



Housing with Care Matters

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Launch of *Housing an Ageing Population: The Extra Care Solution*

STAY NETWORKED WITH THE HOUSING LIN

Jeremy Porteus welcomes you to the new Housing LIN bulletin, *Housing with Care Matters*. He writes, "This is our first issue under the new hosting arrangements with EAC following the closure of DH Care Networks at the end of March. We are grateful for the ringing endorsements received from the sector and the high level of support offered by the JRF and ADASS to help maintain a national and regional Housing LIN presence. Visit our homepage at www.housinglin.org.uk for details and we look forward to announcing more partnerships in the coming months.

While you are on the homepage do browse our new look website. To make a fresh start, we have introduced a new logo and design to give us a strong visual identity. We have also incorporated this in the design of new products. (For details of the most recent publications, go to p.2). We hope you like the new look?

And finally, if you are at the Chartered Institute of Housing Annual Conference in Harrogate this year, come along to our policy fringe session on Affordability in Later Life, on 21 June at 2.45pm in the Queens Suite 2. I hope you are able to join me and our guest speakers from PRP Architects, the Institute of Public Care and Staffordshire County Council."



NEW DH ECH FUNDED SCHEMES OPEN

In recent months, three DH ECH funded schemes have been officially opening in Barnsley, Manchester and Nottingham.

Fitzwilliam Court In Hoyland, Barnsley

This £6million development offers purpose-built units of accommodation for older people. Part funded by the DH, built by Bramalls Construction and managed by Guinness Northern Counties, the 44 unit scheme was officially opened in March as part of the council's overarching extra care housing strategy.



EAC locator: www.housingcare.org/housing-care/facility-info-157991-fitzwilliam-court-hoyland-england.aspx

Trailways Court, Blandford Forum, Dorset



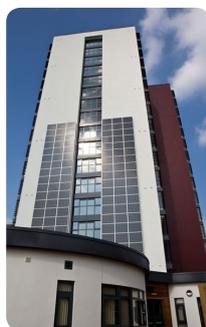
This development offers 37 units of extra care for older people. It received £1.75m from the DH, was developed by Synergy Housing/Rok Construction Ltd and managed by Synergy Housing, the scheme

opened in April and is one of the key elements of the Ageing Well in Dorset strategy.

Locator: forthcoming

Whitebeck Court, Charlestown, Manchester

This £8.9million refurbishment of an existing tower block reaches new heights for ECH in the city. Part funded by the DH, redeveloped by Wates Living Space, and managed by Northwards Housing, the 91 unit scheme was also opened in March and is part of the council's 'blue-sky' thinking for meeting the housing with care needs of older people in the area.



EAC Locator: www.housingcare.org/housing-care/facility-info-158003-whitebeck-court-blackley-england.aspx

NEW HOUSING LIN PRODUCTS

A number of Housing LIN publications have been issued to coincide with this bulletin. They include:

Housing an Ageing Population: The Extra Care Housing Solution

This new report by Keepmoat and Greenwood's Solicitors, and supported by the Housing LIN, highlights a series of key messages around an ageing society aimed at housing authorities, providers and developers. Its author, Tim Brown from De Montfort University, informed delegates at the Delivering Extra Care: funding, development and realisation launch conference last month:

"new thinking is required to address the emerging challenges over the next 25 years such as the rapid increase in the number of households over 85 years of age and the growing concern on how best to address dementia"

Copies of the report can be downloaded at:

www.housinglin.org/pageFinder.cfm?cid=8078

Buckshaw Retirement Village, Lancashire

This new case study from the Housing LIN explores each of the service options available at this mixed tenure non-grant aided retirement village by Oakbridge Retirement Housing in Chorley, Lancashire; the success stories, financial arrangements and support put in place to enable an easier purchase process in a challenging market, including the effectiveness of involving the local PCT and Adult Social Care Services. To read, go to:

www.housinglin.org/pageFinder.cfm?cid=8098

Vacancy chains and Extra Care Housing. Stimulating local housing markets

Hot off the heels of our Viewpoints on 'downsizing', this new Housing LIN factsheet considers how the development of extra care housing can have a strategic impact on the better functioning of local housing markets by creating additional mobility within the market. To access, visit:

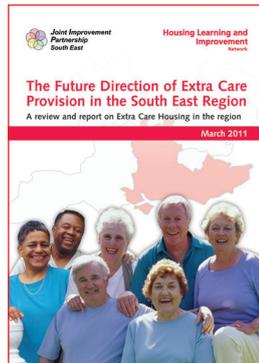
www.housinglin.org/pageFinder.cfm?cid=8097



The Future Direction of Extra Care Provision in the Region: A review and report on Extra Care Housing in the South East of England

This influential report commissioned by the South East Joint Improvement Partnership and published by the Housing LIN highlights the state of the housing market for older people for the first time and the key drivers required to build capacity in the region and the potential levers for change in the current economic climate. To view, go to:

www.housinglin.org/pageFinder.cfm?cid=8052



FUNDING NEWS

There have been a number of major capital and revenue funding news since our spring bulletin.

Housing advice for older people gets a timely boost

DCLG have announced a £1.5m two year programme for FirstStop, the free, independent, information and advice service for older people, their families and carers. The Housing LIN recognises the significant importance of timely housing advice and support, and welcomes the government's announcement. Jeremy Porteus said "it will directly enable older people to make informed choices about their housing options and can indirectly help deliver wider health and wellbeing outcomes". For further details, visit: www.communities.gov.uk/newsstories/communities/1896905

More money for Disabled Facilities Grants

DCLG have published details of individual local authorities' DFG allocations and information of the new methodology for calculating the allocations. A further £11million has been available to councils for DFG mandatory grants, raising the total for 2011/12 to £180million. For details, go to: www.communities.gov.uk/housing/housingolderpeople

For further commentary on the arrangements, visit Foundations' and Care & Repair England's respective websites.

Housing Benefit latest

There is mounting concern that the proposed new HB arrangements under the Welfare Reform Bill will see a number of people who live in private rented or social housing deemed too large for their needs and/or live in accommodation above HB local housing allowance. As a result, some tenants may need to move to more affordable or smaller properties and/or see some housing related costs in supported or extra care housing (ECH) reduced.

The NHF have highlighted a number of concerns, especially where existing disabled tenants have their homes adapted to meet their specific needs or older tenants who have already 'downsized' into specialist housing more suited to meet their care needs, such as ECH. For details, go to: www.housing.org.uk/news/housing_benefit_cuts_backfire.aspx

HCA Affordable Homes Programme

The 3 May deadline for submitting bids to the Homes and Communities Agency (HCA) for the 2011-2015 affordable homes programme, including supported housing and housing for older people, doesn't appear to have got caught up in the nation's last minute rush for Royal Wedding street parties. We understand that the HCA received an encouraging response, see www.homesandcommunities.co.uk/affordable-homes. The HCA are expected to announce details of the agreed programme before the summer Parliamentary recess in July. We await to learn who will be partying then?

DALLAS – raising the stakes

The Technology Strategy Board has announced that it is to invest £18million over 4 years to show how new technologies and innovative services can support independent living for older people and those with long-term conditions, and improve their quality of life.

Known as Delivering Assisted Living Lifestyles at Scale (DALLAS), 5 sites will be established in the UK with a minimum of 10,000 users per site. The programme will draw on lessons from the DH's Whole System Demonstrator site programme and the accompanying knowledge transfer arrangements. For further information, go to: www.innovateuk.org/content/news/18-million-programme-will-grow-market-for-independ.ashx



POLICY NEWS

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

Law Commission recommends social care law reform

The Law Commission have recommended a number of far reaching reforms that should be enshrined in new legislation and accompanying code of practice that gives older people, disabled people, those with mental health problems and carers clarity about their legal rights to care and support, and how councils must provide services. It proposes a more streamlined assessment and eligibility framework, and safeguarding arrangements. To view, visit: www.justice.gov.uk/lawcommission/news/1461.htm

New public sector equality duty

New guidance on public sector duties under the Equality Act 2010 came into force on 5 April 2011. For details, visit: www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty

Ordinary residence

The DH have recently issued guidance on the identification of ordinary residence of people in need of community care services in England. This will be of interest to commissioners and providers of housing with care, especially those managing leasehold schemes. For details, go to: www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_126003

Community Infrastructure Levy

DCLG have published an overview of how CILs will work. It will mainly affect private sector developers, including those seeking to exclusively develop housing for older people or extra care housing under C3 as opposed to care homes (or residential institutions) under C2. For further info, go to www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11

Also, visit the new report by Tetlow King on planning on p.5 of this bulletin.

OTHER USEFUL REPORTS

There are several other new reports relating to extra care housing, supported housing and wider determinants of health and social care worth reading. These include:

HOUSING

The local authority role in housing markets

This new report from the CIH highlights the crucial role of local authorities to build better knowledge and understanding of the markets across all tenures to deliver sustainable solutions within the emerging housing policy and financial environment. It calls for strong leadership and closer coordination with local stakeholders to plan for the future. To view, go to: www.cih.org/news/view.php?id=1423

HOUSING FOR OLDER PEOPLE

Everybody needs a home



This recent report from The Housing Forum includes an influential chapter, Affordability Later in Life: The true cost of longevity, which challenges our thinking on housing for older people. Chaired by Roger Battersby at PRP Architects and including the Housing LIN on its steering group, the chapter makes a number of

recommendations to achieve a step change in the way we provide for a new market for older people. To read, go to <http://housingforum.org.uk/sites/default/files/the-housing-forum-everyone-needs-a-home-070411.pdf>

Planning and delivering continuing care retirement communities

This new report from planning consultants Tetlow King provides a detailed account of the confusion and wide interpretation surrounding how best to use the current planning frameworks, in particular the Use Class Orders (C2 and C3), to develop continuing care retirement communities, including Extra Care Housing. To view, visit: www.tetlow-king.co.uk/pdf/planninganddeliveringCCRCs.pdf

At the time of writing, the Housing LIN has separately commissioned a new planning and ECH factsheet. More details to follow in our next bulletin.



Fit for Living Network

HACT's network has launched a set of timely position statements which champion the range of help and support that would benefit low-income older homeowners. These include:

- Playing our Part: the role of housing providers in enabling older people low-income homeowners to repair and adapt their homes
- Small things matter: small input, big impact initiatives
- New forms of Finance: Innovative funding options for older homeowners to repair and adapt their homes, and
- Older people in the age of Localism: Information, advice and practical help.

To view, go to: <http://hact.org.uk/fit-for-living>

Housing Markets and Independence in Old Age



This new report from McCarthy & Stone highlights the benefits of specialised private retirement accommodation and recommends a number of simple policy changes at no cost to the public purse to help increase its supply and address the challenges of housing an ageing population.

To view: www.housinglin.org/pageFinder.cfm?cid=8102

CARE AND SUPPORT

Using the Quality Assessment Framework and Meeting Essential Standards of Quality and Safety

This briefing from Sitra sets out the overlapping areas of the Essential Standards for Quality and Safety and the Supporting People Quality Assessment Framework (QAF). Its purpose is to support CQC inspectors and commissioners to recognise that compliance with the QAF contributes to meeting the requirements of the Essential Standards. For providers, it may help them develop a single quality framework for a range of services that will meet the requirements of different partners and service users. For further details, go to: www.housinglin.org/pageFinder.cfm?cid=8088

Regulating care in Supported Living Schemes

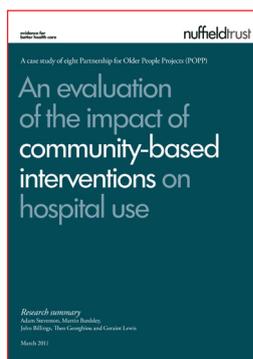
This is essential reading for providers of housing with care as it provides clear guidance on what the Care Quality Commission require in terms of regulating care in supported living schemes, including Extra Care Housing. For information, go to: www.cqc.org.uk/guidanceforprofessionals/nhstrusts/registration/latestupdates.cfm?widCall1=customWidgets.content_view_1&cid=37167

Funding Adult Social Care over the next decade: Who cares?

This report from BUPA suggests that considerable strain could be put on the availability of residential care as councils cut back on spending on care home costs at a time of increased demand from an ageing population. While there is no specific mention of extra care, the report calls for closer integration of health and social care to find alternative care solutions and simplification of local planning arrangements to ensure greater flexibility in the development of new care homes. To download, visit: www.bupa.com/jahia/webdav/site/bupacom/shared/Documents/PDFs/our-commitment/publication/Care_Brochure_web.pdf

Has the bubble burst?

The Nuffield Trust have published a case study report of eight of the DH funded POPP sites. An evaluation of the impact of community based interventions on hospital use reveals that, while there are improvement that can be made in the way health and social care work together to deliver shared outcomes for older people and the potential to 'downstream' saving from acute settings, there was no evidence of a reduction in emergency hospital admissions in 8 of the 29 sites selected. To read the full report, go to: www.nuffieldtrust.org.uk/publications/detail.aspx?id=145&PRid=764





How can local authorities with less money support better outcomes for older people?

This briefing written by the Centre for Policy on Ageing and published by Joseph Rowntree Foundation shows that older people want and value low-level support but that the benefits of investing in this are realised over many years. The paper provides examples from the UK of effective ways of supporting older people's independence. To read, go to: www.jrf.org.uk/sites/files/jrf/authorities-supporting-older-people-summary.pdf

LEARNING DISABILITIES

A home of my own: Developing cost effective housing options for people with learning disabilities across the East Midlands

This case study from the East Midlands Improvement and Efficiency Partnership, explores the development of a range of housing for people with a learning disability as an alternative to residential care. It makes a number of useful recommendations around better support planning, use of assistive technology and telecare and realising the housing aspiration of people with learning disabilities. To view, go to: www.housinglin.org/library/Resources/Housing/Support_materials/Other_reports_and_guidance/East_Mids_LDOA_case_study.pdf



Mental Health and Home Ownership



The NHF have updated their publication on how people with mental health problems can become homeowners and live with greater independence and stability. To order: <https://www.housing.org.uk/OnlineStore/Default.aspx?tabid=44&action=INVProductDetails&args=11284>

DEMENTIA

Windows of opportunity: prevention and early intervention in dementia

Early intervention is often seen as anticipatory information and support delivered at the earliest stage of dementia, following diagnosis. Prevention encompasses the range of interventions that prevent an increase in need that may tip an individual into a higher or more intensive level of service. This SCIE new resource for commissioners and providers explains this further and offers a greater understanding of the journey through dementia. To view, go to: www.scie.org.uk/publications/windowsofopportunity/index.asp

TELECARE

CSED has developed a range of support tools to help commissioners realise the full potential of their telecare services at www.csed.dh.gov.uk/AT Documents include:

Evaluate your service: use the Telecare Evaluation Tool to assess past outcomes and efficiency gains and help estimate future outcomes and efficiencies in an expanded service.

Develop your vision and strategy: assess the strengths and weakness of your existing service, prioritise improvements and produce a strategy for the medium term.

Model processes and service specifications: use CSED's telecare workshop templates to structure sessions on process design and contract management.

Monitor performance: use CSED's Telecare Performance Management Framework to set appropriate targets and monitor service performance.

MENTAL HEALTH

Demonstrating the Effectiveness of Housing Support Services for People with Mental Health Problems: A Review

The NHF, with funding from the National Mental Health Development Unit (NMHDU), have published this briefing based on research undertaken by the University of York. It builds on the government's mental health strategy, No Health with Mental Health, and demonstrates the value for money of preventative housing related support, as well as leading to better outcomes for users of services. To view, go to: www.housing.org.uk/publications/find_a_publication/care_and_support/research_review_mental_health.aspx



REGIONAL UPDATES

Why not get involved?

Our regional LINs are an important ingredient in the way we share information on latest policy developments and innovative practice around housing with care; forge links with local commissioners, developers and providers; and provide an open environment to exchange ideas and learning. Sign up now at:

www.housinglin.org.uk

Sad to see your leaving

Sue Williams, our West Midlands regional 'champion', has decided to step down. Sue will continue to remain active in the region with ADASS but we would like to thank her for helping to put the Housing LIN on the map in West Midlands. Anne Bailey, who chairs our meetings, has kindly agreed to step in.

Congratulations to Clare

We are all thrilled to learn of the birth of a baby girl. While Clare is on maternity leave from her job at Tower Hamlets Council, Margaret Edwards has stepped in as the London LIN 'champion'. Welcome on board!

CALLS FOR INFORMATION

Living together, getting along: How can supportive communities be developed in Extra Care Housing?

"Living Together, Getting Along" is a research project that has recently been commissioned by the Joseph Rowntree Foundation. The project is being undertaken by Karen Croucher and Mark Bevan at the Centre for Housing Policy at the University of York, and its aim is to explore different approaches to developing communities within extra care housing that are supportive of those with high support needs. Karen and Mark are interested in a range of approaches - these might be organisation-led, resident-led, formal and informal - that have or are emerging that help make inclusive and supportive communities.

The research team would welcome suggestions or directions to organisations or particular schemes which have developed useful or interesting models

of working with residents that either aim to promote supportive communities and/or resolve tensions or disputes. We are interested in approaches that have been used in a range of different extra care settings, including smaller and larger schemes, schemes with mixed tenure arrangements. We would also be interested in approaches that may have been used in sheltered housing or care homes but could be easily adopted in extra care.

Karen and Mark can be contacted by email at:

Karen.Croucher@york.ac.uk and

Mark.Bevan@york.ac.uk

They would be happy to explain more about the project.

Examples of innovative housing-related services for people with dementia wanted

If you are providing, or aware of, innovative housing-related services for people with dementia, Sue Garwood, Extra Care Specialist would like to hear about them. Whether they are specific housing developments for people with dementia, outreach or in-reach provision using a housing hub, floating support services, HIA initiatives, Sue would be pleased to hear about it. Just a thumbnail sketch would be great. Please email Sue directly at:

sue@suegarwood.co.uk

SURVEY RESULTS

Thanks to all of you who responded to our recent survey. This revealed that over 98.8% of you go to the Housing LIN website as the first place to search for anything on housing with care for older people, especially about Extra Care Housing. We recognise that access to latest reports, toolkits, good practice guides, etc is important to you.

Therefore, to ensure that you can continue to access all the resources and any links you may have stored, we have saved all the documents on our new website. We have also made it possible for you to create your own web-resource profile for the essential documents that you want to access. Visit www.housinglin.org.uk for details. If you are unable to locate a document, do email us at:

info@housinglin.org.uk



REGIONAL MEETINGS

Details of our forthcoming regional meetings are listed below. To receive an automatic invite, register your interest by region at:

www.housinglin.org.uk/userAccount/register

London LIN, 15th June, Highgate

West Midlands LIN, 30th June, Birmingham

South East LIN, 30th June, Peacehaven

North West LIN, 7th July, Liverpool

Eastern LIN, 20th September, TBA

Registrations to our regional meetings are open to members of the Housing LIN at:

www.housinglin.org.uk/Events

Presentations given to our regional meetings can be downloaded under the 'Archived Events' section of our website at:

www.housinglin.org.uk/Events/ArchivedEvents

OTHER EVENTS

The following events are supported by the Housing LIN:

- Two half day workshops with Northern Housing Consortium and Peter Fletcher Associates on Sheltered Housing and housing support services on 16 June (Bradford) and Extra Care on 28 June (Leeds). To register, go to:
www.northern-consortium.org.uk/Page/Events/fundingcutsandpersonalisation.aspx
- Policy fringe session at CIH annual conference in Harrogate on 21 June, Affordability in Later Life. Visit:
www.cihhousing.com
- NHF Supported Housing conference, 7/8July at the University of Warwick.
www.housing.org.uk/events/find_an_event/care_and_support/housing_care_and_support_confe.aspx
- CIH Older People's Housing & Support conference, 3/4 August at Hilton Warwick.
www.cih.org/events/conferences/OlderPeople11

PROFILE YOUR WORK

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.