



Housing with Care Matters



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Delegates at the first annual Housing LIN conference

BUILDING THE FOUNDATION: TAKING EXTRA CARE



The Housing LIN's first annual conference and exhibition held on 8 December was a major success. Coming just weeks after the Government's announcement of its housing strategy and new 'deal for older people's housing', this year's event focussed on raising the profile of and raising the standards in extra care.

With an impressive cast of keynote speakers, session leaders and chaired by Jeremy Porteus, the 300 delegates were treated to the latest in research, policy, practice and innovative product developments.



Professor Ann Netten



Professor Andrew Kerslake

Professor Ann Netten presented the findings from PSSRU's independent evaluation of the Department of Health's Extra Care Housing Fund. She outlined the qualitative and quantitative benefits of extra care housing captured in their new summary paper and technical report (see p.5 for further details on the PSSRU findings).

Professor Andrew Kerslake launched the new Strategic Housing for Older People (SHOP) Resource Pack. Written by IPC for the

(contd. on p.2)

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



Housing LIN and ADASS, he gave an impressive account of how commissioners and providers need to up their game in order to respond to the housing needs and aspirations that older people want (go to p.4 for details on SHOP).

Lord Best provided an overview of the findings from the recent APPG on Housing and Care for Older People 'Living Well at Home' Inquiry; highlighted the potential impact of welfare reform proposals, especially in relation to HB; challenged delegates' thinking about the state of the market for purpose-built, well-designed and affordable accommodation to enable older people to live well at home; and called for a greater choice and diversity of provision.



Lord Best



Peter Hay

Peter Hay, President of ADASS, gave a 'tour de force' about how councils are transforming local services and developing a range of housing with care solutions that prevents a move to a more costly health or social care setting.

Copies of all the powerpoint presentations are now available at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=722

And finally, we would like to thank all our sponsors for making this conference and exhibition possible, it would not have been possible without your support. Feedback from delegates confirms that this event should be a permanent feature on our calendar. We therefore look forward to building on this foundation with you.

POLICY & FUNDING NEWS

Other policy and funding news across housing, health and social care since our last enews includes:

Housing & Ageing Alliance

The Housing LIN is delighted to be invited to join the Housing & Ageing Alliance (HAA) and to host the HAA website. Details about its objectives to bring about improvements to the housing and living conditions of older people, a list of members and its recent response to the government's Caring for our Future consultation can be found at: www.housinglin.org.uk/HAA

NHS Operating Framework

The Department of Health have published the NHS Operating Framework for 2012/2013. This sets out the planning, performance and financial requirements for NHS organisations and the basis on which they will be held to account. It seeks to achieve better outcomes for patients and a growing importance of high-quality services but largely based on clinical decision making and integrated care for patients and service users.

While there is reference to community equipment, adaptations and telecare, it is disappointing to note that there is no mention of housing or any encouragement to engage and partner to develop or sustain innovative housing solutions that make a difference to the lives of those very same patients and service users.

Commenting on the framework, Jeremy Porteus said: *"it makes me wonder who does the NHS actually want to integrate with - itself? Unless we can look beyond the vertical integrated structures that dominate the health landscape in primary and secondary care, housing, and even social care, will be left horizontal, with nowhere to rise."*

For more details, go to:

www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/documents/digitalasset/dh_131428.pdf

Local government funding settlement and autumn statement

The lack of any 'quantitative easing' in the sector became a reality as the government announced that social care authorities will have £1.5bn taken out of their budgets next year. This is likely to put further pressure on councils at a time of unprecedented demand for care and support services. View at: www.local.communities.gov.uk/finance/1213/simpguid.pdf

Housing hasn't gone unscathed although some new measures to help stimulate home ownership were made. For a useful summary on the housing elements of the Autumn Statement, look at the CIH's briefing at: www.cih.org

Oversight of user choice and provider competition in care markets

This report by the Parliamentary Public Accounts Committee puts the spotlight on the delivery of personal care and the potential for care market failure. It highlights that there are risks to the future functioning of the social care market from local authority budget reductions. It explains that social



care homes face inevitable increases in costs at the same time as local authorities inevitably reduce what they will pay to fund places. It also notes that 63% of funding of care comes from the public purse and suggests that reducing this funding could create some degree of pressure in the market. To view a copy, go to: www.publications.parliament.uk/pa/cm201012/cmselect/cmpubacc/1530/153002.htm

Bank fined for mis-selling long term care products

The Financial Services Authority (FSA) have fined HSBC £10.5m for mis-selling products to elderly customers to meet their long term care costs. It is reported that, in some cases, a former subsidiary of the bank offered individuals five-year investments which were longer than their life expectancy. The FSA draw attention to a number of failings and highlight the redress available on their website. For details, go to: www.fsa.gov.uk/pages/Library/Communication/PR/2011/105.shtml

Welfare Reform and Housing Benefit

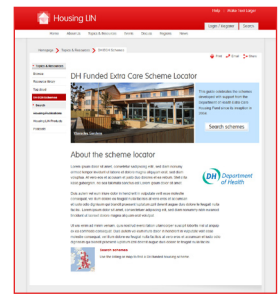
At the time of going to print, Lord Best was tabling a housing benefit amendment to the Welfare Reform Bill which called for working age social housing tenants to be allowed to have one spare room before any restriction would apply, eg for health reasons. This exemption is already accepted for older and disabled tenants. The Housing LIN, supported by Bramalls and Greenwood Solicitors, will be publishing a detailed paper in early 2012 on the proposed changes and wider implications of housing benefit on extra care housing. Details to follow.

Social Services revenue and capital allocations announced

The DH have issued a letter to councils in England confirming revenue and capital allocations for 2012/2013. In total, £1.4b revenue grants and £127m for capital purposes will be given to councils for the coming year. The capital component could provide a further boost to extra care housing where councils are seeking to transform local services, especially where the capital is used to support them deliver personalisation, reform and efficiency. For details of allocations per authority, go to: www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/documents/digitalasset/dh_131742.pdf

DH FUNDED EXTRA CARE SCHEME DIRECTORY

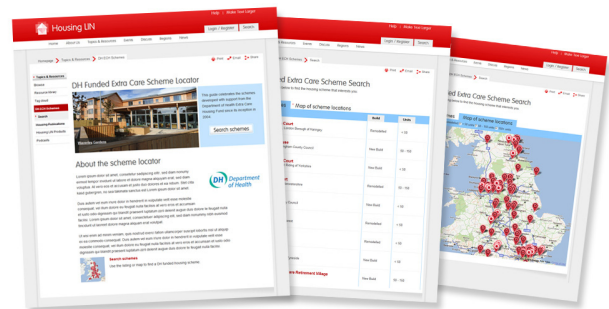
To coincide with the launch of the independent evaluation of the Department of Health's Extra Care Housing Fund, the Housing LIN has released an online Directory of schemes, listing key characteristics, location and images of each scheme.



Speaking at the annual Extra Care Housing conference in London this month, Jeremy Porteus told delegates, *"this is an essential tool for anyone interested in the design, building and management of extra care. It offers a visual record of and commentary on all the completed schemes and will provide a lasting legacy of what the DH's capital investment programme achieved."*

To view, go to:

www.housinglin.org.uk/DH_ECH_locator



New DH funded extra care scheme opens

The official opening of the following DH funded scheme took place last month

Cherry Tree Gardens, Houghton-le-Spring, Sunderland

Cherry Tree Gardens, a new development built by Gentoo Group was officially opened by the new Mayor of Sunderland, Councillor Norma Wright last month.

Partly funded by a £1.48 million DH grant to Sunderland City Council, this extra care scheme is part of a joint venture that forms part of the Sunderland City Councils Extra Care Housing Programme and the Gentoo Homes Renewal Programme. The development also received over £2m in funding from the Homes and Communities Agency (HCA).

It is targeted at people over 55 with a care or support need. Offering 40 self contained apartments, it provides independent living within community based surroundings, enabling people



to access care and support tailored to meet their individual needs.

The scheme also provides a restaurant and hairdressers, both of which are open to the wider local community. There is also a lounge, laundry, healthy living suite, guest room, multi purpose room and landscaped gardens.

Sunderland City Council will provide reablement accommodation from four of the apartments - freeing up hospital beds in the process.

In addition, residents moving in to 7 extra care bungalows from the adjacent PassivHaus development at Orchard Place, Hutton Rise, will also benefit from the full range of services provided by the scheme. For more details, visit:

www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8397

NEW HOUSING LIN PUBLICATIONS

Keeping you informed on latest policy and practice developments, we are pleased to bring you the latest products from the Housing LIN. These are:

Strategic Housing for Older People Resource Pack

To coincide with the Government's Housing Strategy and a 'deal for older people's housing', this new Strategic Housing for Older People (SHOP) Resource Pack offers a sector-led approach to meeting the housing demand and supply challenges for an increasingly ageing population. Speaking at its launch, Jeremy Porteus stated, *"there is an urgent need to embrace 'age-friendly' housing options that can meet the needs of increasing numbers of older people who want to live independently in the community. The rewards will include greater choice and independence for older people with well-designed specialist housing and neighbourhood amenities*

To deliver on this, we need a radical rethink of how funders, planners, commissioners, developers and providers must deliver housing that older people want and make best use of our available resources."

Published by the Housing LIN, supported by the Association of Directors of Adult Social Services and written by the Institute of Public Care (IPC) at



Oxford Brookes University, the SHOP Resource Pack replaces the Housing LIN's Extra Care Housing guide. It now provides a framework and a basket of new tools for councils, public and private sector developers and providers to develop their strategic market position and take the initiative in designing and building homes that older people want, including extra care housing. These papers and tools support a variety of activities including:

- how to develop an understanding of what future demand is likely to be for housing for older people
- what does the market look like now and how should it look in the future
- what are the key success factors in the service design process for extra care housing
- how do you promote and market extra care housing.

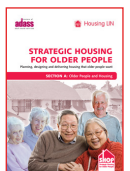
Laid out in three sections, the Resource Pack should be used to influence your local strategic commissioning, planning and investment decisions, and give you the confidence to help transform and improve the range of housing choices for older people in your communities over the next 20 years.

The sections that make up the SHOP Resource Pack can either be downloaded or printed as individual PDF documents or by the specific paper or tool. They are:

Section A: Older People and Housing – understanding demand and supply for older people's housing, care and support. For a detailed understanding of the current market issues. [Link](#)

Section B: Developing Extra Care Housing - a detailed review of the planning, design and development of extra care housing. For specific information on innovation in extra care housing. [Link](#)

Section C: Bibliography and other key resources. For a comprehensive list of resources published by the Housing LIN, Government and other literature and web sources. [Link](#)



And finally, we are also working with IPC to develop a range of SHOP products to support service improvement and development. To find out more, go to: <http://ipc.brookes.ac.uk/services/shop-prog.html>



Extra Care Housing independent evaluation

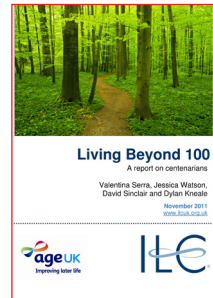
The Personnel Social Service Research Unit (PSSRU) and Housing LIN have jointly published the evaluation of the Department of Health's Extra Care Housing Fund. The summary report, *Improving housing with care choices for older people: an evaluation of extra care housing*, provides a comprehensive summary of the review of 19 of the schemes funded between 2004 and 2006 and details the key findings on improving outcomes, achieving greater care efficiencies and cost effectiveness and delivering more qualitative factors around improvements to older residents' wellbeing. It found:

For a copy of PSSRU's summary evaluation report and its accompanying technical report, visit: www.housinglin.org/pageFinder.cfm?cid=8398



examples of local practice and a helpful checklist of features that professionals and residents should consider when considering the development of Lifetime Neighbourhoods in their communities. To read, go to: www.communities.gov.uk/publications/housing/lifetimeneighbourhoods

Living Beyond 100: A report on centenarians



This new report from ILC-UK examines the research base on centenarians and calls for policy to reflect increase in extreme longevity. It includes a chapter on wealth and housing and makes a number of recommendations relating to the way we design our housing and neighbourhoods.

Available for download at:

www.ilcuk.org.uk/images/uploads/publication-pdfs/LivingBeyond100Full.pdf

A credit to short-term services

The CHS Code of Practice accreditation is now available for short term support services. To find out more, go to: www.chs.ac.uk

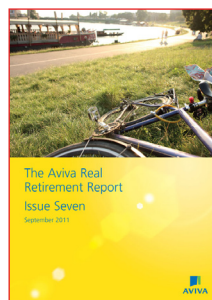
OTHER USEFUL REPORTS/ RESOURCES

There are several other new reports relating to housing for older people, housing design and accessibility and sources on the wider determinants of health and social care. They include:

HOUSING FOR OLDER PEOPLE

Real Retirement Report

Research by insurance company Aviva provides an overview of the financial means and assets of older people in the UK, and highlights a number of interesting regional variations. To find out more, go to: www.aviva.com/data/media/uploads/news/File/pdf/2011/real_retirement_report_issue_7_sept_2011.pdf



Lifetime Neighbourhoods

Following the government's Housing Strategy, *Laying the Foundation: a housing strategy for England*, DCLG have published a report and summary of examples that constitute the principal components of Lifetime Neighbourhoods.

Launched at the Care & Repair England House of Lords reception this month, the report by the Centre for Housing Policy at the University of York provides

HOUSING DESIGN & ACCESSIBILITY

Space to Move: Making efficient use of homes for wheelchair users

Habinteg Housing Association and BRE IHS Press have published a new guide on how to make the design of new housing flexible enough to meet the needs of the widest range of people who may take up residence. The "Lifetime Homes Design Guide", is a practical guide to the Lifetime Homes Standard and gives the technical specification and guidance on the Lifetime Homes Standard's 16 design criteria, which follow underlying principles of inclusivity, accessibility, adaptability, sustainability and good value.

It is also a practical tool to make future adaptation of housing quicker and simpler provides an invaluable resource for architects, designers, developers, housing associations, access consultants, social services professionals and home improvement agencies. Copies are available from: www.brebookshop.com





Evolution needs vision



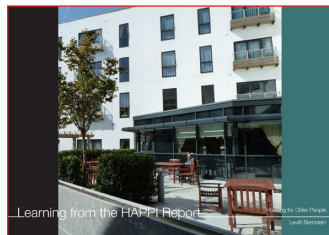
Thomas Pocklington Trust have launched a new tool which tests how well housing performs for older people with sight loss and highlights which areas can be improved. In developing EVOLVE for Vision with the University of Sheffield School of Architecture, their survey found that only two

scheme were designed for people with low vision and that lighting, contrast and use of natural lighting fell short of recommended standards and good practice. To find out how you should be evolving and develop an inclusive environment for people with low vision, go to:

www.housinglin.org/pageFinder.cfm?cid=8395

Learning from the HAPPI report

This pamphlet by Levitt Bernstein Architects offers a useful update on the key ways in which to design housing and care for older people. It is available at www.levittbernstein.co.uk



HEALTH & CARE

JSNAs and joint health and wellbeing strategies explained

This document aims to support and inform the development of the NHS, local government and emerging health and wellbeing boards as they engage with the refresh of Joint Strategic Needs Assessments (JSNAs) and develop their preparatory joint health and wellbeing strategy. www.dh.gov.uk/health/2011/12/jsnas-strategies-explained/

Housing and Mental Health

This useful new briefing from the NHS Confederation Mental Health Network and the NHF Confederation explores the relationship between mental health and housing in the context of NHS reform. For a copy and other key documents in this area, go to the Housing LIN resources at: www.housinglin.org.uk/Topics/browse/HousingMentaHealth

TELECARE UPDATE

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

3 Million Lives can be supported

Hot off the heels of the NHS Operating Framework, this paper gives early findings of the DH's Whole System Demonstrator (WSD) projects and points out not only the system 'dividend' telecare and telemedicine can achieve but the benefits to the quality of patients and carers lives. For example, it reports that if used correctly, telehealth can deliver:

- a 15% reduction in A&E visits
- a 20% reduction in emergency admissions
- a 14% reduction in elective admissions
- a 14% reduction in bed days and
- an 8% reduction in tariff costs.

It also demonstrate a 45% reduction in mortality rates. On the back of this, the government has set out an ambition to extend the use new and emerging healthcare technologies to 3million people over the next 5 years. For a copy of the findings and details of the '3 million lives' campaign, go to: www.dh.gov.uk/dr_consum_dh/groups/dh_digitalassets/documents/digitalasset/dh_131689.pdf

Telecare LIN – have we got more news for you

The December edition of the ALIP/Telecare Network newsletter in support of the DALLAS programme is now available. Packed with everything you need to know about recent policy, practice and product development, this is the most informative newsletter available to the sector. Not to be missed if you are interested in the application of telecare and telehealth and how it can assist you in improving your services. To view, go to: www.telecarelin.org.uk/_library/Resources/Telecare/Telecare_advice/Newsletter/Telecare_LIN_eNewsletter_October_2011.pdf

Into orbit with AT

Coventry University's Cogent Computing Applied Research Centre has teamed up with Orbit Heart of England housing association, TyneTech and Cirrus Communications to research the relationship between Assistive Technology (AT) and older people. The partnership is dedicated to enhancing and understanding the effective deployment of AT.

Dr John Halloran of Cogent explained, "The project is about understanding the human context of AT."



It is not just fit and forget like a smoke alarm. It needs awareness on the part of the residents and careful stewarding by staff. We want to find out more how residents and staff feel about AT; how far they accept it; their perceptions of need, and even their emotional responses.”

CALL FOR INFORMATION / RESEARCH

Members have asked us for any information on the following:

Sheltered housing and floating support

We would like to hear from you if you have been working up specifications into the options relating to the future provision of its sheltered housing service. For example, taking into account:

- Financial sustainability issues and value for money
- Service standards/requirements
- An ageing residents' population
- Maintenance of residents' independence and exploring different delivery models to achieve this

With these issues in mind, and whether a commissioner or provider, we would be interested in receiving examples of how you are coping with budget pressures and resultant decisions around sheltered housing and floating support so that we can pull this together for a future Housing LIN paper. Email us at info@housinglin.org.uk, stating clearly sheltered housing and floating support

What constitutes rent in extra care housing for HCA purposes?

We would also like to hear from you if you have experience of determining revenue costs in extra care and whether, for the HCA's new Affordable Housing Programme, rental income can include service charge costs? Without the latter some key elements in extra care would not have funding as rent alone would not cover the costs. Email us your views at info@housinglin.org.uk, stating rent in extra care in the subject title, so that we can compile a future factsheet on this.

REGIONAL HIGHLIGHTS

This section contains updates from our regional 'champions'

Eastern Region

Sue Garwood reports that Riversmeads Housing Association's flexicare housing scheme, Bircherley Court in Hertford, has been officially opened by Mark Prisk MP, Minister of State for Business and Enterprise. The £8.2m scheme comprises 70 one and two bed flats. It features a doubled height, glazed atrium and communal facilities including a roof top garden, bathing spa, hair and beauty salon and internet area. It provides tailored care and support on site 24 hours a day, to meet its residents' changing care needs.

North West Region

Libby Spencer and Jean Bray report the NW councils are planning a series of transformation events, including one on extra care housing.

Yorkshire & Humberside

Paula Broadbent reports that Bramall construction and Greenwood Solicitors have joined forces to produce a Housing LIN Viewpoint on extra care and HB. This will be available in early 2012. Details to follow.

South East Region

Sue Terry wishes to remind members of the SE Housing LIN that the date for the next meeting is on 26 January in Tunbridge Wells. Members will be visiting the private sector extra care scheme managed by Audley. Bookings on a first come, first served basis.

London Region

Margaret Edwards reports that the next London Housing LIN meeting will be taking place on 8 February at Century Court, the DH funded scheme in Hackney. The focus of the meeting will include feedback from the interim findings from the GLA's review of housing for older people in London.

The GLA has published a consultation on its draft Housing Supplementary Planning Guidance (SPG). There are several references to the housing needs and aspiration of older and disabled Londoners. To have your say, respond by 24 February 2012. To view the draft SPG, go to: www.london.gov.uk/who-runs-london/mayor/publications/planning/housing-supplementary-planning-guidance



Crown Meadow Court, Bromley

Also, Crown Meadow Court (left), a new 60 unit 'flagship' extra care scheme has recently opened in LB Bromley working in partnership with Hanover Housing and Asprey Homes. It is

one of 3 schemes designed to support independent living for older people with varying levels of disability, including those with dementia. Work is also underway with Age UK Bromley to offer residents health awareness sessions. For further details on extra care in Bromley, visit:

www.bromley.gov.uk/downloads/download/365/extra_care_housing_handbook

East Midlands Region

Mandy Stott, long time regional Housing LIN champion, is moving on. Jeremy said, "Mandy helped to set up the regional group and we are sad to see her leave. However, she is not going far. She also hopes to remain an active Housing LIN family member when she starts her new job in the West Midlands!" Details of Mandy's successor will be announced in the New Year.

North East Region

Anne Prentice at Sunderland City Council reports on the new Housing 21 Extra Care Housing scheme being built by Frank Haslam Milan has started on site in Sunderland. The scheme is a mixed tenure, non-grant funded, and will provide 175 units of accommodation, including for people with dementia as part of the city's Enabling Independence Strategy.

Also, based upon her experience, Anne has produced a guide which intends to provide general advice about providing reablement or intermediate care accommodation within an extra care housing scheme. It is available at:

www.housinglin.org/pageFinder.cfm?cid=8404

REGIONAL MEETINGS

This section focuses on presentations given at recent regional meetings, conferences and upcoming ones.

Raising the profile, raising the standard conference

There have been no regional meetings in recent weeks due to the national Housing LIN conference held on 8 December. Copies of all the keynote speakers' slides and those of the Knowledge and Innovation Exchange Session leaders are now available on the Housing LIN website at: www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=722

Euro zone

Jeremy Porteus wrote a chapter and spoke on innovations in housing with care in the UK at an international conference on architectural design and care in Madrid.



Forthcoming regional meetings

Details of those confirmed for your area are listed below. To receive an automatic invite, register your interest by region at:

www.housinglin.org.uk/userAccount/register

South East HLIN, 26th January 2012, Tunbridge Wells

London HLIN, 8th February, LB Hackney

Eastern HLIN, 14th February, Baldock

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

www.housinglin.org.uk/Events



OTHER EVENTS

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

Strategic housing options for older people – a few places left

Aimed at local authority staff and members, the final regional workshop organised by the Local Government Association Ageing Well programme). is taking place in Taunton on 31 January..For information on this free event, go to:

www.idea.gov.uk/idk/core/page.do?pagelId=20362855

Laing & Buisson Extra Care conference 2012

With presentations on the DH funded evaluation of its extra care programme and developing a local strategic response to housing for older people markets, bookings for this event can now be made at: www.laingbuisson.co.uk/Events/Conferences/ForthcomingConferences/tabid/641/CategoryID/6/List/1/Level/1/ProductID/500/Default.aspx?SortField=EAN%2cProductName

AND FINALLY... A SEASONAL MESSAGE FROM JEREMY

Wishing all our readers Season's Greetings and every best wishes for 2012. Thank you for all your support this past year. It has been one of transition for the Housing LIN and we look forward to building on the foundations laid.

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



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