



Housing with Care Matters

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Extra Care Housing Conference Programme



EXTRA CARE HOUSING CONFERENCE – 8 DECEMBER, LONDON

Endorsed by the Department of Health, the Housing LIN is organising a free Extra Care Housing conference and exhibition, with headline support from Castleoak and Willmott Dixon and an impressive range of other supporters, speakers and knowledge and innovation session leaders. Not to be missed!

Mel Knight, Group Chief Executive of Castleoak, said: *“We are delighted to be a headline sponsor of this important event. We are a long term supporter of the Housing LIN and extra care is a key part of our business.”*



Tim Carpenter, Managing Director of Willmott Dixon Housing Ltd, said: *“We recognise the growing market for quality housing and care for an ageing society - the evidence is in the demographics. We are pleased to be a headline sponsor and to be able to showcase our innovative solutions across housing, health and care.”*

The event will see launch of two important documents; the Department of Health’s evaluation of the Extra Care Housing Fund and a new resource pack published by the Housing LIN and the Association of Directors of Adult Social Services (ADASS) on strategic housing for older people.

Key note speakers include Lord Best, Chair of the All Party Parliamentary Group on Housing and Care for Older People, and Peter Hay, the President of the ADASS. Book now on a first come, first served basis. Further details are now available at:

www.housinglin.org.uk/Events/HousingEventDetail/?eventID=722

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



A SAD LOSS

We were saddened to learn that Sarah Webb, Chief Executive of the Chartered Institute of Housing (CIH), recently passed away. Jeremy Porteus noted,



“she was an inspirational person and had a distinguished housing career. She was also a close friend of the Housing LIN. This resulted in several projects with her and her team to influence national policy and champion better partnerships between housing, health and social care. She will be sorely missed.”

POLICY & FUNDING NEWS

There have been some funding news items since our last bulletin. These include:

DH letter on social care allocations

On 24 August, the Department of Health wrote to all Directors of Finance in PCTs to require them to report on how the £648 million made available to transfer monies in 2010/11 to local authorities for social care activities that also benefit health has been used. This follows a Health Select Committee request for evidence on the transfer of funding for its Public Expenditure Inquiry. Data returns from each PCT are required by 23 September.

In future, the Department of Health will also collect more detailed information on how the money was spent locally, including where it features prevention services, community equipment and adaptations, telecare and reablement. This will be an important means for demonstrating partnership working across health and social care, and housing. The DH letter is at:

www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/documents/digitalasset/dh_129701.pdf

Care for our Future

Following the publication of the recent Dilnot Commission report, Funding Fairer Care, the Department of Health have launched an online consultation programme to gather further evidence on funding and solutions for long term care and support. To respond, go to:

<http://caringforourfuture.dh.gov.uk/>

NATIONAL HOUSING FOR OLDER PEOPLE AWARDS 2012

For the 3rd year running, the Housing LIN is pleased to lend its support to this celebration of housing for later life, organised by Elderly Accommodation Counsel (EAC). There are two ways of entering the Awards:

Option 1: order EAC's new Resident Consultation Service (RCS)

Your residents will play the game in the knowledge that you will know and address their views. Schemes using the RCS are automatically entered for the Awards.

Option 2: order the Nomination Packs

Schemes not using the RCS can buy the nomination packs at £10 + VAT each. (EAC very much regrets to have to introduce this charge; free distribution is no longer sustainable).

One pack contains the cards and enough score sheets for use by 3 groups of 4 people. More packs are needed if several groups are to play the game at the same time.

Nominations from all forms of housing for later life need to be submitted **between 1st October 2011 and 31st January 2012**. To order nomination packs or ask for a quote for a consultation, email housingawards@eac.org.uk or phone 020 7820 3755.

The date and venue of the high profile Awards celebration will be announced in January 2012. Read more about it at www.housingcare.org

USEFUL REPORTS / RESOURCES

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

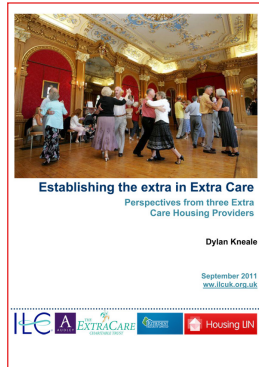
EXTRA CARE HOUSING

Extra Care Housing could deliver better care at a lower cost

Extra Care Housing could play a major part in delivering better health outcomes and reducing the long term care costs facing older people.



New research by the International Longevity Centre (ILC-UK), used longitudinal data from three providers of Extra Care (Audley Retirement, Extra Care Charitable Trust, and Retirement Security Limited), and supported by the Housing LIN, found that compared to those living in the community in receipt of domiciliary care, those in extra care housing are about half as likely to enter institutional accommodation.



The research argues therefore that extra care accommodation is a 'home for life' – one that does successfully adapt to residents' changing social care needs. It also found that:

- Around a quarter of residents who enter extra care housing with additional social care needs, later go on to experience an improvement in their health equating to a decrease in social care needs.
- Extra care housing is associated with a lower likelihood of admittance to a hospital overnight compared to a matched sample living in the community.
- A lower than expected number of falls was recorded in a matched comparison group when compared to those living in the community.

These findings suggest that extra care housing could contribute significant financial savings to the public purse, particularly when taking a long-term perspective. To view a copy, go to:

www.housinglin.org/pageFinder.cfm?cid=8344

HOUSING FOR OLDER PEOPLE

Live at Home

Methodist Homes have launched an independent evaluation of their "Live at Home" programme. Undertaken by Sue Garwood, the findings show the role that projects play in enabling older people to live more fulfilled lives, as well as the benefit of volunteering to both older people using services and volunteers themselves.

As also reported in the recent APPG on Housing and Care for Older People, "Live at Home" they are cost-effective and use social capital to help support independence and prevent or slow down the need for more expensive services.

To view the executive summary of the findings, visit: www.mha.org.uk/getcomponent.aspx?c=LaH%20Executive%20Summary.pdf

If you would like a copy of the full report please email: Alison.Slater@mha.org.uk

Mobility Aids – an OFT market study

People may be paying too much for mobility aids such as mobility scooters and stair-lifts, and the elderly and disabled can experience high pressure and misleading sales practices when buying this equipment at home, a new study of the Office of Fair Trading (OFT) has warned.

The OFT's report identified areas of concern including:

- Evidence that around half of consumers are not shopping around so could be paying too much for mobility aids.
- There can be a wide disparity in the price of identical products, for example the price of one brand and model of scooter varied by £3,000.
- The public sector's fragmented purchasing structure and some buying patterns can make it difficult to procure the best value wheelchairs.

The OFT has identified remedies to help consumers and healthcare organisations get better deals for mobility aids products, including:

- Supporting local Trading Standards in targeting firms suspected of engaging in unfair sales practices.
- Calling for businesses to display actual prices or price ranges so that consumers can shop around more easily and find competitive quotes.
- Ways for public sector purchasing bodies to help them drive vigorous competition in the wheelchair sector and obtain better value for money.

The OFT has also launched a national consumer awareness campaign providing consumers with practical tips and informing them of their rights when buying mobility aids on the doorstep. For details, go to: www.of.gov.uk/OFTwork/markets-work/current/mobility-aids/



GENERAL HOUSING

Housing Market Analysis 2011

A new study for the National Housing Federation reveals that the housing market is in crisis as owner occupation rates tumble and house prices and private rents soar.

The study suggests that home ownership in England will slump to just 63.8% over the next decade - the lowest level since the mid 1980s - as an entire generation are effectively locked out of the housing market due to high house prices, huge deposits and stricter lending criteria under the present economic climate.

There is no mention of the housing market for older people, or last time movers. However, the study highlights that at the heart of the problem remains an under-provision of new homes. In 2010/11 just 105,000 homes were built in England, the lowest since the 2020s. The NHF recommend greater investment in affordable housing and land availability, pointing out that this could also stimulate a wider economic recovery. Copies of the report are available at:

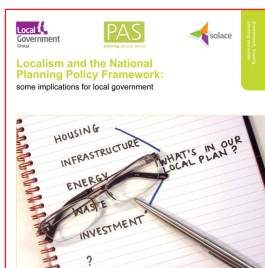
www.housing.org.uk/docs/oxford-economics.doc

Future Homes Commission

RIBA have launched a campaign for better homes. As part of its HomeWise programme, it has set up a Commission into the quality of newly built housing with the aim of understanding how people live today, what they need and expect from their homes and whether the design and delivery is fit for purpose. To have your say, visit: www.architecture.com/HomeWise/TakeOurSurvey.aspx

PLANNING

Localism and the National Planning Policy Framework: implications for local government



This document aims to give local authorities a brief overview of the significant changes to the planning system being proposed under the National Planning Policy Framework later this year/early next.

Authorities will need to have a plan in place to guide development to the right place, and against which to make planning decisions, including the provision of housing for older people such as extra

care housing. Without an up-to-date local plan, development decisions will be made on the basis of national policy, with the presumption being 'yes'. Available at: www.pas.gov.uk/pas/aio/1611732

HEALTH & SOCIAL CARE

The State of Health and Social Care 2010/2011



The Care Quality Commission (CQC) has published its annual report on the state of health and adult social care in England. It covers the year from April 2010 to March 2011 and features people's experience of access to care, the choice and control they have when using these services and the quality of the care they receive, including a couple of

references to housing and extra care housing. To find out more, go to: www.cqc.org.uk/stateofcare.cfm

Oversight of user choice and provider competition in care markets

A new report by the National Audit Office (NAO) has uncovered shortcomings that must be addressed if value for money is to be secured in the future for users of social care "personal budgets" once they are extended to all eligible users by April 2013. The NAO reports that more needs to be done to ensure that care markets deliver a genuine choice of services to all users, including self-funders. It goes on to say that support must be available to help exercise choice, and that essential services relied on by vulnerable people continue to be provided in the event of the failure of a major provider. For a copy, go to: www.nao.org.uk/publications/1012/oversight_of_care_market.aspx

Health and Social Care Bill update

The NHF, Homeless Link and St Mungos have issued a useful joint briefing on the Health and Social Care Bill. It makes the case to MPs on how the Bill needs to change to effectively integrate housing, support and health services. To read more, go to: www.housing.org.uk/publications/find_a_publication/care_and_support/health_bill_report_briefing.aspx



DEMENTIA

Designing new dementia care model

A home improvement agency (HIA) has developed an interesting alternative approach to home based dementia care. 'Retro-decorating' and 'dementia-proofing' are all techniques being used by Riverside HIA in Liverpool to help people with dementia live safely in their own homes for longer and reduce the need for anti-psychotic drugs.

The HIA team retro-decorate people's homes - helping them choose vintage furniture and items that bring back memories of happy times – such as old transistor radios, 1960s holiday posters or mid-century chairs. Older style objects make people feel calmer, meaning there is less requirement for medication. They also help individuals to remember their daily routine – such as sitting down for a meal.

Riverside HIA Liverpool also use simple 'dementia proofing' interventions such as fitting open-fronted drawers, glare-free lighting, re-organising mirrors and putting coloured tape up and down stairs. This supports people with dementia who are sensitive to lighting glare and mirrors, have difficulty with depth perception, and who may forget tasks such as where clothes are stored or when to make meals.

The scheme is proving effective in helping people with dementia to live in their own homes for longer and manage daily tasks, bringing them out of a state of withdrawal and improving their socialisation – all of which reduces the need for residential care or hospital admission. For further details, go to: www.riverside.org.uk/corporate/news_and_press_office/riverside_view/dementia_proofing.aspx

MENTAL HEALTH

Mental health and home ownership

This newly revised guide from the NHF gives an overview of the options and looks in detail at the concepts and mechanics of how funding works. It will be useful to housing associations involved in shared ownership, as well as families with

disabled relatives, care managers, social services teams and others who support and advise people with mental health problems. Available to buy at: <https://www.housing.org.uk/OnlineStore/Default.aspx?tabid=44&action=INVProductDetails&args=11284>



TELECARE UPDATE

This section highlights relevant Telecare items that may be of interest

Telecare LIN gets reconnected

Further to the news item on DALLAS in our last issue, the Telecare LIN have secured funding to support the Assisted Living Innovation Platform's (ALIP) Knowledge Network.

Mike Clark, who has until recently worked with DH Care Networks and the Kings Fund on the Whole System Demonstrator Action Network (WSDAN), will provide Telecare LIN subscribers with regular information bulletins and news alerts from the ALIP programme. The first of the new monthly newsletters is now available at: www.telecarelin.org.uk

Jeremy Porteus writes, "we want to give readers latest insight and updates on this exciting programme, the largest of its kind in the UK. We are thrilled to be networked with ALIP and pleased also to have an opportunity to be able to share information with Housing LIN members to keep you in touch with developments". For details on ALIP and DALLAS programmes, visit:

<https://ktn.innovateuk.org/web/assisted-living-innovation-platform-alip>

To sign up to the Telecare LIN, go to: www.telecarelin.org.uk/userAccount/register

CALL FOR INFORMATION

Contractual arrangements

Lorna Fleming, LB Ealing would like to know how to avoid creating 'contractual arrangements' between the tenant, the council and providers which amount to the provision of accommodation under Part 3 (S21/S26) National Assistance Act 1948 when developing extra care sheltered housing. She wishes to avoid creating a situation where the 'deeming provisions' under S24 NA 1948 apply and the council retains responsibility for providing costly care and accommodation, under the ordinary residence rules even if the person chooses to leave to live in another borough.

If a person has a tenancy and claims housing benefit this does not automatically mean that they are not in receipt of 'accommodation' provided under Part 3 NA 1948. According to the statutory Ordinary Residence Guidance 2010 it may be



possible for a person who is a tenant of their own property still to be in receipt Part 3 accommodation. For that to be the case it would be necessary for there to be contractual arrangements between the individual, the accommodation provider and the local authority which meet the requirements of section 26(3A) of the 1948 Act. The local authority would have to be the payer of default and the contractual arrangements would need to stipulate that if the individual failed to pay to the accommodation provider the amount he or she had been assessed as being able to pay in respect of the accommodation costs the local authority would have to pay instead and recover such payments from the individual.

Please email your response directly to:
flemingl@ealing.gov.uk

REGIONAL HIGHLIGHTS

This section contains updates from our regional 'champions'

Eastern Region

Sue Garwood reports that recent attention in the East Region has been on raising the profile of housing and related services in meeting key health and social care outcomes. To this end:

- a) Cathy Mitchell, Chair of the region's steering group, sent a letter to all Directors of Adult Social Care and Public health highlighting the importance of housing, and www.housinglin.org/pageFinder.cfm?cid=8348
- b) The Housing LIN arranged a joint network meeting with the National Housing Federation on the topic of *Personal Support Closer to Home*. This took place on 20th September and copies of presentations given are at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=713

Sue also reports that a number of useful key points arose from the meeting around personalisation, partnership working between housing and health and understanding new terminologies, such as Clinical Commissioning Groups. See our regional pages for further information and suggested outputs www.housinglin.org.uk/_library/NewsDocuments/East_Region_Update_for_Website_Sept_11.pdf

North West Region

Libby Spencer and Jean Bray report on the meeting which took place on 5th October at Links View St Annes. Links View is a privately funded development built around 3 years ago by ICare, who very kindly volunteered to host the event. This was a very interesting venue built to very high specification in an excellent location and Philip Helm Managing Director of Development for ICare talked the participants through their journey.

Other speakers at the meeting were Merron Simpson, who talked through the recent Co-production, Personalisation and Housing paper commissioned by the Housing LIN, as well as representatives from Lancashire County Council who spoke on strategy, Supporting People and Commissioning for Dementia.

The next regional meeting is likely to be in late January / early February in Manchester at the DH-funded extra care scheme Whitebeck Court, Charlestown.

Please contact either Libby or Jean with suggestions of speakers or recent successful developments that may be showcased, as they are keen to broaden the range of topics covered in the NW to include all areas of supported housing for older people, not just extra care.

Yorkshire & Humberside

Paula Broadbent reports that the focus of this month's regional network meeting was 'Evidencing need/demand and making personalised budgets work in delivering extra care viability'. The network meeting was well attended and volunteers to support a study of 'What Extra care means and delivers to those who live and work within it' put themselves forward. Schemes that have been in operation across the North for some years will be visited by the volunteer group and residents and staff will be consulted/interviewed about their experiences of ECH. The results will be published to support future developments of services and accommodation, supporting the newly revised toolkit to be published in December at national Extra Care conference.

Also, due to the presentation from Graham Cooper on 'Housing Benefit reform' having to be postponed, Paula will be hosting a breakfast seminar for members in the next couple of months. The date will be confirmed as soon as possible.



South East Region

Sue Terry reports that there has been a lot of activity in SE in recent months, with the opening of new extra care schemes and a strong pipeline of supply across the region, notably in Oxfordshire and Hampshire (for fuller details, see the SE HLIN page on our website).

In addition, SE HLIN events continue to attract a full house and we have a programme for the Autumn/Winter, now including an additional workshop event in February and further events in the Spring.

Sue also reports an active regional Steering Group, which meets quarterly to plan events. It is very keen to recruit new members, as some members have moved on in the last couple of months, in particular, to encourage representatives from Berkshire, Buckinghamshire and West Sussex. Do get in touch, Sue would love to hear from you.

West Midlands Region

Anne Bailey reports that Stoke Council has secured PFI funding to enable the development of 390 units of extra care housing across three sites in Stoke-on-Trent, was provided in July 2011, and the Council will now commence the process to appoint a preferred bidder for the design, build, and operation of the three schemes, with building expected to start in 2013.

Existing schemes in Stoke include Rowan Village, a 75 unit development in Meir, and West End Village, a 100 unit housing scheme in Stoke with communal facilities including a hobby and craft room, residents' lounge, hair salon, gymnasium, spa room, restaurant and shop.

Anne also reports that Warwickshire County Council's Cabinet has recently approved the award of a contract to build 5 new extra care housing schemes with Housing 21. With 376 new units of accommodation being built, this will transform the shape of care accommodation that is suitable for older people in the county.

South West Region

Pat Palmer reports the opening of South Gloucestershire Council's first Extra Care scheme at Badminton Gardens, Downend. The scheme, managed by Hanover Housing, was officially opened by Lord Best and offers 63 units of accommodation for older people:
www.housingcare.org/housing-care/facility-info-158412-badminton-gardens-downend-england.aspx

London Region

Margaret Edwards reports that the GLA have published a revised London Housing Strategy – Initial Proposals. There is increasing recognition of the housing need of older Londoners and emphasis on making this a higher priority in future. To comment, go to: www.london.gov.uk/sites/default/files/Revised%20Housing%20Strategy%20proposals.pdf

East Midlands Region

Mandy Stott reports that planning permission has been granted by Leicester City Council for an assisted living scheme in Evington containing 31 assisted living flats, designed by PRP Architects for Pilgrim Homes.

The flats meet all the criteria of the Housing our Ageing Population Panel of Innovation (HAPPI) report. In addition, careful attention has been given to the landscaping, which focuses around a large mature Lime tree surrounded by a formal lawn at its centre. The garden design has an oriental theme incorporating a sequence of distinctive garden spaces including a shaded moss garden, water terrace and acer grove. For further details, visit: www.prparchitects.co.uk



Architect's image of the new assisted living scheme in Evington

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

South East HLIN, 20th October, Hampshire
Eastern HLIN, 14th February, Baldock

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

www.housinglin.org.uk/Events

Presentations given at all our regional meetings can be downloaded under the 'Archived Events' section of our website at: www.housinglin.org.uk/Events/ArchivedEvents



OTHER EVENTS

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

“Living well at home: making it happen” the HIA and Handyperson Annual Conference 2011

This event will be held in Birmingham on 1 November 2011 (with evening seminar on 31 October). This year’s conference, chaired by Jeremy Porteus of the Housing LIN, looks at the changing environment in the HIA sector and includes influential speakers from a wide range of backgrounds confirmed to offer their perspectives, and provide practical examples, on how to rise to the challenges and seize the opportunities to support vulnerable people to maintain their independence. More information at:

www.foundations.uk.com/events/conference2011

Strategic housing options for older people – a few places left

There are three remaining strategic housing regional workshops organised by the Local Government Group Ageing Well programme), Manchester (27 October), York (29 November) and Taunton (31 January 2012). More information on these free events is available at: www.idea.gov.uk/idk/core/page.do?pageId=20362855

Extra Care Housing Conference: Raising the profile, Raising the standards



As promoted on the cover of this enews, this *free* conference coincides with the launch of 2 new important reports relating to Extra Care Housing and wider strategic housing options for older people. To book your place on a first come, first serve basis, register at:

www.housinglin.org.uk/Events/HousingEventDetail/?eventID=722

Please note, if you book a free place but do not attend, we will charge £150

PROFILE YOUR WORK

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

info@housinglin.org.uk

We welcome your contributions.

ABOUT THE HOUSING LIN

The Housing LIN is the leading ‘knowledge hub’ for a growing network of 5,700 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 news items for consideration in our next issue. Please email these to:

info@housinglin.org.uk

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