

Housing Learning and Improvement Network

HOUSING WITH CARE MATTERS

**Season's Greetings
from the
Housing LIN**

Page	Contents:
1	Social Services Capital Allocation
2	Policy News
3	Funding News
4	Extra Care Housing Schemes
4	National Housing for Older People Awards
4	New Housing LIN Publications
	Other Useful Publications / Resources:
5	Housing
6	Focus on Housing Finance
6	Health and Social Care
7	Regional Round-Up: Focus on the South East
7	Calls for Information
8	Research Update
8	Media Watch
8	Housing LIN Meetings
8	Other Events

Issue with live URLs and website links

£251m CAPITAL ALLOCATION FOR SOCIAL SERVICES CAN BENEFIT EXTRA CARE

Further to October's Comprehensive Spending Review, this week sees the release of the Department of Health's Local Authority Social Services Letter (LASSL). This spells out specific revenue and capital allocations for councils with adult social care responsibility over the next two years. £251m has been set aside over 2 years for capital purposes (£124m and £127m respectively) that support the transformation of local communities, including the scope for the further development of extra care housing and/or extending the roll out of services, such as those utilising telecare.

This money is not ring-fenced as in previous years but will be distributed to every council with adult social care responsibility on a formula basis so that they can plan how best to meet their local capital investment priorities, lever in additional resources (such as the HCA's Affordable Housing Programme) and build effective partnerships with organisations that help enhance the housing with care choices of older people and those with a long term condition. A copy of the LASSL and the amount allocated to every council is available at: http://www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/documents/digitalasset/dh_122593.pdf

To support local authorities with developing and implementing their extra care housing strategies, the Housing LIN is refreshing its extra care housing toolkit and developing an on-line directory of 86 DH funded schemes from earlier grant rounds. Further details to follow in early 2011. In the meantime, for relevant factsheets, technical briefs and case studies, go to www.extracare.dh.gov.uk

POLICY NEWS

This section covers recent major policy developments relating to social care, health and housing

Vision for social care has housing in its sights

The Department of Health published its vision for adult social care, *Capable Communities and Active Citizens* last month. Its ambition is to make services more personalised, more preventative and more focused on delivering the best outcomes for those who use them. In particular, the vision sets out a commitment to:

- Extend the rollout of personal budgets
- Increase preventative action in local communities,
- Keeping people independent and helping to build the Big Society
- Break down barriers between health and social care funding
- Encouraging care and support to be delivered in a partnership between individuals, communities, the voluntary sector, the NHS and councils - including wider support services, such as housing.

References to housing and how it can help achieve more integrated approaches to local care delivery are referenced in the Vision, including the role supported housing and extra care housing can play as part of the government's wider preventative and reablement agendas.

The Vision also states that personal budgets should be available for everyone who is eligible by April 2013 and social care should help develop the Big Society, with more local preventative activity to support people's independence. For a copy of the Vision and practical examples, go to www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_121508

Alongside this, the Department of Health has also launched *Transparency in Outcomes: a framework for adult social care* - a consultation on a new strategic approach to quality and outcomes in adult social care. The consultation envisages an enabling framework which places outcomes at the heart of social care, improves quality in services, and empowers citizens to hold their councils to account for the services they provide. Again there is reference to housing and readers are invited to submit their comments on the proposals by 9 February 2011. For details, go to: www.dh.gov.uk/en/Consultations/Liveconsultations/DH_121509

Public Health White Paper

Hot off the heels of the government's social care vision is the launch of *Healthy Lives, Healthy People: Our strategy for public health in England*. This outlines the government's plans for tackling today's causes of premature death and illness and reducing health inequalities, recognising that housing can also play its part with specific mention of lifetime homes, tackling fuel poverty and energy efficiency. For full details, go to:

www.dh.gov.uk/healthypeople

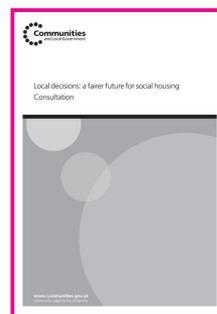


Localism Bill

The government introduced this wide-ranging bill last week which outlines its drive to see a greater push towards localism – local people, making local decisions. Of particular interest to readers will be Parts 5 and 6 of the Bill.

Part 5 sets out planning reform, including the abolition of regional strategies, changes to community infrastructure levy, and the creation of new neighbourhood planning arrangements. Whilst Part 6 sets out a number of areas relating to the reform of housing (see news item below for more info), the abolition of the Tenant Services Authority and future role of the Homes and Communities Agency, and the repeal of Home Information Packs. For full details go to: <http://services.parliament.uk/bills/2010-11/localism.html>

A fairer future for housing. Reforms set out in new consultation



The CLG have announced plans for the reform of social housing in *Local decisions: a fairer future for social housing*. This proposed a fundamental shift of power from central government to councils and local housing associations and outlines the following key reforms:

Flexible tenancies - Councils and housing associations will have the flexibility to offer new social housing tenants fixed tenancies - offering minimum contracts of two years.

Fairer allocations - councils will now be able to set their own rules about who qualifies to go on the housing waiting list.

Greater mobility - it will be easier for any of the eight million social tenants in England to move when their circumstances change.

Fairer provision for homeless people - there will be greater flexibility for councils to make decisions on how best to help people at risk of homelessness at the local level.

Affordable Rents - a new 'Affordable Rent' tenancy will be offered by housing associations to some new tenants of social housing from April 2011.

New tenants power of scrutiny – With the abolition of the Tenant Services Authority (reported in our last newsletter), social housing tenants will be given powers to ensure that their landlords provide quality housing and are held to account when problems arise.

Council Housing Finance - The Government plans to replace the Housing Revenue Account with a new self-financing arrangement that will enable councils to keep all the rent money they raise and spend it locally on their services.

For further details and to respond to the consultation by 17 January 2011, go to: www.communities.gov.uk/publications/housing/socialhousingreform

Design standards to be more locally determined?

The National Housing Federation (NHF) report that the government will not be introducing the new set of standards for homes built with public funding or on public sector land. Instead, the government will develop a new Local Standards Framework by the summer 2012 to replace the additional building standards and codes that have been attached to planning permissions. In the meantime, it is understood that existing HCA standards, including the HQI system, Code 3 of the Code for Sustainable Homes and Building for Life requirements, will continue to apply to new affordable housing.

However, it is expected that individual frameworks will be developed and maintained by councils and the house building industry to ensure new housing meets the needs of local communities. *The London Housing Design Guide* (reported in our last edition of Housing with Care Matters) may be a prototype for developing for such local standards frameworks. For full story go to:

www.housing.org.uk/default.aspx?tabid=212&mid=828&ctl=Details&ArticleID=3505

Renewed emphasis on Carers

Last month, the Government published *Recognised, valued and supported: next steps for the Carers Strategy*. This sets out the Government's priority areas for the next four years to ensure the best possible outcomes for carers and those they support. Available at: www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_122077

For a copy of the Princess Royal Trust for Carers' report, *Carers and housing: addressing their needs*, go to: www.dhcarenetworks.org.uk/pageFinder.cfm?cid=7537

FUNDING NEWS

This section highlights new revenue and capital funding decisions

VAT increases from 4 January 2011

Information on the increases on the standard rate of VAT to 20% is available at: www.hmrc.gov.uk/vat/forms-rates/rates/rate-increase.htm

Housing Benefit Reform

The Chartered Institute of Housing reported last month that the DWP have announced that measures to reduce Local Housing Allowance rates will be delayed until January 2011 for existing claimants. In addition, the Social Security Advisory Committee has published a paper that reflects the concerns of professionals who work with vulnerable and low income households day in day out to help them secure appropriate accommodation. Available at: www.official-documents.gov.uk/document/other/9780108509551/9780108509551.pdf

More money for handypersons

As part of the local government settlement, the CLG have issued details on individual local authority allocations of funding money for handypersons services along with Supporting People funding, which is not ring-fenced. Further details on the settlement can be found at: <http://www.local.communities.gov.uk/finance/1112/grant.htm>

PFI funding – Extra Care takes a hit

The CLG has written to local councils outlining its support for specific PFI projects. This follows a review of the CLG's priorities for investment after the recent Spending Review. This has concluded that all the housing PFI projects under contract and

in procurement (subject to rigorous assessment of value for money) will continue to be funded but not those in the initial design stage. While North Tyneside and Stoke extra care schemes have been given the green lights, other projects under consideration have not been so successful. For further details, go to: www.communities.gov.uk/documents/localgovernment/pdf/1775370.pdf

Disability Living Allowance reform

The DWP have issued a consultation that seeks views on its proposals to replace Disability Living Allowance with a new benefit – Personal Independence Payment. It is proposed that The Personal Independence Payment will continue to be non-means tested and help disabled people remove the barriers they face to leading full and independent lives. The deadline for responding is 14 February 2011. A copy of the consultation is available at: www.dwp.gov.uk/docs/dla-reform-consultation.pdf

EXTRA CARE HOUSING SCHEMES

This section features recent ECH exemplars

ECH schemes making excellent progress



Whitehouse Street, Dudley

In recent weeks, two DH funded extra care schemes have been the focus of attention. This included the official opening

of the extra care showflats at Whitehouse Street, Coseley in Dudley, a partnership between the council and Midland Heart, and a 'topping out' ceremony at Albany House in Nottingham, a joint venture between the city council and Leicester and Asra Housing Associations.

ECH for blind and partially sighted people wins award

Congratulations go to the Bromford Housing Group and residents at Beacon Court in Wolverhampton for winning this year's CIH National Housing Awards www.cih.org/ukha/pdfs/2010finalists/MNVP_BromfordGrp_BeaconCentre.pdf



Beacon Court, Wolverhampton

NATIONAL HOUSING FOR OLDER PEOPLE AWARDS 2011

Congratulations to the 34 Winners selected.

Part-sponsored by the Housing LIN, there has been an overwhelming response to the 2nd annual awards to be held on 3rd February 2011 at Ascot Racecourse.

The response to the nomination process has attracted 65% more entries than last year. 857 groups of residents played the card game, i.e. 3,517 residents from 402 schemes managed by 140 different housing providers of retirement housing and housing-with-care schemes.

The Housing-with-Care entries are divided into 5 categories by size of schemes, plus a top Housing LIN prize for the Best Extra Care Housing scheme. The 34 finalists, announced last month, will all be winners of a bronze, silver or gold award in their categories. The 17 Housing-with-Care finalist schemes can be found at www.HousingCare.org

The Housing LIN looks forward to celebrating with the winners on the day.

NEW HOUSING LIN PUBLICATIONS

Three new resources from the Housing LIN

A viewpoint on downsizing in general needs housing

This viewpoint by Janet Sutherland explores issues on downsizing for older people and those with long term conditions. It considers the barriers to moving, the challenges to be addressed, and identifying some solutions. Available at: www.dhcarenetworks.org.uk/pageFinder.cfm?cid=8025

It is one of two viewpoints on 'downsizing' commissioned by the Housing LIN. The next one will consider downsizing into specialist accommodation, alongside a collection of case studies of good practice – due February 2011.

A viewpoint on co-production and housing

Further to the bigger role for communities and emphasis placed on co-production in the recent *Vision for Adult Social Care*, and the Decentralisation and Localism Bill, this forthcoming Housing LIN viewpoint by Merron Simpson, New Realities Limited, looks at the implications for housing commissioners and providers and how they can transform the lives of individuals and communities by seeing their roles and relationships differently. Check our website in the New Year for details.

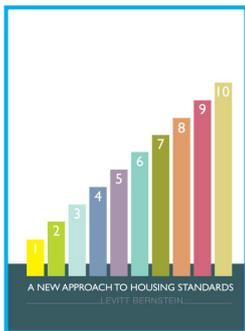
A report on rural housing for older people

This paper on the housing needs of rural older people by Dr Michael McCarthy started life as a piece of work originally commissioned by the Commission for Rural Communities. It has been 'recalibrated' as a Housing LIN report and may prove useful for those interested in rural housing. Available at:

www.dhcarenetworks.org.uk/pageFinder.cfm?cid=8030

OTHER USEFUL PUBLICATIONS/ RESOURCES – HOUSING

A new approach to housing standards



Influential architects, Levitt Bernstein - who contributed to the recent HAPPI report - have published a thoughtful paper on the future of housing design standards. Whilst not specific to housing for older people, it sets a new benchmark for an inclusive approach to the design of mainstream housing.

This would make it more suitable for older people as well as making it much easier to define additional design requirements for various types of specialised housing.

For details, go to: www.dhcarenetworks.org.uk/pageFinder.cfm?cid=8024

Breaking the Mould

The NHF is leading a major review of housing provision for older people and is exploring ways of attracting greater investment into housing specifically for older people to improve the housing and support options available to them, entitled *Breaking the Mould: Re-visioning older people's housing*.

Last week, the NHF launched the initial findings from this piece of work including a Breaking the Mould DVD for the project, which films three different examples of housing and services for older people. Focus groups have been held with older people across the country to find out their views on housing, care and support, and how well they have planned or are planning for retirement. The NHF has also produced an extensive literature review, which examines what older people want from housing, care and support. For more details, please visit:

www.housing.org.uk/olderpeople

Housing for health: worlds aligned

Another report from the NHF provides anyone involved in housing with useful tools they need to engage with and influence the health sector, as a new health landscape emerges. By using the information and data in this report, housing providers can analyse local priority setting, understand what motivates health commissioners, and take steps to becoming a part of integrated pathways to improving health for vulnerable people. Available at:

www.dhcarenetworks.org.uk/pageFinder.cfm?cid=8021



A Perfect Storm

This new report from Care & Repair England is about ageing population, low income home ownership, and decay of older housing. For a copy, go to:

www.careandrepair-england.org.uk/apperfectstorm.htm

Homeless LINK

The admission and discharge of homeless people onto hospital wards should be taken as an opportunity to link them into accommodation and support. Homeless Link has new resources on their website to support local areas that are developing protocols around preventing homelessness and discharge from hospital including new fact sheets on discharge from mental health services and people with no recourse to public funds. These can be found at www.homeless.org.uk/hospitals

Keep Warm Keep Well campaign 2010/11



The government has launched its annual Keep Warm Keep Well Campaign for 2010/11. The government's advice on staying warm over the winter aims to reduce cold-related illness and deaths.

More information about the campaign can be found at: www.dh.gov.uk/en/Aboutus/Campaigns/DH_121156

OTHER USEFUL PUBLICATIONS - FOCUS ON HOUSING FINANCE

Financial benefits of investment in specialist housing for vulnerable and older people

A new report recommends that the HCA should continue to prioritise investment in specialist housing provision, to include making the best value of existing stock. In addition, it states that the needs of vulnerable and older people should be embedded in the Agency's Local Investment Planning process and that older and vulnerable people should be considered contributors to, and customers of initiatives and programmes outside of specialist schemes. For details go to:

www.dhcarenetworks.org.uk/pageFinder.cfm?cid=8023

Home ownership and wealth distribution

This paper from the JRF reviews the evidence of the role housing wealth plays in the overall distribution of wealth in the UK and considers its potential for improving the welfare of retired households. For a copy, go to: www.jrf.org.uk/publications/home-ownership-distribution-personal-wealth

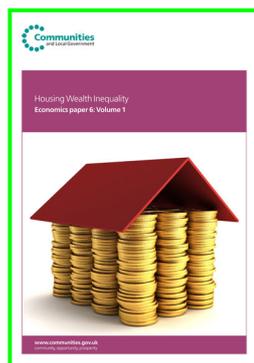
Shared ownership and shared equity

This JRF viewpoint assesses the potential of shared ownership products to limit the risks of homeowners and create sustainable housing market interventions. For a copy, go to: www.jrf.org.uk/publications/shared-ownership-shared-equity

Housing Wealth Inequality

Two new research reports from the DCLG highlight how housing has become a large part of our lives and more people rely on housing investment to form their wealth assets. Volume 1 sets out the results of a seminar held which looked at understanding the different forms of wealth inequality and its effects on social mobility and chances. Volume 2 looks at measuring change in housing wealth. Both volumes are available at: www.communities.gov.uk/publications/housing/housingwealthinequality6vol1

www.communities.gov.uk/publications/housing/housingwealthinequality6vol2



Housing statistics

The HCA have issued statistics showing that there were 17,519 housing starts on site and 21,093 housing completions in England in the six months to 30 September 2010 delivered under the National Affordable Housing Programme, the Kickstart Housing Delivery Programme, the Local Authority New Build Programme and the Property and Regeneration Programme. For details, go to: www.homesandcommunities.co.uk/public/documents/Official-statistics-release-301110.pdf

The CLG have published information on projected household growth. This includes interesting information that by 2033, 33% of households will be headed by those aged 65 or over (up from 26% in 2008) and a 145% increase in the number of over 85s. Further info at: www.communities.gov.uk/documents/statistics/pdf/1780763.pdf

In addition, the latest information on housing and planning is now available from the CLG. For example, there were 21.5 million households in England in 2008-09: 14.6 million owner-occupiers; 3.8 million social renters; and 3.1 million private renters. For details go to: www.communities.gov.uk/documents/statistics/pdf/1785484.pdf

OTHER USEFUL PUBLICATIONS/ RESOURCES – HEALTH AND SOCIAL CARE

New JSNA websites – making a link

The Department of Health has worked with charities, voluntary groups and with LGID for Local Authorities and Council to create two new webportals. These went live in November and are ideal for local authorities and council, charities and voluntary organisations, local involvement networks (LINKs) and commissioners and policy leads involved in the development of JSNAs for local communities. Available at: www.idea.gov.uk/health and www.vodg.org.uk/jsna-resources.html

For the Housing LIN report on JSNAs and housing, go to: www.dhcarenetworks.org.uk/pageFinder.cfm?cid=5448

Dementia guidance

New guidance from the DH, *Nothing ventured, nothing gained*, provides information on best practice in assessing, managing and enabling risk for people living with dementia. It is based on evidence and person-centred practice and within the context

of *Living well with dementia; a national dementia strategy* and Putting People First. Available at: www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_121492

For the latest news on the Dementia Action Alliance, go to: www.dementiaaction.org.uk

REGIONAL ROUND-UP: FOCUS ON THE SOUTH EAST

In this issue, we focus on our regional network in the South East

Latest ECH development in Oxfordshire

There's lots of activity in Oxfordshire, where the County Council are delivering their Extra Care Strategy - the subject of a past Housing LIN publication (Case Study no39 www.dhcarenetworks.org.uk/pageFinder.cfm?cid=4149)

Two 'core and cluster' ECH schemes have recently opened, comprising existing sheltered and category 1 housing, to which a 24/7 on-site care service has been added. The County Council are also providing £800k of capital funding to upgrade communal areas and services in each scheme. The two schemes involve partnerships with three RSL's and now offer a total of 217 ECH places.

There are also four purpose built ECH schemes under construction giving a total of 170 new units. These are at Banbury (funded by a DH grant), Bicester and Thame plus another scheme in Banbury which will also contain a new day centre. In addition, there are three more schemes with sites and planning permission secured but awaiting grant funding which will provide a further 154 flats. The Oxfordshire ECH strategy has also identified potential sites to deliver three new ECH schemes pa over the next six years although these are likely to be funded on new tenure models that require limited capital subsidy. The provision of ECH has also been agreed as one of the development priorities in the Oxfordshire wide Local Investment Plan recently signed by the HCA and the six local authorities.

Oxfordshire CC have also used this years £20k government grant 'for promoting ECH strategies' to appoint a temporary development and implementation manager to assist him in his work.

The Future of ECH in the South East

The SE Housing LIN and the regional Joint Improvement Partnership have commissioned a review of Extra Care Housing and will produce a

report on the future direction of ECH in the region. Supported by ADASS, and welcomed as a timely appraisal of the strategic importance of ECH, and setting out a proposal of how ECH should be commissioned and delivered over the next 10 years, the project is going to inform the debate about strategic housing investment and the development of personalisation, health services, care and support in the SE.

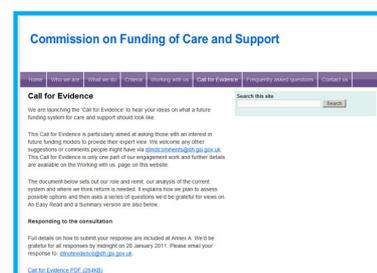
Designed to be both an informative study and a practical guide, the project is firmly focused on future development of ECH and scoping potential routes to delivery through public and private providers. Ridgeway Associates have been appointed to undertake field research through stakeholder surveys, focus groups of service users and ECH residents and in-depth discussions with Local Authority commissioners and providers, to obtain up to date appraisal of what has worked well and, most importantly, how ECH has to change or adapt to current and future needs. Part of the project includes stock mapping in the SE area, to illustrate gaps in provision and opportunities for new ECH development.

The final report will include a Key Line of Enquiry template for appraising ECH and a cost matrix to support commissioners in building business cases for ECH in future years, when public finance will remain tight - these are intended to be applicable nationwide, although examples will be drawn from the SE. The project is due to complete in February 2011 and Ridgeway will be presenting their findings at the next SE Housing LIN meeting on 20/1/2011 in Brighton - we invite Members in SE to sign up to come along and hear about the research prior to publication (for regional meetings, see p8).

CALLS FOR INFORMATION

Commission on Funding of Care and Support

A reminder that responses to the Commission on Funding for Care and Support's call for evidence need to be in by 26th January 2011.



www.dilnotcommission.dh.gov.uk/call-for-evidence/

Vacancy chains

Further to the latest Housing LIN Viewpoint on 'downsizing' (reported above), Peter Fletcher Associates are writing a new factsheet on 'vacancy chains'. They would like information from providers and commissioners on cost benefit of vacancy chains in relation to releasing family sized housing (both social rented and owner-occupation). If you have any information, please email: info@peterfletcherassociates.co.uk

End of Life Care evaluation

There is still time to comment on the NHS End of Life Care Programme housing resource pack and to advise whether it has helped develop awareness of end of life care issues and improve skills and practice. To respond, please complete the survey at: www.york.ac.uk/inst/chp/EoLcare/EoLSurvey.htm

RESEARCH UPDATE**Fit for Living Network**

HACT's Fit for Living Network is looking at new ways of improving the housing conditions and well-being of the most vulnerable and marginalised older home-owners who are living on low incomes and in the poorest quality and most unsuitable housing conditions. The aim of the Fit for Living Network is to identify and promote the financial models, policy framework and good practice required to address this growing concern.

The Network has recently produced a Position Statement about its work which details why this is an issue that needs attention and what the Network wants to see happen. For details, visit: www.hact.org.uk/new-position-statement

HACT would also like to hear from you if you are delivering, or are aware of, projects or initiatives that aim to help low income older home-owners to improve their housing conditions. Please get in touch with HACT's Project Support Officer Marcelle Dopwell at marcelle.dopwell@hact.org.uk or telephone 020 7247 7800.

MEDIA WATCH

There have been several interesting discussions in the national and trade media on housing with care, including Sue Adams from Care and Repair England on R4's You and Yours and Philip Spiers from First Stop on Money Box. You can listen to both programmes on BBC iPlayer.

You and Yours:

www.bbc.co.uk/programmes/b00vy0yv

Money Box:

www.bbc.co.uk/programmes/b00vy1vx

In addition, both the Guardian and Sunday Express have featured housing with care in special supplements.

HOUSING LIN MEETINGS**West Midlands Region LIN**

13th January 2011, Stratford

South East Region LIN

20th January 2011, Brighton

South West Region LIN

20th January 2011, Liskeard, Cornwall

Joint North East, Yorks & Humber and East Midlands Region LIN

8th February 2011, Doncaster

North West Region LIN

24th February 2011, Manchester

OTHER EVENTS**Laing & Buisson Extra Care Housing Conference**

15th February 2011, London

NHF Health and Housing Conference

17th February 2011, London

South West Region LIN Annual Conference

9th March 2011, Taunton

PROMOTE YOUR WORK

Our next issue is due in mid February 2011.

If you have promotional material, articles or features you would like us to include in future editions of Housing with Care Matters, please send information to: info@housinglin.org.uk

We welcome your contributions.

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