



# Housing with Care Matters

E-news from the Housing Learning & Improvement Network

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#HLINenews

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Chancellor of the Exchequer  
George Osborne, before  
delivering the 2013 Budget

## A MISSED OPPORTUNITY FOR GROWTH & INVESTMENT

Jeremy writes, the Chancellor's Budget last week did little to stimulate direct growth and investment in housing for older people. With 2 out of 5 house moves made by people over 65, the emphasis of the new Help to Buy scheme still continues to be placed on "first time buyers" and those "moving up" the property ladder. While such initiatives are welcome, construction output is still expected to fall this year and many developers are struggling to raise private finance to inject much needed capital investment to get Britain building. So what about "last time movers" or those wanting to "move down"? Can they be part of the solution?

As this month's report by the House of Lords Select Committee of Public Services and Demographic Change '*Getting Ready for Ageing?*' highlighted, there is hard evidence from industry leaders about the need to boost the supply of well-designed housing and a mix of housing options for older people. And as the HAPPI2 report previously stated, this would not only create desirable homes for older people to meet their lifestyle but meet the need for housing in communities where families and first time buyers want to move – homes close to schools, employment and local facilities. Both reports call on government to take the lead.

With a Spending Review ahead, we need better intelligence to influence the case that older people's housing can drive growth in the economy and stimulate local housing markets. This Budget was a missed opportunity. However, we cannot rely on opportunism alone; we need to build on the foundations of both reports and construct an argument that to get Britain building we need to generate more attractive housing choices for an ageing population. The responsibility is ours!

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



## POLICY & FUNDING NEWS

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

### The Budget – small beer?

As mentioned, last week's Budget did little specifically for housing for older people but did see the government build on its commitment to invest in growth and infrastructure by an additional £3b per year, set aside £225m for new affordable housing, and extend its Help to Buy and Mortgage Guarantee programmes. While these measures are a welcome lift, they will only raise the hopes of a very small number of older people.

In addition, there was mention of helping those who want to keep their homes instead of having to sell it to pay for the costs of social care, and specific reference to the lowering of the "care cap" to £72,000 from 2016 and raising the capital threshold for residential care from £23,000 to £118,000. To view the Statement, go to:

[www.hm-treasury.gov.uk/budget2013\\_statement.htm](http://www.hm-treasury.gov.uk/budget2013_statement.htm)

### Care & Support Specialised Housing Fund

At the time of writing, the deadline for Phase 2 of the programme has just passed and there has been no announcement from the Department of Health on the applications made under Phase 1. But if previous rounds of DH funding are anything to go by, it will be heavily oversubscribed.

With expectations raised, it may still be several weeks before any announcement of the successful bidders will be made. However, the Housing LIN will keep you updated on any developments. Sign up to our regional noticeboards at:

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

### Affordable Homes Programme Guarantee Framework deadline

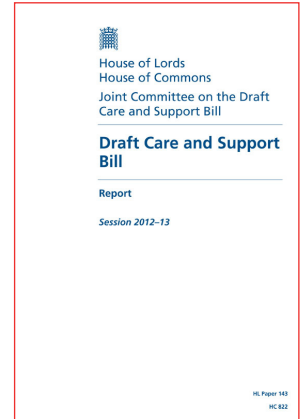
With the additional funding announced in the Budget for affordable housing, the HCA have updated their framework and a new deadline for bids set for 21 May 2013. There is reference to new build supported housing and housing for older people as part of this programme but surprisingly, unlike the DH's Care & Support Specialised Housing Fund, no mention of the HAPPI criteria.

For more, visit: [www.homesandcommunities.co.uk/sites/default/files/our-work/ah\\_gttees\\_programme\\_framework\\_130312.pdf](http://www.homesandcommunities.co.uk/sites/default/files/our-work/ah_gttees_programme_framework_130312.pdf)

### Draft Care & Support Bill

The report of the Joint Committee on the Draft Care and Support Bill was published on 19 March and makes highly encouraging noises about the contribution housing makes in delivering health and social care. In particular recognising:

- the importance of the availability of safe and settled accommodation to the health and wellbeing of individuals
- that advice to assist those navigating their way through the system should include advice on housing options such as specialist housing, accessible housing and adaptations
- that housing is a key partner of adult care and support in market shaping and safeguarding matters, and
- to aid integration, there should be a duty to cooperate with housing authorities and housing associations, such as on the adequacy of housing provision on discharge from hospital.



To read the report in full, go to:

[www.publications.parliament.uk/pa/jt201213/jtselect/jtcare/143/143.pdf](http://www.publications.parliament.uk/pa/jt201213/jtselect/jtcare/143/143.pdf)

### Ready for Ageing?

The House of Lords Select Committee on Public Service and Demographic Change has published this impressive new report. It draws attention to a broad range of topics: from demography through to pension reform working longer; from personalised health and social care to the influence of other public services. For example, in relation to housing, preserving independence, ensuring adequate housing provision and stimulating the housing market for older people through better planning.

With reference to the Housing LIN's original Extra Care Housing Toolkit, it helpfully builds on HAPPI2's recommendations and calls for government to set a radical framework before the 2015 general election that meets the needs and aspirations of an ageing population. Are you ready?

To view, visit: [www.publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf](http://www.publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf)



## Dementia-friendly environments

The Department of Health has announced the successful applicants for Stage 1 of the £50m funding of capital projects to improve care environments for people with dementia. Several extra care housing and sheltered housing schemes are beneficiaries. For a list of successful applicants by locality, visit:

[www.dh.gov.uk/health/files/2013/02/Dementia-Friendly-Environments-Stage-1-Successful-Applications-28-February-2013.pdf](http://www.dh.gov.uk/health/files/2013/02/Dementia-Friendly-Environments-Stage-1-Successful-Applications-28-February-2013.pdf)

## Provider Quality Profiling

Thanks to the NCF for drawing our attention to the forthcoming online profiles for every registered care and support provider to the public during April 2013. The DH is offering providers the opportunity to upload information to the website before it goes live to the public at: [www.nhs.uk/Service-Search/Care-homes-and-domiciliary-care/LocationSearch/11](http://www.nhs.uk/Service-Search/Care-homes-and-domiciliary-care/LocationSearch/11)

## FirstStop going local

DCLG have recognised the value of FirstStop, the national information and advice line for older people, by committing additional funding for the next 2 years to deliver practical support to up to 15 funded local agencies. Well done EAC and partners.



## Growing Older Together

Jeremy chaired a roundtable discussion which brought together a network of older people's organisations, developers and managers of housing for older people for rent and leasehold, co-operative and cohousing providers and housing policy and funding bodies. Key actions from the day included expanding and developing new delivery partnerships across the movement and identifying ways in which to influence national and local government, and industry to recognise new and innovative forms of housing that are resident led. See the recent Housing LIN Viewpoint by Jon Stevens for more information at: [www.housinglin.org.uk/library/Resources/Housing/Support\\_materials/Viewpoints/HLIN\\_Viewpoint40\\_CRTB.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Support_materials/Viewpoints/HLIN_Viewpoint40_CRTB.pdf)

## MARKET NEWS

*In this new section we capture latest news affecting the world of housing with care, including the launch of our new market analysis tool.*

### Strategic Housing for Older People Analysis Tool (SHOP@)

The Housing LIN, in partnership with Elderly Accommodation Counsel, have launched a free online tool to forecast and meet the demand for specialist housing for older people in England.



Endorsed by the Department of Health, SHOP@ has been tested by market analysts, commissioners of social care and housing providers to help model a variety of scenarios. For example:

- How many older people are likely to require specialist housing or residential/nursing home places between now and 2030
- The current supply of specialist housing locally and whether this figure suggests there is likely to be an under-supply or over-supply of specialist housing
- The demand for specialist housing for older people in the future by tenure type

Login today to help you plan for tomorrow at: [www.housinglin.org.uk/SHOPAT](http://www.housinglin.org.uk/SHOPAT)

For further information and/or to book a free consultation on how the analysis tool can be developed to meet your requirements, email [SHOP@eac.org.uk](mailto:SHOP@eac.org.uk)

### Housing Market Bulletin

The HCA's Housing Market Bulletin is now available and provides the latest information on the housing market, the economy and the housebuilding industry at: [www.homesandcommunities.co.uk/ourwork/market-context](http://www.homesandcommunities.co.uk/ourwork/market-context)



## Launch of ARCO

A sector-led body, representing many of the leading retirement community operators in the UK has been formed to raise awareness of the retirement community model, including extra care housing.



ARCO launch event at the House of Lords

Launched at a House of Lords reception hosted by Baroness Greengross OBE, industry leaders, staff and residents from many of the organisations ARCO represents

heard presentations from Baroness Joan Hanham CBE, Parliamentary Under-Secretary of State for Communities and Local Government and Jack Dromey MP, Shadow Minister for Communities and Local Government. They addressed guests with warm words of support for the retirement community sector.

ARCO Chairman, Jon Gooding said: "The Association has formed at a critical juncture in the housing and social care debate. We are all grappling with the challenge of how we provide high quality care and housing to an ageing population in a time of economic uncertainty and restraint, coupled with rising expectations and lifestyle aspirations. I strongly believe that ARCO's members represent the solution, at least in part."

Jeremy Porteus writes: "The Housing LIN looks forward to networking with ARCO. With a government looking to inject money to stimulate growth in the housing sector, we need a strong coalition of providers to make the case for specialist housing and set quality standards so that older people know exactly what they can expect." More at: [www.arcouk.org](http://www.arcouk.org)

## Castlebeck into administration

Following the Panorama programme on Winterbourne View, Castlebeck has gone into administration. As Jeremy tweeted, "it's the residents who will pay the price".

The Housing LIN is a signatory of the Department of Health Concordat, Programme of Action, which sets out how the sector plans to respond to improve the quality of lives of vulnerable people. For more, go to: [www.housinglin.org.uk/News/HousingNewsItem/?cid=8665](http://www.housinglin.org.uk/News/HousingNewsItem/?cid=8665)

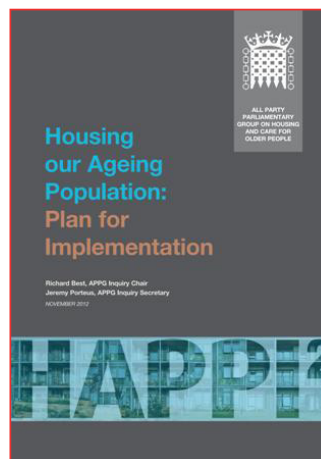
Also, see reference to the new paper on safeguarding by Imogen Parry on p.6

## English Housing Survey

The government have published the 2011/12 results. Of particular interest to our sector are that outright owners were mainly older age groups with 58% over 65. Furthermore, the social rented sector had a much higher proportion of older tenants. 29% of social renters were aged 65 or over compared with only 8% of private renters. To view all the data, go to: [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/88370/EHS\\_Headline\\_Report\\_2011-2012.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/88370/EHS_Headline_Report_2011-2012.pdf)



## Survey of planning applications



Figures published in the annual housing type survey of UK's Top 50 building firms reveal that in 2012 there were planning applications for 2,896 units of purpose built retirement housing for sale or 4% of all their planning applications. McCarthy & Stone led the way with 1,837.

However, Berkeley Homes are a surprising second with 592. Both companies gave evidence to the APPG Inquiry on *Housing our Ageing Population: Plan for Implementation* last year and have since embraced the HAPPI principles. Along with developments which are awaiting news of funding from the DH Care & Support Specialised Housing Fund, the next few years could see HAPPI becoming a norm in the majority of new leasehold and rental units in the retirement housing market.



## NEW HOUSING LIN PUBLICATIONS

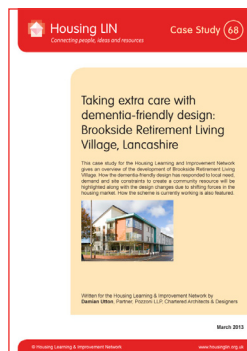
*Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent selection of new and diverse publications from the Housing LIN.*

### NEW CASE STUDY

#### **Taking extra care with dementia-friendly design: Brookside Retirement Living Village, Lancashire**

Case Study No.68 by Damian Utton, Pozzoni Chartered Architects and Designers, gives an overview of the development of the DH funded Brookside Retirement Living Village. It sets out how the dementia-friendly design has responded to local need, demand and site constraints to create a community resource along with the design changes made due to shifting forces in the housing market.

[www.housinglin.org.uk/pagefinder.cfm?cid=8809](http://www.housinglin.org.uk/pagefinder.cfm?cid=8809)



### NEW VIEWPOINTS

#### **Putting rights at the heart of housing with care**

In Viewpoint No.41, Imogen Blood and Jenny Pannell identifies the key rights of tenants and leaseholders living in Housing with Care (HWC) and presents findings from recent research conducted for the Joseph Rowntree Foundation on how rights are promoted and viewed in HWC. They consider how a rights-based approach can promote older people's quality of life and providers' objectives and offers practical examples and resources to support this.

[www.housinglin.org.uk/pagefinder.cfm?cid=8810](http://www.housinglin.org.uk/pagefinder.cfm?cid=8810)

#### **Facing the Future with Dementia - designing buildings that will be adaptable**

This new Viewpoint by Angela Morrison at Quattro Design Architects outlines the current situation across differing styles of care, and suggests how to avoid designing settings which are so bespoke that they will not outlive changes in aspirations of coming generations of older people. It builds on a presentation that she gave at the 7th Dementia Congress last year in Brighton entitled, 'Future-proofing specialist dementia extra care'. More at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8811](http://www.housinglin.org.uk/pagefinder.cfm?cid=8811)

#### **Home and Community: An ageing tsunami**

This new Viewpoint by John Penton, a member of the original HAPPI panel, suggests that if we want to create the scope for on-going, active participation in the dynamic life of society amongst older people - with the availability of choice and opportunity - it will only become possible if we address, with urgency, the forms of both housing and community.

[www.housinglin.org.uk/pagefinder.cfm?cid=8812](http://www.housinglin.org.uk/pagefinder.cfm?cid=8812)

#### **An integrated approach to delivering personalisation**

This timely Viewpoint by Merron Simpson, Director of New Realities, considers the notion of a 'three-legged stool' in supporting the development of personalisation, namely; health care, social care and housing but considers that a person-centred approach to integration is much more multi-faceted. She explores some of the key concepts that underpin her thinking and suggests that through this it might be possible to develop a common vision that can support the transformation of local services. Find out more at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8813](http://www.housinglin.org.uk/pagefinder.cfm?cid=8813)

## OTHER USEFUL REPORTS / RESOURCES

### HOUSING FOR OLDER PEOPLE

#### **Creating age-friendly places**

The Beth Johnson Foundation has launched a comprehensive guide for age-friendly places. Drawing together the latest research, case studies (including one from the Housing LIN) and practical advice, it sets out in one document what makes an age-friendly community. It looks at current developments across the UK and globally around ageing and discusses the different components needed for an age-friendly city and community.

[www.bjf.org.uk/web/documents/page/Creating%20Age%20Friendly%20Places%20Final%2020.2.13.pdf](http://www.bjf.org.uk/web/documents/page/Creating%20Age%20Friendly%20Places%20Final%2020.2.13.pdf)

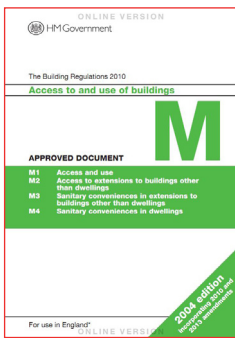
#### **Disabled Facilities Grants**

The House of Commons Library has issued a note for Members of Parliament of Disabled Facilities Grants. It provides a useful summary of DFG arrangements and recent policy connections, including the 2012 Caring for our Future White Paper. Available at:

[www.parliament.uk/briefing-papers/sn03011.pdf](http://www.parliament.uk/briefing-papers/sn03011.pdf)



## Approved Document M - Access to and Use of Buildings



The DCLG have announced the current edition of *Approved Document M: Access to and Use of Buildings* has been updated and replaces the previous edition. This will come into effect on 6 April 2013 in England and Wales. To access the new document, go to: [www.planningportal.gov.uk/uploads/br/BR\\_PDF\\_AD\\_M\\_2013.pdf](http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_M_2013.pdf)

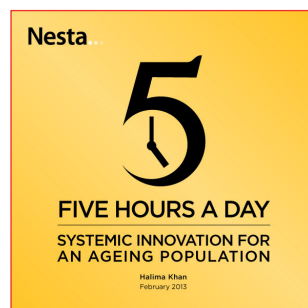
## 5 hours a day: Systemic innovation for an ageing population

This new report from Nesta recommends systemic change through innovations in policy, products and services, and for markets to meet the dramatically changing needs and opportunities of an ageing population. For example:

- Social places: mobilize vibrant, socially-engaged neighbourhoods to enable older people to live well and independently for longer
- Living room: enabling older people to live where they want through new housing models which combine high quality accommodation with friendship and support

The report explains that there is a need for better networking to develop, test and scale radically-improved solutions and to help orchestrate knowledge and action. Music to our learning and improvement network ears! Read at:

[www.nesta.org.uk/library/documents/Five\\_Hours\\_A\\_Day\\_Jan13.pdf](http://www.nesta.org.uk/library/documents/Five_Hours_A_Day_Jan13.pdf)



## Adult Safeguarding and the role of Housing

As part of our commitment to support sector learning following the Winterbourne View Review, we are pleased to promote a recent paper in The Journal of Adult Protection by Imogen Parry that seeks to identify and encourage good practice in adult safeguarding by housing providers. For purchase at: [www.emeraldinsight.com/journals.htm?issn=1466-8203&volume=15&issue=1&articleid=17077552&show=abstract](http://www.emeraldinsight.com/journals.htm?issn=1466-8203&volume=15&issue=1&articleid=17077552&show=abstract)

## HEALTH & CARE

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

### Care and Support Funding

Care & Repair England have produced a briefing on the recent DH social care funding announcement on the potential implications for home owners. CRE note disappointingly, expenditure on preventative measures such as adaptations to the home are not included in the planned care expenditure cap. This could have incentivized people to use their savings to plan ahead and make their homes more suitable to retaining independence. To read more, visit: [www.housinglin.org.uk/pagefinder.cfm?cid=8816](http://www.housinglin.org.uk/pagefinder.cfm?cid=8816)

### District Action on Public Health

The District Council's Network have published this useful guide on how district councils contribute towards the new health and wellbeing agenda in local government. For more, go to: <http://districtcouncils.info/2013/02/11/district-action-on-public-health/>

### Spending on health and social care over the next 50 years: Why think long term?

This new report from the King's Fund highlights that over the last 50 years, the UK has increased spending on the NHS from 3.4 per cent to 8.2 per cent of gross domestic product (GDP). If the next 50 years follow the same trajectory, it reveals the UK could be spending nearly one-fifth of its entire GDP on the public provision of health and social care. To find out more, go to: [www.kingsfund.org.uk/publications/spending-health-and-social-care-over-next-50-years](http://www.kingsfund.org.uk/publications/spending-health-and-social-care-over-next-50-years)

### Not just a number: Home care inspection programme – national overview

With Winterbourne View still on everyone's mind and Castlebeck now in administration, this report from the Care Quality Commission (CQC) looks at whether people receiving care at home are treated with dignity and respect, are supported by skilled staff, have choice about their care, and benefit from processes that are meant to keep them safe. More at: [www.cqc.org.uk/sites/default/files/media/documents/9331-cqc-home\\_care\\_report-web\\_0.pdf](http://www.cqc.org.uk/sites/default/files/media/documents/9331-cqc-home_care_report-web_0.pdf)



## Poor homes, poor health - to heat or to eat? Private sector tenant choices in 2012

This report from the Pro Housing Alliance is an exploratory study of the health impacts of welfare reform on tenants living in the private rented sector. For more, go to:

[www.prohousingalliance.com/2012/11/new-report-poor-homes-poor-health-to-heat-or-to-eat-private-sector-tenant-choices-in-2012](http://www.prohousingalliance.com/2012/11/new-report-poor-homes-poor-health-to-heat-or-to-eat-private-sector-tenant-choices-in-2012)

## HOUSING & DEMENTIA

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



### In Focus: Housing and Dementia

To coincide with the Housing LIN formerly joining the Dementia Action Alliance, we have published a new leaflet that captures the range of activities we are engaged in around housing and dementia. Our task is to keep you updated on innovative policy, funding and research into practice developments. Download from: [www.housinglin.org.uk/Topics/browse/HousingandDementia](http://www.housinglin.org.uk/Topics/browse/HousingandDementia)



### Low Expectations: Attitudes on choice, care and community for people with dementia in care homes

The Alzheimer's Society report that a record number of people with dementia are now living in care homes. It shows that 80% of care home residents have dementia or severe memory problems, much higher than previously thought. Whilst excellent quality exists, three quarters of relatives would recommend their loved one's care home despite less than half saying their relative has a good quality of life. What does this say about the state of the sector? Download report at: <http://alzheimers.org.uk/lowexpectations>

## TELECARE UPDATE

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

### Whole System Demonstrator Evaluation

The first evaluation paper of the WSD programme was published last month. It suggests that telecare, as implemented in the Whole Systems Demonstrator trial, did not lead to significant reductions in service use, at least in terms of results assessed over 12 months. To read the feature in Age and Ageing, go to:

<http://ageing.oxfordjournals.org/content/early/2013/02/25/ageing.aft008.full.pdf+html>

### Showcasing what works

This month saw two major events of interest covering assisted living, including telecare and telehealth. The first was the annual, two day Assisted Living Innovation Platform (ALIP) showcase in Liverpool attended by over 200 people. The event presentations and numerous exhibitors covered the wide range of new products and services developed by the ALIP and dallas (Delivering Assisted Living Lifestyles at Scale) programmes.

The £37m dallas programme commenced across four communities in 2012 and aims to provide innovative new products and services for 169,000 people by mid-2015. You can read more about the dallas programme in February's TelecareLIN newsletter ([www.telecarelin.org.uk](http://www.telecarelin.org.uk)), including a new guide on 'Making Your Life Easier' prepared by the More Independent (Mi) community ([www.moreindependent.co.uk](http://www.moreindependent.co.uk)) that is developing a smart house in Liverpool.

The second was the 3rd Healthcare Innovation Expo in London. This had over 10,000 people attending to see the launch of the NHS Commissioning Board (NHSCB) which commences in April 2013. The NHSCB will have £96bn of NHS funding, part of which will be divided amongst 211 Clinical Commissioning Groups to replace the Primary Care Trusts from April. Ministers and NHS leads provided major presentations and masterclasses with over 100 seminars taking place. The 3millionlives programme (<http://3millionlives.co.uk>) was represented along with a number of telehealth providers. Innovation from across the NHS was showcased including the launch of an NHS Apps Library for smartphones and tablets (<http://apps.nhs.uk>).



A large part of the exhibition hall was given over to a Dementia Village with telecare, telehealth and other assistive living featured as well as promotion of the National Dementia Challenge and Dementia Friends Programmes. ([dementiachallenge.dh.gov.uk](http://dementiachallenge.dh.gov.uk) and [www.dementiafriends.org.uk](http://www.dementiafriends.org.uk))

### Have we got even more news for you!

If you are switched on to the above items, the recent Telecare LIN newsletters are packed with everything you need to know about latest policy, practice and product developments. The March edition is out this week! To view, go to:

[www.telecarelin.org.uk](http://www.telecarelin.org.uk)

## CALL FOR INFORMATION

*We are interested to hear from you. Can you help?*

### New funding reform announced for care and support – implications for extra care housing?

The government has announced new measures for funding care to ensure that older people and those with disabilities get the care they need without facing unlimited costs. The latest measures announced in the Budget include a cap on care costs of £72,000 in 2016. In addition, for those who need residential care, those with property value and savings of £118,000 in 2010/11 prices or less will receive financial support, with the government paying a proportion of their residential care costs on a sliding scale.

We are keen to hear your views about the implications of these changes for extra care housing residents, commissioners and providers. Can you see opportunities ahead, or new barriers which you think others may not have foreseen?

We will be producing a briefing exploring the issues and we would like to hear your views, ideas, or if you have examples of how these implications may play out. Please email [info@housinglin.org.uk](mailto:info@housinglin.org.uk), subject Care & Support Funding, and remember to state your job title and organisation you work for. If you are happy for us to contact you and explore your ideas further, please also give your name and a contact number and we will be in touch.

## CONSULTATIONS

Thanks again to the NCF for highlighting that Care and Support Minister, Norman Lamb, has launched a consultation to establish a full set of NICE quality standards and guidance to improve the quality of social care. The DH is seeking views on a proposed initial list and new ideas from care users, their families and carers, service commissioners, care providers and front line staff to help decide on future topics for NICE guidance and standards. Housing is implicit but should it be more explicit?

In addition, the DH have issued an open consultation about the Government's intention to roll out personal health budgets more widely, including extending the use of direct payments, by updating the regulations so that they can be offered across the country. Respond to both online by 26 April at: <http://consultations.dh.gov.uk>

## REGIONAL HIGHLIGHTS

*This section contains updates from our regional 'leads'. For further information of what's happening in your region, go to the Housing LIN regional pages, and remember, contribute to your regional noticeboard so we can share latest developments!*

### North West

Libby Spencer and Jean Bray report that the recent NW Housing LIN meeting held in Altrincham was a great success. There was a useful presentation and discussion on Manchester's Community Budget pilot work. See the NW Housing LIN regional noticeboard for further details.

They have also picked up a blog by Lynn Sandelance about Beatrix House, the extra care scheme in Dukenfield. To find out more about what she has to say, go to: <http://whoseshoes.wordpress.com/2012/08/02/in-the-shoes-of-lynn-sandelance-care-services-manager-new-charter-homes/>

And finally, one of the successful bids for the DH Dementia-friendly environments capital fund (report on p.3) came from Cumbria County Council and Cumbria NHS Foundation Trust. We will be following this with interest.





### London

Margaret Edwards reports that early indication that Phase One of the Care and Support Specialised Housing Fund that the GLA are administering has been significantly oversubscribed and information about the expressions for Phase Two are not likely to be announced until sometime after Easter.

In addition, following the last London Housing LIN meeting, Margaret has written up a summary of the Mayor of London's Supplementary Planning Guidance and the implications for older people's housing. This can be found at:

[www.housinglin.org.uk/pagefinder.cfm?cid=8814](http://www.housinglin.org.uk/pagefinder.cfm?cid=8814)

In Penge, Sutherland Court, a new £6.9 million extra care housing development for older people is already proving to be a real hit when it threw open its doors to welcome MP Jim Dowd. The 41 apartment scheme has been developed by Hanover in partnership with Bromley Council and the Homes and Communities Agency. It is designed for active older people with low to moderate care needs and 24hr care on site if needed.



Sutherland Court, Penge

And finally, following consultation on a series of proposed changes on specialist housing for older people earlier this year, the City of Westminster is expecting approval shortly to increase extra care housing in the borough to give people more independence and provide different levels of care on one site. We will be following this with interest.

### Yorkshire and Humber

Paula Broadbent reports on a forthcoming Housing LIN case study which will look at the work between Calderdale Council and Pennine Housing 2000 on developing their extra care housing strategy and modelling future demand.

### North East

Denise Gillie reports that in North Tyneside, a consortium of organisations have been named as preferred bidder to deliver the council's Quality Home for Older People's PFI project. The consortium is led by Equitix, Miller Construction and Keepmoat and includes PRP Architects. The project will see 16 sheltered housing schemes being remodelled and 10 new build extra care housing schemes built. We will be following this with considerable interest.

Denise also reports that construction work has commenced at a new extra care housing scheme at Haddington Vale, Doxford Park in Sunderland. A partnership between the City Council and housing provider/developer Gentoo, the 40 two-bed apartments are due for completion in mid-2014.

She also draws attention to a report by Moyra Riseborough, 'Exploring the possibility of change', that looks at Cohousing and the potential for an older people's development in Newcastle upon Tyne:

[www.housinglin.org.uk/pagefinder.cfm?cid=8817](http://www.housinglin.org.uk/pagefinder.cfm?cid=8817)

And thanks to Barbara and Richard for sending a clipping from their local newspaper on an innovative project in Gateshead. Residents in four sheltered housing schemes have shunned cats and dogs in favour of hens. This has helped people to get more involved in their scheme and reduce loneliness. Auf Wiedersehen Pet!



Residents at Croftside House, Sunderland, who chose the name for the new extra care scheme, Haddington Vale



### East Midlands



Opening of Oakland Village, Swadlincote

Debbie Waldron reports that the official opening took place this month of the new £20million Oakland Village by Trident Group in Swadlincote, Derbyshire. The 88 unit scheme aims to provide a focal point for older people's services in the area as well as high quality, purpose-built accommodation and a specialist community care centre.

### West Midlands

Anne Bailey reports that a partnership between Staffordshire County Council and Sanctuary Group has resulted in the opening of a new scheme in Stafford for people with learning disabilities and a similar development of 16 apartments is due to open in Stoke shortly. Supported by Turning Point, a health and social care organisation, residents will have access to 24-hour care.

And congratulations to Midland Heart, their newly developed supported housing scheme in Birmingham triumphed at the prestigious 2013 Housing Innovation Awards, scooping a top national award for the Most Innovative Supported Housing Scheme. The Snow Hill provides support, skills and accommodation for homeless people as well as individuals in need of affordable city centre accommodation.



And lastly, Anne wishes to remind members that the next meeting of the West Mids Housing LIN is taking place on Monday, 22 April at Beacon Court in Sedgely, Wolverhampton. The meeting will look at affordability in extra care housing, the work undertaken in Staffordshire on financial modelling and introduce the key elements of the forthcoming Housing LIN Technical Brief, Funding Extra Care Housing. For registration details, see our regional 'learning lab' meetings section below.

### South East

Sue Terry confirms that the inaugural South and South West Annual extra care housing conference, *Specialist Housing, Specialist Solutions*, a joint event with our SW Housing LIN is taking place on 1 May in Swindon and bookings will be open from 2nd April (see p.11 for details)

She also reports on the consultation exercise that Oxfordshire County Council undertook in January with residents in three of the extra care housing schemes located in Thame, Bicester and Banbury. Interestingly, many of the residents came across ECH by accident and many initially didn't think they would meet the criteria to be able to move in, unless they were being encouraged to apply i.e. by a social worker or family. A summary of the findings can be found on the SE Housing LIN regional pages at:

[www.housinglin.org.uk/HousingRegions/SouthEast](http://www.housinglin.org.uk/HousingRegions/SouthEast)

In Hungerford, Sovereign Housing Association are developing a 46 one and two-bed extra care scheme with an additional 28 units of accommodation for the over 55s. She also reports that Housing 21 and Portsmouth City Council are holding an information event for local residents about Caroline Square, their new extra care housing scheme.

And finally, East Sussex County Council has published a comprehensive strategy (2013-2018) for supported housing and housing support services for vulnerable people in the county. This can be viewed at: <http://tinyurl.com/ctejqdm>

### Eastern

Sue Garwood reports that the Bedfordshire Pilgrim Housing Association's new extra care housing scheme, Gordon Colling House in Bedford, recently opened and features 55 one and two bedroom apartments.



Gordon Colling House, Bedford



## South West

Pat Palmer reminds SW Housing LIN members of two upcoming dates for their diaries: The first is the Devon County Council workshop day that the Housing LIN is supporting to attract potential partners to meet the County's objective of developing 14 new extra care housing schemes. Contact Pat for details of the event on 11 April at the University of Exeter.

The second date is the inaugural South and South West Annual extra care housing conference, *Specialist Housing, Specialist Solutions*. This joint event with our SE Housing LIN is taking place on 1 May in Swindon and bookings will be open from 2nd April (see opposite for details).

Pat also reports that Somerset Council have published their Housing, Health, Care and Support Strategy for Older People in Somerset (2012-2015). The strategy sets out a developing vision to improve the quality of life for people over 55 in Somerset, including a review of sheltered housing and specification for extra care housing. View at: <http://tinyurl.com/d96t9gl>

And finally, following Bristol City Council's successful stakeholder engagement day last month, the official opening has taken place of the new Housing 21 extra care housing scheme, Bluebell Gardens. The £8.1m scheme comprises of 61 one and two bedroomed apartments for people aged 55 and over. Built by Leadbitter's and part funded by the HCA, it replaces an old sheltered housing scheme. The scheme allows residents to enjoy independent living in comfortable and well equipped apartments, whilst still having 24 hour care and support on hand, tailored to individual need.



Lord Mayor of Bristol, Councillor Peter Main, with Tayo Bilewu of Housing 21 and resident John Ahearne at the opening of Bluebell Gardens, Bristol

## REGIONAL 'LEARNING LAB' MEETINGS

midland heart

housing, care and more



Registrations

for our regional

meetings are open to members of the Housing LIN. We are grateful to Midland Heart Housing Association for their sponsorship.

Details of forthcoming meetings in your area are listed at: [www.housinglin.org.uk/Events](http://www.housinglin.org.uk/Events). To receive an automatic invite, register your interest by region at: [www.housinglin.org.uk/userAccount/register](http://www.housinglin.org.uk/userAccount/register)

West Midlands HLIN, 22nd April, Sedgley

## HOUSING LIN SOUTH AND SOUTH WEST SPRING CONFERENCE

As highlighted above, our Housing LIN regional leads for the SE and SW, are combining forces to put on the inaugural joint regional Housing LIN conference to be held in Swindon at the Mercure Hotel, South Marston, on Wednesday, 1 May 2013.

Entitled *Specialised Housing, Specialised Solutions*, this is a must attend event for those working in the South and South West. Keynote and expert panel speakers are confirmed from the DH, DCLG, HCA and leading industry experts. The programme features new thinking on funding extra care housing, including engagement with health, working with private sector developers and independent care providers, and plenty of opportunity for networking. Bookings will be open on a first-come, first-served basis from 2nd April at: [www.housinglin.org.uk/Events](http://www.housinglin.org.uk/Events)

Thanks to the generous sponsorship of SEQOL, the Health & Social Care social enterprise based in Swindon, the event will be free to attend. Note, priority will be given to SE and SW Housing LIN members. In addition, limited exhibition space is still available. Email [info@housinglin.org.uk](mailto:info@housinglin.org.uk) for details. Overnight accommodation is available at the hotel at a special conference discount rate. Enquire at: [www.southmarstonhotel.com](http://www.southmarstonhotel.com)



## OTHER FORTHCOMING EVENTS

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

### Dementia Friends

Alzheimer's Society regional information sessions. Find more information at: [www.dh.gov.uk/health/2013/02/dementiafriends](http://www.dh.gov.uk/health/2013/02/dementiafriends)

## ANNUAL HOUSING FOR OLDER PEOPLE AWARDS

Have you entered the 2013 awards? Organised by Elderly Accommodation Counsel (EAC), the National Housing for Older People Awards have been a tremendous success in recent years, attracting considerable interest amongst industry leaders and residents alike. The format is proving very popular with housing providers, and the nomination process - the popular card game - is now a full resident consultation service supplying each scheme with a confidential report analysing the residents' ratings.



With a special Housing LIN category for the overall best housing with care scheme in 2013, we are proud to be one of the headline sponsors of this year's Awards. The deadline for entries is 30 June 2013 and to be in with a shout, we encourage you to get involved. Have you played your cards right? For more details, visit: [www.housingcare.org/providers/housing-for-older-people-awards-2013.aspx](http://www.housingcare.org/providers/housing-for-older-people-awards-2013.aspx)

## POETRY CORNER

We are delighted to bring you the first in a series of poems that Brian Wilks, a retired Professor of English, has given permission for us to reproduce.

### At the Elderly Athlete's Retirement Home

The once upon a time sprinter,  
A national and international name,  
Hands folded on his first and final lap,  
Dreams in his spring-loaded easy-for-rising chair  
Not of the breasted tape and the anthem wrapped uniform,  
But for a clean break from the blocks  
To be first at the sandwiches at the tea-time bell,  
Before the other residents.

## 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.**



## ABOUT THE HOUSING LIN

With nearly 48,000 members, the Housing LIN is the leading 'learning lab' for a continually growing network of housing, health and social care professionals in England involved in planning, commissioning, designing, funding, building and managing housing, care and support services for older people and vulnerable adults.

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

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