners would leave their family homes but can't because there is nowhere suitable for them to move to.

Read more: <https://goo.gl/3gYYSw>

## Liberty Launches

Places for People and Octopus Healthcare have launched Liberty Retirement Living

- a £200m business tackling the undersupply of retirement housing nationwide, providing aspirational retirement villages at the heart of communities.

<http://libertyretirement.co.uk/>



## INVITATION TO TENDER

The Centre for Ageing Better has issued an [Invitation to Tender \(ITT\)](#) for primary research to gather real world evidence from practitioners and older people with lived experience into how home adaptations can contribute to improving people's later lives. The deadline for tender submissions is **5pm on 21 April 2017** and if you have any questions about the ITT or the tender process please email:

[rachael.docking@ageing-better.org.uk](mailto:rachael.docking@ageing-better.org.uk)

## NATIONAL HOUSING FOR OLDER PEOPLE AWARDS SHORTLIST

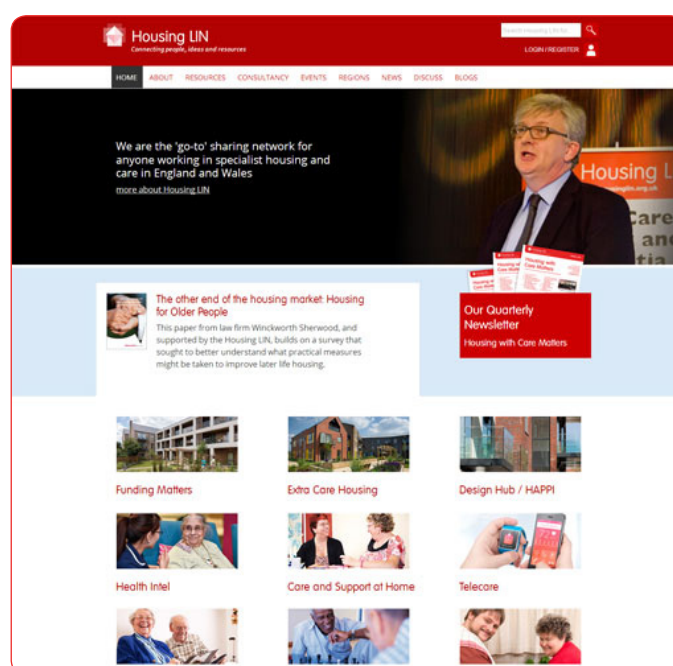
Over 30 housing schemes for older people have been shortlisted for this year's award ceremony to be held on 16 May at Edgbaston Cricket Club, Birmingham. They range from small schemes to retirement villages. More at:

<https://goo.gl/CDI9aW>



## HOUSING LIN WEBSITE REFRESH

Our new-look website went live last month. The site is now smart phone and tablet-friendly so you will be able to network with us and other housing professionals while on the move! We've also made it easier for you to navigate around the great wealth of information and resources on offer. Visit the site at: <https://www.housinglin.org.uk>, and tell us what you think at: [info@housinglin.org.uk](mailto:info@housinglin.org.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.*



*View of the new retirement village in Redwood, Bristol*

The latest feature puts the spotlight on Audley's 124 apartment retirement village in Redwood, Bristol, where Carterwood established that there is a critical undersupply of extra care accommodation for private

leasehold sale within the area.

View at: <https://goo.gl/OSsu2D>



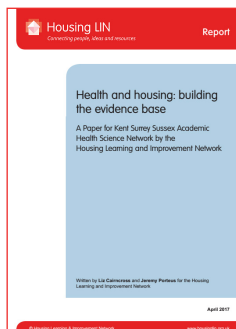


## NEW HOUSING LIN RESOURCES

*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 since the New Year.*

### NEW REPORTS

#### Health and housing: building the evidence base



Housing and related services can promote integrated care, save the NHS money and improve the patient experience, an evidence review has concluded. Commissioned by KSS AHSN and undertaken by the Housing LIN, it suggests that closer working between the NHS and the housing sector can help reduce hospital

admissions and emergency department visits, speed up the discharge of older patients and maintain the independence of older people.

More at: <https://goo.gl/Ylgr83>

#### Quality designs for later life housing: Highs and lows - cottage HAPPIness

This Housing LIN report captures the key distinguishing features from the winning and shortlisted entries from the HAPPI category of the 2016 Housing Design Awards.

<https://goo.gl/BNTnZE>



#### Retirement Living Explained: A Guide for Design & Planning Professionals



This guide by Churchill Retirement Living, supported by the Housing LIN, summarises a significant tranche of the research, exploring how retirement living is currently defined, the characteristics of our customers, and the benefits this type of housing brings for individuals, communities and society as a whole. Written by

the School of Architecture, Planning and Landscape at Newcastle University, it sets out some of the key

planning and policy issues that are relevant to our sector, and the key considerations that set this type of development apart.

View at: <https://goo.gl/oxgJB2>

### NEW CASE STUDIES

#### BME Elders Housing and Health Promotion Project

This Housing LIN Case Study no 131 focuses on a two year project led by Oldham Council and its partners which involved working with local Pakistani and Bangladeshi communities to understand their current housing needs and future housing aspirations. It also explored the potential of supporting healthy lifestyle behaviour change within these communities. <https://goo.gl/wqTgyg>



#### St Basils Psychologically Informed Environments - meeting the emotional and psychological needs of young homeless people

Housing LIN Case Study no 130 outlines how St Basils, a Midlands based housing service which supports young homeless people, has implemented and evaluated a bespoke psychologically-informed environment (PIE) to meet the emotional and psychological needs of their clients. It focusses on the transformation of St Basils into a psychologically-aware housing service.

<https://goo.gl/4lf6U3>

And also check our Welsh pages (pp.14-15) for the latest Housing LIN Cymru case study by North Wales Housing Association and their 'Going Digital' project.

### NEW VIEWPOINTS

#### Older People's Housing - We need a solution

In Housing LIN Viewpoint no 83 Dan Gaul discusses challenges the older people's housing market is facing. The future remains very uncertain and, in difficult financial times and with increased development risk, it argues that a new business model is required.

<https://goo.gl/leVXD4>



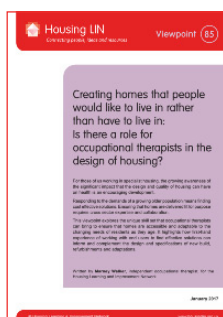


## Extra Care and the changing face of Data Protection Compliance - More requirements, or just different ones?

In Housing LIN Viewpoint no 84 Lesley Cooper sets out the challenges and potential areas of weakness facing extra care settings with meeting the current Data Protection Act and the increased compliance set down in the General Data Protection Regulation. <https://goo.gl/Ej4OGH>

## Creating homes that people would like to live in rather than have to live in: Is there a role for occupational therapists in the design of housing?

Housing LIN Viewpoint no 85 by Marney Walker explores the unique skill set that occupational therapists can bring to ensure that homes are accessible and adaptable to the changing needs of residents as they age. <https://goo.gl/0U4AjH>

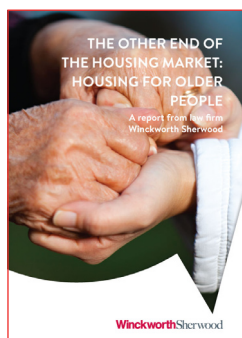


## NEW HOUSING LIN BLOGS

In recent months, we have published a number of thought-provoking blogs on a wide range of housing and housing related health, care and/or support issues. They can all be found at: <http://www.housinglin.org.uk/blogs/>

## OTHER USEFUL PUBLICATIONS / RESOURCES

### HOUSING AND AGEING



### The other end of the housing market: Housing for older people

Housing for older people is ignored by government, is failing to provide the choice of tenures and care options and is confusing for buyers, says a new Winckworth Sherwood paper. Supported by the Housing LIN,

the report highlights that whilst the top and the bottom ends of the market are well catered for by private providers and local authorities, they account

for just 20% of the market. The remaining 80% - the squeezed middle – face uncertainty and difficult decisions. Read at: <https://goo.gl/cFUy0R>

### Does living in a retirement village extend life expectancy? The case of Whiteley Village

A joint report by the International Longevity Centre – UK and Cass Business School concludes that retirement village life can improve life expectancy by up to five years for women. It suggests that promoting such accommodation could help the Government achieve its stated aim of reducing the socio-economic gap in life expectancy. <https://goo.gl/BRPkLQ>

### The value of sheltered housing

This research report from the NHF looks at how sheltered and extra care housing benefits individuals and communities, and saves money. It considers what value can be derived from sheltered housing and extra care housing to the individual, to the community and, as a preventative service, to the taxpayer. <https://goo.gl/7SsZVL>

### Urban Heat: Developing the role of community groups in local climate resilience

This Policy Studies Institute report explores local responses to reduce the impact of heatwaves on vulnerable people in response to growing threats posed by climate change. <https://goo.gl/5494D5>

### An overview of the disabled facilities grants system

A House of Commons briefing paper provides an overview of the disabled facilities grants (DFGs) system and other help available to secure disabled adaptations in residential premises. The note focuses on the system in England, but DFGs in Wales are issued under the same governing legislation. More at: <https://goo.gl/wWjb7W>

### The A-Z of Co-Design: A brief introduction to participatory design

This bite-sized 'A-Z of Co-Design', produced by Mobility, Mood and Place and supported by the Centre for Accessible Environments, is a folding wallchart exploring participatory design's origins, methods and techniques, key roles, principles and issues. <https://goo.gl/sqKuEP>







## A community hub approach to older people's housing

This paper by the ASSET research team has been published in *Quality in Ageing and Older Adults* (QAOA) and can be viewed online for subscribers at: <https://goo.gl/WWqOfz>

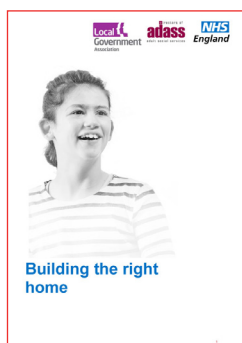
More about ASSET can be found at: <https://assetproject.wordpress.com/>

## HOUSING FOR PEOPLE WITH A LEARNING DISABILITY

### Transforming Care Programme

We are delighted to announce that the Housing LIN has been appointed to support NHS England to help local partnerships build capacity amongst local transformation leads in the North of England to develop clearer housing strategies and investment plans for people with a learning disability/complex needs. In addition, we will be working jointly with HACT in the Midlands and the South West. More details to follow. We will also be updating our housing and learning disability resource page at: <http://www.housinglin.org.uk/Topics/browse/HousingLearningDisabilities/>

### Building the right home - transforming care for people with a learning disability, autism or both



Published jointly by NHS England, the LGA and ADASS, this housing guidance supports NHS and local authority commissioners to expand the housing options available for this group of people who form part of the Transforming Care Programme.

<https://goo.gl/PUfy2X>

### A proposed typology of housing and support options

In the second in the 'Housing Choices' series the NDTi identifies, categorises and briefly describes the housing options available for people with care or support needs who do not live with family. The team asks readers in the sector to respond with their views on the team's typology and whether it would be useful to develop it further.

<https://goo.gl/QYZ55Q>

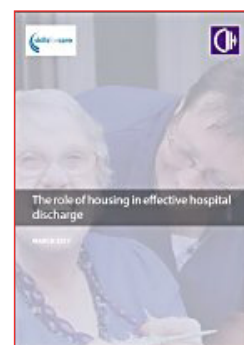
## Assessing the evidence around the cost of housing and support options

The National Development Team for Inclusion (NDTi) has published a paper assessing the evidence for the cost and cost-effectiveness of housing and support options. It is the first of four discussion papers the team is publishing in their series, 'Housing Choices: Exploring and comparing the characteristics of housing and support arrangements for people with care and support needs'. This initial paper provides a summary of the evidence available on the cost-effectiveness of residential care and other housing and support options and highlights some significant limitations in that evidence. More at <https://goo.gl/xFQCQQ>

## HEALTH & SOCIAL CARE

### The role of housing in effective discharge from hospital

This case study report by Skills for Care and Chartered Institute of Housing brings together examples of local practice where a wide range of housing providers have developed hospital discharge services. It seeks to demonstrate the partnerships that have been developed to meet hospital discharge needs, the incentives for partners, and the workforce skills and challenges required to ensure effective services. <https://goo.gl/VigzCS>



### Health and social care integration

This National Audit Office report examines the progress the Department of Health, the Department for Communities and Local Government and NHS England have made towards integrating health and social care services. <https://goo.gl/Q98YfE>

### Delivering sustainability and transformation plans - From ambitious proposals to credible plans

The King's Fund entered the increasingly high-profile and heated debate around the 44 sustainability and transformation plans for reorganising NHS services across England with this report. It includes some references to the potential contribution appropriate and specialist housing can make in resolving the NHS funding crisis.

<https://goo.gl/cbpjWo>



## How commissioners can see the care providers' perspective.

The Chartered Institute of Public Finance & Accounting has published a practical guide aimed at improving adult social care commissioners' understanding of the costs involved in providing care. The document could help local authorities meet their duty under the Care Act 2014 to support and shape a diverse, sustainable local market for quality care. 'Working with Care Providers to Understand Costs - A guide for adult social care commissioners' is available at: <https://goo.gl/bzts4Y>

## Top ten tips when choosing a social care provider

This publication from the Voluntary Organisations Disability Group outlines what people should think about when buying social care support for themselves or a friend or relative. <https://goo.gl/pBwVse>

## Housing and wellbeing briefing

This policy briefing by What Works Centre for Wellbeing summarises the findings of 50 published reviews to reach conclusions around the links between housing and housing interventions and wellbeing. The evidence suggests that the physical infrastructure (whether a home is warm enough, safe to use, free from mould or allergens) has an impact on different aspects of wellbeing. However, it also suggests that while housing is particularly important for vulnerable groups there is a lack of high quality review evidence of the links with wellbeing.

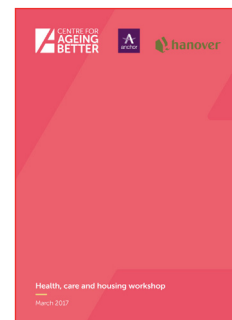
<https://goo.gl/T2q6fW>



## Health, care and housing workshop report

This report from the Centre for Ageing Better, Anchor and Hanover pulls together the findings from a recent seminar that looked at how we can work together to help create change in relation to housing, health and social care. It identifies a range of themes which cover learning from good practice and the evidence base of early intervention and prevention, to greater leadership from national government and a more active role for local government and local citizens.

<https://goo.gl/xVOMaA>



## HOUSING & DEMENTIA

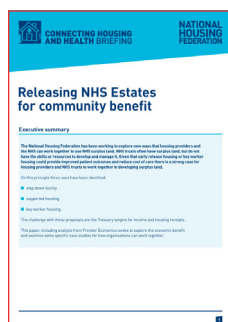
### Dementia Friendly Housing Charter: A guidance toolkit for a dementia-friendly approach to housing

Launched at the Housing LIN 2017 annual conference last month, this Dementia-Friendly Housing Charter is aimed at the full range of housing sector professionals across all tenures, ranging from planners and architects to landlords and developers, housing managers and handypersons. It aims to help professionals in their support of people living with dementia in their homes and facilitate consistency and good practice.

<https://goo.gl/7M8BV5>



## Releasing NHS Estates for community benefit



The National Housing Federation has been working to explore new ways that housing providers and the NHS can work together to use NHS surplus land. NHS trusts often have surplus land, but do not have the skills or resources to develop and manage it. Given that early release housing or key worker housing could provide

improved patient outcomes and reduce cost of care there is a strong case for housing providers and NHS trusts to work together in developing surplus land. <https://goo.gl/ovwuto>

## The importance of a dementia friendly community

This short video from NHS England explores how important becoming a dementia inclusive community is for dementia patients and carers.

<https://goo.gl/JqZuoS>

## What is truth? An inquiry about truth and lying in dementia care

This Mental Health Foundation report, based on evidence from people living with dementia and professionals looks to provide guidance in situations where people being cared for have very different beliefs and attitudes. <https://goo.gl/D0dvX1>

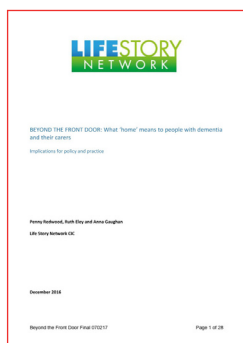




## Beyond The Front Door: What 'home' means to people with dementia and their carers

A report by the Life Story Network for the Department of Health looking at the multi-disciplinary input required to support people living with dementia in social housing.

<https://goo.gl/1qXM0T>



## Dementia and Town Planning: Creating better environments for people living with dementia

This Royal Town Planning Institute practice advice publication highlights the vital role that town planning plays in dementia care in the UK, helping to reduce pressure on the NHS and controlling the costs for health and social care.

<https://goo.gl/AvhVFU>

## Co-produced and research-based dementia design guide

The Housing LIN has been given permission to upload both volumes of this dementia design guide co-produced using a 'living lab' approach.



- Volume 1, 'Design for Dementia - A guide' aims to assist designers and others working in the built environment to tackle the challenge of dementia in society.
- Volume 2, 'Design for dementia - research projects' complements Volume 1 and describes outputs from a series of participatory research projects carried out by the Halsall Lloyd Partnership and Liverpool John Moores University.

Download at: <https://goo.gl/umNKXZ>

## Dementia and Human Rights: A practitioners guide

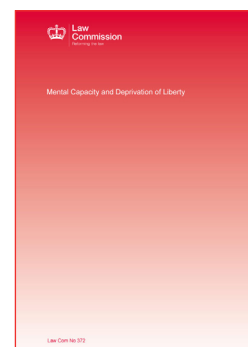
The British Institute of Human Rights, a charity working to support organisations to use human rights to improve health and care services has published this booklet. It is about human rights and dementia care. It is aimed at professionals working in dementia care settings, in hospital or in the community. <https://goo.gl/5kLfPL>

## HOUSING & SAFEGUARDING / MCA

### Mental Capacity and Deprivation of Liberty - new Law Commission report

The Law Commission published this long-awaited report and draft bill. It recommends the replacement of the current Deprivation of Liberty Safeguards with a new regime called The Liberty Protection Safeguards for people who lack the mental capacity to consent but need to be deprived of their liberty for the purpose of care treatment. These will apply in supported living, shared lives and private and domestic settings as well as hospitals and care homes, obviating the requirement for the Court of Protection to authorise a deprivation of liberty in these settings. The proposed safeguards aim to build in protections for those who lack the mental capacity to agree to the arrangements while at the same time minimising intrusion into private and family life. Chapter 6 of the Report gives an overview of the proposed arrangements. The new regime will only apply if the Bill becomes law.

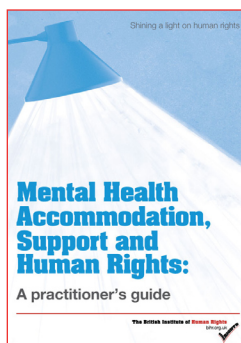
<https://goo.gl/ouCNNu>



### A carer's guide to the Mental Capacity Act

Sitra, The Carers Trust and Care Charts UK designed this booklet to provide support and guidance about decision making for carers of people living with dementia. <https://goo.gl/nudmwx>

### Mental Health Accommodation, Support and Human Rights: A practitioner's guide



The British Institute of Human Rights, a charity working to support organisations to use human rights to improve health and care services has published this booklet.

It is about human rights in accommodation based support settings for people with mental health issues. It is aimed at

support workers, mental health practitioners and anybody else working in residential settings where mental capacity or mental health is a factor.

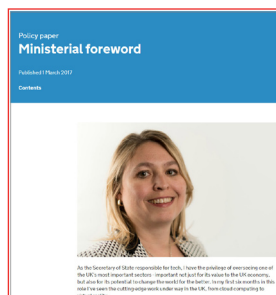
<https://goo.gl/b6gCKG>



## TELECARE UPDATE

For latest information on telecare, check out our weekly updates and monthly newsletter at: [www.telecarelin.org.uk/News](http://www.telecarelin.org.uk/News)

### UK Digital Strategy



Last month, the government set out its Digital Strategy and its ambition to create the conditions and set the framework for investment in widespread and up-to-date infrastructure. Recognition is made of the benefits of digital advances in health and

social care but the strategy is 'lite' on the smart opportunities for the construction and housing industries. <https://goo.gl/gqE8LL>

### Fast forward to digital care: Why digital tops housing providers' agenda

This 'White Paper' by Appello finds that transition to digital care systems are recognised as critical to success for providers of housing for older people. It reveals that more than half (56%) of housing associations and providers are actively planning to move from analogue telecare, warden and community call systems to digital/IP (internet protocol) solutions. Read at: <https://goo.gl/launHP>



### Neighbourhoods of the Future - Better homes for older adults



This paper by Age Action Alliance suggests that although there is most definitely an urgent need for more 'age-friendly' housing and built environments, innovative new product and service solutions enabled by evolving technologies such as the Internet of Things and 5G, provide a golden opportunity

to rethink the outlook for ageing populations. Download from: <https://goo.gl/GKSDtM>

### Is housing really ready to go digital? A manifesto for change

This Housing Associations' Charitable Trust (HACT) report finds the UK housing sector to be stuck in a technology rut. It states that there is little evidence housing providers are capable of responding to the challenges and opportunities of a transformed technology landscape. <https://goo.gl/tYYIvm>



## CROWDFUNDING OPPORTUNITY – WE NEED YOUR SUPPORT

We need your support to help meet the costs of 8-10 new videos on extra care housing. Our first ever venture into using crowdfunding seeks to secure promises of at least £40k by **Monday, 8 May 2017** on a 'first come, first serve' basis to fund these videos. We need up to 10 sponsors who can contribute a minimum of £4k plus VAT to be exclusively associated with this new Oscar-quality Housing LIN product.

To read more about the project and the benefits of becoming a sponsor, visit:

<https://goo.gl/L5KmiV>

Register your interest by emailing: [info@housinglin.org.uk](mailto:info@housinglin.org.uk)

## HOUSING LIN REGIONAL HIGHLIGHTS

### South East

Bouygues UK has started building work on Anchor's £14 million assisted living scheme in Sarisbury Green, Hampshire. The 70 apartments will be sold on the open market on a leasehold basis. <https://goo.gl/Haynql>



Artist's view of the new scheme in Sarisbury Green

Residents have moved into Copperfields in Ramsgate, the first of five extra care housing schemes to be built across Kent as part of a £100 million private finance initiative scheme. <https://goo.gl/Gb5YWb>



Surrey County Council wants to see 600 new homes for older and disabled people on its own land by 2027. In return for a long lease, the developer would design, build and run the flats with the council renting some of them.

<https://goo.gl/vo8wmQ>

On the development front, AmicusHorizon is on track to open its £11.3 million extra care scheme in Rochester later this year. Rogallo Place will provide 63 apartments at a social rent for people over 55.

<https://goo.gl/WCJCmm>

Work has also started on Hightown Housing Association's 58 flat development in Grosvenor Rd, St Albans. The extra care scheme includes one and two bedroom apartments which will be available for rent.

<https://goo.gl/0dVnID>

McCarthy & Stone are busy with new assisted living developments across the south east. Work is underway on a 16 home development for older people in Beckenham. The two bedroom homes in Albermarle Road will be available on a leasehold basis.

<https://goo.gl/GmhuZJ>

The company also plans to build 40 one and two bedroom extra care housing flats for leasehold sale in a development in Virginia Water in Surrey. Augustus House will meet the needs of people over 70.

<https://goo.gl/Y4QNSc>

The company is already selling the first homes in its extra care housing development in Lansdown Road, Sidcup. Sydney Court is made up of 50 one and two bedroom flats for leasehold sale to people over 70.

<https://goo.gl/hTXuIH>



*Sydney Court, Sidcup*

Bromford has secured planning permission for 78 retirement living apartments for people over 55 in Banbury. The development on a former college site should welcome its first residents next February.

<https://goo.gl/p558Jk>

Staying in Oxfordshire, construction work on Williams Place, a 60-apartment extra care scheme in Great Western Park, Didcot should finish in the autumn. The homes will be sold on a leasehold basis.

<https://goo.gl/ryZth6>

Construction has also started on McCarthy & Stone's extra care housing scheme in Stony Stratford, Buckinghamshire. The 50 one and two bedroom flats will be available for leasehold sale later this year.

<https://goo.gl/CHFq8s>

Work is starting on McCarthy & Stone's development in Worthing, MGM House. It will include one and two bedroom apartments, with a mix of assisted living and retirement housing on offer on a leasehold basis.

<https://goo.gl/xNJ4yt>

The first residents should be moving in shortly to the 44 one and two bedroom assisted living flats in The Clockhouse, McCarthy & Stone's extra care housing development in Guildford.

<https://goo.gl/9MI7qR>



*Brooke Mead, Brighton*

Brighton & Hove Council's Brooke Mead extra care scheme, which opens in July, will provide 45 one bedroom flats for rent to people with low to medium level dementia who are able to live in the community.

<https://goo.gl/hsVv7d>

## North West

Lancashire County Council invited tenders for the provision of extra care services at 12 sheltered housing locations in the county. The tender was offered in eight lots totalling £7.5 million over three years. The documents are now closed and we look forward to following with interest.

In Cumbria, Impact Housing has completed an extra care scheme in Brampton, Carlisle, comprising of 38 one and two bed apartments.

The Belong Morris Feinmann enhanced sheltered housing village in Didsbury, Manchester is expected to open in the next few months. There are a range of tenure options – shared ownership, leasehold and rent.

<https://goo.gl/VkxALF>

Meanwhile, the Belong group has secured planning permission for a care village in Birkdale, Southport that will house more than 100 older people when it opens in 2019.

<https://goo.gl/AOJVgz>

In 'Living in Manchester – our age-friendly city', several older people who play a leading role in their local communities across the city talk about their lives and what they are doing to combat loneliness. See the document at

<https://goo.gl/viXLqr>

Staying in Manchester, work is underway to explore the ambition to develop the first LGBT retirement living community.

<https://goo.gl/Wv78nz>



*Belong Morris Feinmann, Didsbury*





And the first residents have moved into Wythenshawe Green Housing Group's extra care scheme Village 135. Bourke Gardens in Walkden, Salford will see the development of a new 56 apartment extra care scheme commissioned by City West Housing Trust.



Village 135, Wythenshawe

In Bury, the council begun work on a £8.5m extra care scheme to build 60 self-contained 1 and 2 bed extra care apartments with construction partner Eric Wright.



Village 135, Wythenshawe

Magenta Living's extra care development of 60 flats in Ellesmere Port – Hartley Place – is now open. Mears Group is providing care for the tenants, who are over 55. <https://goo.gl/ncAmJ0>

McCarthy & Stone expects to start selling the 49 one and two bedroom apartments in its assisted living apartments in Poulton-Le-Flyde, Lancashire in the summer. The flats in Crocus Court will be sold leasehold to people over 70. <https://goo.gl/6J8eRm>

Ashwood, ShireLiving's affordable rent extra care scheme in Oswestry, is set to welcome its first tenants. The development is made up of 69 flats and bungalows with one or two bedrooms. <https://goo.gl/cAyGbi>

And lastly, work is underway on a £3m project in Furness with HB Villages and Barrow BC to deliver specialist supported living for people with physical disabilities or learning disabilities.

## Yorkshire & Humber

Abbeyfield is set to open its Fernbank Drive development in Bingley, West Yorkshire. It includes forty nine one and two bedroom Abbeyfield apartments for rent, thirty care rooms for dementia care and a community hub. <https://goo.gl/CtivXi>

Ashley House plc will build and operate an extra care facility on the site of a former care home at Oakhaven in partnership with City of York Council. The council will have nomination rights to 20 affordable rented and five discount sale apartments. <https://goo.gl/8xaYtx>

Residents began moving into Leeds City Council's extra care housing scheme, Wharfedale View, in December. It includes 45 one and two bedroom self-contained apartments available for rent or shared ownership. <https://goo.gl/YatHgy>



Wharfedale View, Leeds

And in Bramley, the Salvation Army HA have opened a new scheme for over 55s, which includes a community hub.



Sovereign Court, Stamford Bridge

Meanwhile, McCarthy & Stone has opened Sovereign Court – its development of 24 luxury apartments for private sale in Stamford Bridge in the East Riding for people over 55.

<https://goo.gl/52szMf>

Sir Edward Lister, Chairman of the Homes and Communities Agency, recently visited Coast & Country's Redcar extra care project, The Dunes. Building work finished on the 64 apartment development in March. <https://goo.gl/yIRD0D>



Sir Edward Lister visiting The Dunes in Redcar

## South West

We welcome Rowena Hindle as our new South West Housing LIN 'lead'.



Plan for the new development in Bath

Rowena reports that in Bath, Hanover Housing Association is looking to transform part of the unused Ministry Of Defence Lansdown site into a 72 home extra care housing development.

<https://goo.gl/7ss8aM>

And in Keynsham, St Monica Trust is developing the landmark former Cadbury Chocolates site into stylish retirement apartments, together with a care home. <https://goo.gl/kJH6v3>



Plan for the new development in Keynsham

And read Dave Williams' blog for the LIN at <https://goo.gl/f9sQOB>



McCarthy & Stone will release for sale 50 one and two bedroom apartments in its Lambrook Court extra care development in Bath during the summer. Residents are expected to move in next winter.

<https://goo.gl/FNkPWE>

Building has begun on Wiltshire Council's £11.2 million 60 unit extra care scheme for the over 55s in Amesbury. The homes will be offered for shared ownership and affordable rent. <https://goo.gl/isk3Go>



Artist's view of the Malmesbury scheme

Abbeyfield is set to open its Malmesbury Independent Living scheme in Wiltshire. The development includes 49 one and two bedroom apartments for rent and shared ownership.

<https://goo.gl/C0r3c7>

And to finish on a particularly upbeat note, Hyde Housing has welcomed new and former residents back to Marlborough House, the extra care scheme in St Leonards on Sea gutted by fire in 2013.

<https://goo.gl/8YikDy>

## East Midlands

A £13 million extra care scheme in Loughborough built by developer Westleigh for emh group and Charnwood Borough Council is finished. The 62 apartments are available for shared ownership through Hello Homes. <https://goo.gl/uyG9ZP>

Lincoln-based LACE Housing is planning to build 82 specialist homes for older people in Ingham, Nettleham and Washingborough after securing £2.6 million in funding from the HCA.

<https://goo.gl/WfBLVJ>

Lincolnshire County Council has started awarding contracts from an £8 million investment pot to encourage housing developers to design, build and run up to 600 extra care properties across the county. <https://goo.gl/ZygMq8>

Housing & Care 21's extra care development at Buxton, Derbyshire, will offer 53 apartments with a range of tenures – rent, shared ownership and outright sale. The development will sit next to a new residential care home and a school.

<https://goo.gl/2q2D0u>



Construction at Thomas Fields in Buxton

## West Midlands

Work has started on Orbit's transformation of Stratford-upon-Avon's former market into more than 180 new homes – including 102 independent living homes for people aged over 55. The first residents are expected to move in next year.

<https://goo.gl/BEOWbL>



View of the development in Stratford-upon-Avon

McCarthy & Stone Bromsgrove Assisted Living development in Bilberry Place is set to welcome residents over 70 who have purchased one of the 66 leasehold flats.

<https://goo.gl/Hcjk9D>



Bilberry Place, Bromsgrove

Another new opening sees the ExtraCare Charitable Trust holding viewings of show homes in its Longbridge development of 260 extra care flats. The apartments are available for rent, shared ownership and leasehold.

<https://goo.gl/On4ebq>

ShireLiving's extra care development in Bicton, The Coppice, is set for completion in the summer. It will include 85 one and two bedroom apartments that will be available for rent. <https://goo.gl/bhyWA2>

Meanwhile, the charity's Withywood scheme in Shrewsbury is set to open around now. The scheme has 69 one and two bedroom apartments for rent by people aged over 55. <https://goo.gl/XuD0sp>

In Kidderminster, Wyre Forest Community Housing's Berrington Court and Hampton Mews extra care development is officially open. The scheme consists of 100 self-contained apartments for people over 55 and 12 homes on an adjoining site for people with a learning disability. <https://goo.gl/qWAHDa>

Staying in Worcestershire, Bromford expects the first residents to move into its 60-apartment retirement living development in Stourport-on-Severn in August. <https://goo.gl/CU9RhV>

And Worcestershire County Council is trialling a new dementia dwelling grant scheme which will pay for adaptations to homes, making them safer and more convenient for local residents living with dementia. <https://goo.gl/DcDIMo>

And finally, a report by the West Midlands Later Life Forum examines the impact of ageing. 'Getting Older People – A New Experience' explores individual experiences and the implications for society at large. More at <https://goo.gl/naQbaW>





## London

Work on McCarthy & Stone's Randolph House development in Harrow is set to be completed this month. It is made up of 48 one and two bedroom assisted living apartments for leasehold sale. <https://goo.gl/0rmxEd>



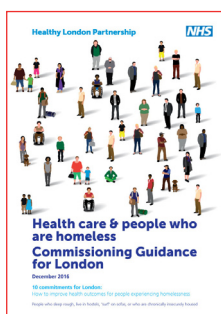
Randolph House, Harrow

Havering Council is considering plans to close four sheltered housing schemes while investing nearly £5 million in the remaining 12 schemes in the east London borough.

<https://goo.gl/8VBZRP>

The London Homeless Health Programme has published commissioning guidance aimed at helping NHS commissioners improve health services for people who are homeless.

<https://goo.gl/VLqyb6>



## North East

As the new leads for the region settle into their posts, Dawn and Philippa will be asking members in the North East about what they value from the regional network via a short survey to be circulated in the near future. Please look out for this in your email inbox and take a few moments to complete. The results will help inform the programme of future events.

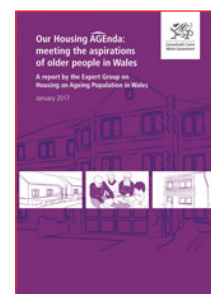
On the development front, building work is nearly complete on two multi-million pound developments in the west of Newcastle. Isos Housing has been developing the two supported housing schemes in Benwell and Kenton. Firstly, the Willow Court development in Benwell will feature a block of 15 apartments for supported living, alongside 14 terraced and semi-detached two and three bedroom general needs family homes. Secondly, the Sherringham House scheme in Kenton is also providing 15 apartments for supported living. The two schemes will allow people with learning disabilities in Newcastle to live independently with appropriate support from staff on site.

And finally, in Sunderland, Abbeyfields are well on track with their new Independent Living with care facilities, which is due for completion by the end of the year. The development comprises of 38 one bed apartments and 37 two bed apartments, plus social communal facilities, for rent.

<https://goo.gl/8wxyyN>

## Wales

The Welsh Government's Expert Group on Housing an Ageing Population has published its report following a year-long study. Housing LIN Cymru has been supporting the expert group. Read the report at <https://goo.gl/E14lqq>



To accompany the Expert Group report, the Housing LIN has published three blogs. Read Jeremy's blog on the group's work at <https://goo.gl/REkJKY>; one by fellow expert group member Gary Day, McCarthy & Stone's Land and Planning Director, at <https://goo.gl/WwKzSg> and another by Sarah Rochira, the Older People's Commissioner in Wales at: <https://goo.gl/e8uFpS>



Housing LIN Cymru has also published a new case study, Going Digital: The new digital generation. It showcases how North Wales Housing has embraced the digital agenda, building on a Digital First Strategy, with the help of tenants. <https://goo.gl/UGBelu>

Consultation on the Welsh Government's draft national dementia strategy closed at the start of April. It sought input on the key themes and actions to be included in the strategy, the services available for people living with dementia and evidence of existing good practice. Read the draft strategy and find more information at <https://goo.gl/ZBy8Kb>

Meanwhile, the Welsh Government's consultation on the National Development Framework closed on 7th March. The government was looking for evidence on the role and scope of the framework.

On Supporting People arrangements in Wales, the Cabinet Secretary has announced that budgets for local authorities in 2017-18 have been protected at the same level as this year. <https://goo.gl/B6wiA4>

Rent Officers Wales has published the Local Housing Allowance Rates that will apply from April. You can view the rates published in Local Housing Allowance (LHA) tables at <https://goo.gl/uYR5Qx>

On the development front, Hafod Care's Ty Heulog, a £7.2m extra care housing scheme, officially opened last month. Located in Talbot Green, the 40 apartments support people over 55 to continue living independent lives.

<https://goo.gl/rqudOF>



Grŵp Cynefin HA plans to build 70 extra care and supported living apartments on a former school site in Denbigh. The £10 million development will also include a community living unit for people needing more formal care. <https://goo.gl/s4vzln>

In Newport, the county borough has approved plans for two extra care housing schemes to be developed by Linc Cymru. <https://goo.gl/RjIJCc>

And in Portmadog, housing association Grwp Cynefin are developing their third extra care housing scheme. Hafod y Gest, is due to open in Autumn 2017. <https://goo.gl/B8JrqA>



*Llys Glan yr Afon in Newtown*

In Powys, a £7.5 million extra development has been completed. Llys Glan yr Afon is a state of the art scheme, part funded from Welsh

Government social housing grant and by Wales and West Housing. <https://goo.gl/3bvqfg>

Work has started on two extra care schemes that will provide 45 units for older and vulnerable people in Bridgend. The project brings together Bridgend County Borough Council, Linc Cymru HA and the Welsh Government. <https://goo.gl/rJT7ZS>

And lastly, construction is also underway on McCarthy & Stone's latest assisted living development six miles from Cardiff's city centre. The company expects to sell the 33 apartments on a leasehold basis from the autumn. <https://goo.gl/uqTlod>

## HOUSING LIN REGIONAL EVENTS

*Check our online events page to register your attendance on a 'first come, first serve' basis for our forthcoming regional events:*

[www.housinglin.org.uk/Events/ForthcomingEvents/](http://www.housinglin.org.uk/Events/ForthcomingEvents/)

**Yorks & Humber Housing LIN regional meeting,**  
*Ilkley - Hosted by Abbeyfield*  
21 June 2017

**Eastern Housing LIN regional meeting,**  
*Ipswich - Hosted by Ashley House*  
30 June 2017

## PROFILE YOUR WORK

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

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

**We welcome your contributions.**

***We do not accept responsibility for the availability or reliability of the items of content included in this newsletter and their inclusion is not an endorsement of any views that may be expressed.***

## ABOUT THE HOUSING LIN

The Housing Learning and Improvement Network (LIN) is a sophisticated network bringing together housing, health and social care professionals in England and Wales to exemplify innovative housing solutions for older people and vulnerable adults.

We welcome items for consideration in our next issue. Drop us an email with your news to: [info@housinglin.org.uk](mailto:info@housinglin.org.uk)

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



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