



# Housing with Care Matters

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Heysham Gardens, Cumbria

## WHITE PAPER GIVES GREEN LIGHT FOR £200m BOOST FOR HOUSING

The long awaited Social Care White Paper, 'Caring for our future: reforming care and support', finally got the green light this month and provides a welcome boost to housing with the announcement of a £200m capital allocation over 5 years to fund up to 6,000 new units of specialised housing for older and disabled people.

Despite hesitating on amber while the implications of how the recommendations of Andrew Dilnot's Commission should be implemented, the White Paper signals the government's commitment to building a platform for the future direction of adult social care. In particular, it sets an agenda that seeks to clarify roles and responsibilities between the state and individuals in the context of enhancing further choice in the market place, offering greater control to individuals, creating stronger communities, facilitating more co-production, and making best use of all resources.

Commending the Government for allocating some additional resources and recognising the importance of housing, Jeremy Porteus, Director of the Housing Learning and Improvement Network, said: *"the specific references to access to online information and advice to enable people to make informed decisions to meet their needs and aspirations, preventative practices including how we adapt and improve our existing housing and utilise assistive technologies, and the design and development of a range of accessible housing solutions that can be 'care ready' for an ageing population are really welcome. The £200m is a great boost to the sector but there is now also a strong case for further investment in ideas, innovation and resources to build on these foundations for a more integrated health, housing and social care system - one that can deliver real improvements to peoples' lives."*

(contd. on p.2)

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



Further details on how the money will be allocated are due to be published later this year. For information on the White Paper, visit: [www.dh.gov.uk/health/2012/07/careandsupportwhitepaper](http://www.dh.gov.uk/health/2012/07/careandsupportwhitepaper)

To view the Housing LIN/ADASS Strategic Housing for Older People Resource Pack on how to plan, design and deliver housing that older people want, go to: [www.housinglin.org.uk/SHOP\\_resource\\_pack](http://www.housinglin.org.uk/SHOP_resource_pack)

## POLICY & FUNDING NEWS

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

### Caring for our future: reforming care and support

The coalition Government published the Care and Support White Paper, the draft Care and Support Bill and the progress report on funding reform earlier this month. Together, they set out the Government's plans for transforming care and support so that everyone in England can plan and prepare for their care needs, access high quality care when they need it, and exercise choice and control over the care they receive.



Chapter 3 of the White Paper specifically highlights the interaction between housing, health and social care. Amongst other announcements, the Government has set out:

- A new care and support housing fund, worth £200m of capital funding over the next five years from 2013/14 to encourage providers to develop new accommodation options for older people and disabled adults. Future details on the fund are due to be published in October 2012;
- Further work with Foundations, the national body for Home Improvement Agencies, to extend their services to more people who fund their own adaptations and ensure that people obtain timely support in securing appropriate home modifications.

In addition, underpinning many of the proposals will be a complete overhaul and modernisation of care and support law with a new draft Bill, based on the Law Commission's recommendations. The draft Bill seeks to place people's needs and goals at the

centre of how care and support will work in future, and will ensure that local authorities work for the wellbeing of everyone in their area. This includes a clause stating that authorities must 'make arrangement for ensuring co-operation' between various groups, including housing officers, adult social care, and directors of children's services.

And finally, the Government have at least made it clear that it agrees with the principles of the Dilnot's Commission on funding of care and support's recommendations, on financial protection through capped costs and extended means testing, and recognises that they would be the right basis of any new funding model. All the documents can be found on the following link:

[www.caringforourfuture.dh.gov.uk](http://www.caringforourfuture.dh.gov.uk)

### Local government funding outlook bleak

Modelling by the LGA suggests that councils will need to significantly reduce or cut services altogether to address the shortfall of central government funding. Delegates at their recent annual conference heard that by 2019/20, 45% of all council spend will be on adult social care and improved efficiency will not be enough to maintain other crucial services. To view the report, visit: [www.local.gov.uk/web/guest/publications/-/journal\\_content/56/10171/3626323/PUBLICATION-TEMPLATE](http://www.local.gov.uk/web/guest/publications/-/journal_content/56/10171/3626323/PUBLICATION-TEMPLATE)

### Support on a shoe string

Similarly, an Inside Housing online survey on Supporting People (SP) funding has revealed that some councils are making "aggressive" cuts when demand for support services is rising. With the ringfence around SP removed, commissioners and providers are having to make tough decisions about where service reductions fall and the resultant impact on service users, staffing and service quality. For more information, go to: [www.insidehousing.co.uk/need-to-know/surveys/support-on-a-shoestring/6516562.article](http://www.insidehousing.co.uk/need-to-know/surveys/support-on-a-shoestring/6516562.article)

### 'Bedroom tax' numbers up

The DWP have published their Impact Assessment which reveals that an additional 40,000 people will be affected by the government's cap on housing benefit, losing it completely. For full details, visit: [www.dwp.gov.uk/docs/household-benefit-cap-wr2011-ia.pdf](http://www.dwp.gov.uk/docs/household-benefit-cap-wr2011-ia.pdf)



## Silver Dreams Funding Success

Care & Repair England has been selected as one of a small number of innovative projects to be funded by the Silver Dreams Fund, a major initiative by the Big Lottery Fund in association with the Daily Mail. Working with local agencies in Manchester, Bristol and Leeds, the successful bid is a pioneering approach called 'Silverlinks' which will link older people together for mutual support when they are facing major housing decisions, including support following bereavement, illness or the onset of a disability.

See: [www.careandrepair-england.org.uk](http://www.careandrepair-england.org.uk)

## New grant funding to support innovation

The DH's 2013-14 Innovation, Excellence and Strategic Development Fund is now open for applications. The DH are urging applicants to submit proposals to develop new, innovative approaches to health and care, actively share excellent practice or improve integrated care and efficiency. To apply, go to:

[www.dh.gov.uk/health/2012/06/iesd-2013-14-2](http://www.dh.gov.uk/health/2012/06/iesd-2013-14-2)

## HAPPI AWARDS

### Pilgrim Gardens scoops HAPPI Award

Pilgrim Gardens, a new extra care housing scheme in Evington, Leicestershire, designed by PRP architects for Pilgrim Homes, has won the prestigious HAPPI Housing Design Category at this year's National Housing Design Awards.

Presented by David Behan, the outgoing Director General of Adult Social Care at the DH, the award recognises innovative approaches to the design



*Pilgrim Gardens, Evington*

of older people's housing, particularly the way the design affects the lives of individual home-dwellers.

Judges for the award marked Pilgrim Gardens

highly for the spaciousness of the design and the good balance of privacy and community. They also thought that having the Evington care home on the same site enhanced a sense of life-long care and security. Further details here:

[www.prparchitects.co.uk/our-work/specialist-housing/projects/pilgrim-gardens-evington.html](http://www.prparchitects.co.uk/our-work/specialist-housing/projects/pilgrim-gardens-evington.html)

## NEW DH FUNDED EXTRA CARE SCHEMES

*The official opening of the following DH funded schemes have taken place*

### Poplar House, Basildon, Essex



*Poplar House, Basildon*

A new scheme in Pitsea for the over-55s, funded jointly by Sanctuary, Essex County Council and Basildon Council, which we featured in the April newsletter, had its official

opening ceremony on the 27th June. Residents had the chance to listen to music from an award-winning local harpist and enjoy a celebratory cake to mark the event. Developed by Sanctuary Group in partnership with Essex County Council and Basildon Council, the scheme will be run by Sanctuary Home Care. The distinctive features of this scheme include a beautiful sun lounge and the fact that, while care is available round-the-clock, none of it has been directly commissioned by the council.

[www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8318](http://www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8318)

### Heysham Gardens & Heysham Meadow, Carlisle, Cumbria

The official opening of Heysham Gardens took place on 12 July. Managed by Eden Housing Association, working in partnership with Carlisle City Council and Cumbria County Council, this new extra care scheme is situated within the regeneration area of a former council estate.

The whole development consists of: 2 bedroom apartments and bungalows, and 3 bedroom bungalows or houses. The scheme itself provides 60 mixed tenure homes, principally for over 55's who require some social care services but who wish to remain independent in their own homes. More details at:

[www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8314](http://www.housinglin.org.uk/Topics/ECHScheme/search/Overview/?cid=8314)



*Heysham Gardens, Carlisle*





## NEW HOUSING LIN PUBLICATIONS

*Keeping you informed on latest policy, practice and thinking, we are pleased to bring you an excellent range of new Briefings, Viewpoints and Case Studies from the Housing LIN. There is something for everyone!*

### BRIEFINGS

*Our two new practice briefings focus on why marketing extra care housing and establishing accurate valuations are important in the current economic climate.*

#### **The Marketing of Extra Housing Schemes**

This briefing by Terry Wilkes provides an overview of how specialist Extra Care Housing marketing services can ensure customer service standards, early capital receipts, reduced development interest and low commercial risk. It builds on the Housing LIN report, *Marketing Extra Care Housing* (2009), to help identify the feasibility of developing Extra Care Housing. Also, see the case study below on work in Cambridgeshire. For the briefing, go to: [www.housinglin.org.uk/pageFinder.cfm?cid=8551](http://www.housinglin.org.uk/pageFinder.cfm?cid=8551)

#### **Valuations and Affordability of Extra Care Housing**

This briefing by Russell Francis suggests that specialist valuation advice, at an early stage of an Extra Care Housing scheme, can have significant savings by avoiding abortive and duplicated costs. To find out more, go to: [www.housinglin.org.uk/pageFinder.cfm?cid=8552](http://www.housinglin.org.uk/pageFinder.cfm?cid=8552)

### VIEWPOINTS

*Our five new viewpoints cover a fresh look at involving older people to making good use of social media, and put the spotlight on using an asset based approach to community development, suggest how to build links with NHS estate to grow a local extra care housing portfolio, and highlight ways to create more effective partnerships locally to attract inward investment.*

#### **A radical rethink is required in the way we involve and engage with residents of extra care housing**

This viewpoint by Margi Shand considers how providers have approached involvement of customers in the past and whether engagement

methods have moved on in recent years. It highlights some examples of innovative practice within the sector and challenges providers to also look outside the sector to find good engagement practices that might be transferable. Read at: [www.housinglin.org.uk/pageFinder.cfm?cid=8553](http://www.housinglin.org.uk/pageFinder.cfm?cid=8553)

#### **Older people and social networking**

This viewpoint by Steve Ongerich challenges the view that social networks are only for younger people. In fact, more older people than ever are using social networks; and not just to keep up with what their friends and family are up to. Social networks are an important communication tool, and organisations working with older people find that social media are an effective way of engaging and interacting with their customers. Some organisations say that social media help build trust with customers and engender a sense of belonging. From an older person's point of view, social media allow them to have their say, on their own terms. Read at: [www.housinglin.org.uk/pageFinder.cfm?cid=8554](http://www.housinglin.org.uk/pageFinder.cfm?cid=8554)

#### **A strength-based approach to ageing well: the housing dimension**

This viewpoint by Lawrence Miller and Cormac Russell explores how older people can be better linked with communities and suggests that the key is to be found in working with the strengths of individuals and communities in order to develop new connections and build relationships. They do not suggest that 'community' can replace or perhaps even reduce the need for services in all areas, but that it is an essential component in promoting longer term health and well-being. For more, go to: [www.housinglin.org.uk/pageFinder.cfm?cid=8555](http://www.housinglin.org.uk/pageFinder.cfm?cid=8555)

#### **Collaboration between Registered Providers and NHS Trusts: Building an asset**

The starting point for this viewpoint by Adrian Prest is the fact that, under the Coalition Government's health reform agenda, the NHS is being asked to save £20 billion from their budget. In order to achieve this, NHS is actively exploring ways in which it may dispose of land it owns that is now surplus to requirements. This is therefore essential reading for those Housing LIN members involved in developing extra care housing and outlines how they can better engage in the process of the sale of NHS land due to come to the market in the next few years. To view, go to: [www.housinglin.org.uk/pageFinder.cfm?cid=8556](http://www.housinglin.org.uk/pageFinder.cfm?cid=8556)



## Local Integrated Service Trusts - A Sustainable Funding Model to Deliver Extra Care Housing?

With a recent Social Care White Paper setting out a new direction for adult social care, this viewpoint explains how Local Integrated Service Trusts could provide a sustainable vehicle for effective joint ventures between local authorities, social housing providers, charities and the private sector to develop capacity and investment in care at home in extra care housing. It draws on a round table discussion recently hosted by Bevan Brittan LLP which explored the scope for "Mission Investment" to help meet the challenges of funding housing for older people and people with long term conditions. To find out more, visit:

[www.housinglin.org.uk/pageFinder.cfm?cid=8557](http://www.housinglin.org.uk/pageFinder.cfm?cid=8557)

## CASE STUDIES

*These four new case studies highlight how local authorities, the NHS and providers have taken to marketing extra care, inward investment to achieve whole sale change and meeting the needs of particular client groups.*

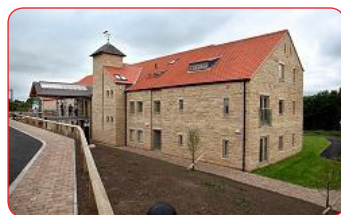
### Extra Care Housing in Cambridgeshire: Developing a Marketing Strategy

This case study by Trish Reed and Richard O'Driscoll has been produced to highlight the approach adopted in Cambridgeshire to provide some structure to the marketing of Extra Care Housing. It showcases the work undertaken by Cambridgeshire authorities to develop an Extra Care Housing Commissioning Strategy and steps being taken to improve knowledge about 'Extra Care' as a model of provision, both to facilitate consumer demand and stimulate market development. Full of useful information, not to be missed! View at:

[www.housinglin.org.uk/pageFinder.cfm?cid=8558](http://www.housinglin.org.uk/pageFinder.cfm?cid=8558)

### Maximising value: A strategy to deliver Extra Care Housing in North Yorkshire

This case study by Niall Henderson seeks to understand the strategic approach taken by North Yorkshire County Council (NYCC) in structuring their delivery model to continue the development of 1,800 units of Extra Care Housing to be completed by 2020. This is an ambitious £82.6million development programme



*Esk Moors Lodge, Castleton*

and arguably one of the largest if not the largest development pipeline to deliver Extra Care Housing in the UK.

The Housing Learning and Improvement Network (LIN) provides an update on NYCC's strategy and reviews schemes delivered between 2003 and 2011 (see Housing LIN case study No1, 2003) and their strategy to deliver the additional units by 2020 in light of the changing economic environment. Find out more at:

[www.housinglin.org.uk/pageFinder.cfm?cid=8559](http://www.housinglin.org.uk/pageFinder.cfm?cid=8559)

### Delivering Personalised Care and Support Services in Extra Care Housing at Vernon Gardens, Brighton

This case study by Gary Hortop and Nicholas Day is the summary of how a group of prospective tenants with a wide range of physical disabilities and some associated learning disabilities were helped to develop their own personalised model of care and support within a 10-flat extra care housing scheme in Brighton funded by the Department of Health and managed by The Guinness Trust, a leading housing association. It outlines some of the key moments and important milestones, and in doing so charts the opportunities presented, the challenges and anxieties tenants faced, and the difficulties they overcame to develop this model.

It is timely as it coincides with the government's White Paper on Adult Social Care to give greater voice to personalisation. In particular, it outlines the story of why adult social care in Brighton & Hove embarked on this journey as a part of the *Putting People First* transformation agenda in local authorities, what they hoped to achieve and how they went about the task. It also describes the aspirations they held, the strategic objectives that set the context, the relationships that needed to be developed, and the learning that has arisen.

[www.housinglin.org.uk/pageFinder.cfm?cid=8560](http://www.housinglin.org.uk/pageFinder.cfm?cid=8560)

### Turning the corner: managing the use of mobility vehicles from a housing perspective

This case study by Ridgeway Associates and Archadia Chartered Architects highlights the key issues and findings from a research project commissioned in December 2011 by First Wessex, a Hampshire-based housing association managing over 20,000 affordable homes in three main areas, to research and develop design and management options for older and disabled people in First Wessex housing stock to use or continue to use Mobility Vehicles. To read, go to:

[www.housinglin.org.uk/pageFinder.cfm?cid=8561](http://www.housinglin.org.uk/pageFinder.cfm?cid=8561)



## OTHER USEFUL REPORTS / RESOURCES

### HOUSING FOR OLDER PEOPLE

*If you are interested in long term trends and demography, evidence of cost effectiveness or how to reform accessibility design standards, the following reports will be of interest:*

#### **Future cost of HB for Older People**

A recent study, conducted by the Strategic Society Centre has calculated a 138% increase in the number of pensioners claiming housing benefit at a cost to the state (before taking into account inflation) of £13.45bn. This represents a rise of £8bn in the housing benefit bill for retired people by the time today's generation of renters become pensioners.

The study argues that public debate on declining rates of homeownership must start to recognise the long-term implications for public spending, and policymakers should take aggressive steps to increase rates of owner-occupation. Click here to download the study report:

[http://haec-clients-public.s3.amazonaws.com/ssc/pdf/2012/06/26/The\\_Future\\_Cost\\_of\\_Housing\\_Benefit\\_for\\_Older\\_People.pdf](http://haec-clients-public.s3.amazonaws.com/ssc/pdf/2012/06/26/The_Future_Cost_of_Housing_Benefit_for_Older_People.pdf)

#### **Building a business case**

A new report by the PSSRU at the LSE has revealed that £625m could be saved if more appropriate provision was made for people needing home adaptations. It found that for every £1 spent on adaptive technologies there could be a net saving to the taxpayer of £1.10 - equating to an annual potential saving of £1,101 per person per year - if the government puts aids and adaptations at the heart of its adult social care reforms.

The report is the result of a detailed investigation into the case for aids and adaptations and examined both quantitative savings related to reduced falls, hospitalisation and operations, and qualitative savings related to confidence and quality of life. In particular, following the Social Care White Paper, it makes a clear commercial case for government putting preventative care at the heart of its healthcare policies. It recommends:

- Prioritising the preventative role of aids and adaptations in forthcoming social care reform;

- Increasing investment in the Disabled Facilities Grant to enable longer term savings to be made to the public purse;
- Ensuring local Health and Wellbeing Boards quantify unmet need for aids and adaptations in their area and have a clear plan to provide for it.

Further details at: [www.bhta.net/systems/file\\_download.ashx?pg=1698&ver=1](http://www.bhta.net/systems/file_download.ashx?pg=1698&ver=1)

#### **Lifetime Housing Standards research findings**

DCLG have published seven research papers that seek to understand the costs, benefits and practical implications of applying the Lifetime Home Standard (LHS) to new build housing development. In keeping with the government's localism agenda, the DCLG state that they do not intend to introduce national regulation and any decisions to adopt LHS will need to be made locally, in proportion to local need and aligned with demand for other local housing support and information services (see next item too). To read all papers, go to:

[www.communities.gov.uk/archived/general-content/corporate/researcharchive/volume12building/](http://www.communities.gov.uk/archived/general-content/corporate/researcharchive/volume12building/)

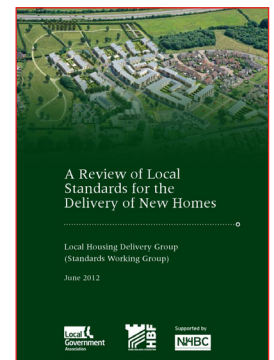
#### **A review of local standards for the delivery of new homes**

This HBF and LGA interim report from the Local Housing Delivery Group chaired by Sir John Harman concludes that there is significant scope for simplification of the existing building standards regime and recommends an urgent Government-backed review and consolidation of existing local housing standards

to ensure they meet the aspirations of local communities without undermining viability.

Importantly, the Group recognised the general support for a three-tier accessibility standard, as set out in the Housing LIN's Viewpoint No22 - *A Progressive Approach to Accessible Housing*, and the potential for homes built to these higher standards to be labelled and marketed as such (potentially at a premium in certain cases e.g. HAPPi) and for local authorities to maintain a register of such homes to track provision and to set quotas for each tier on each development based on local evidence and subject to viability testing.

For more details, go to: [www.nhbc.co.uk/NewsandComment/Name.47338.en.html](http://www.nhbc.co.uk/NewsandComment/Name.47338.en.html)







## Demographic futures: Addressing inequality and diversity among older people

This document, published as part of the New Paradigms in Public Policy project, discusses the UK's ageing population, and emphasises the contributions that the older age group make to society. View at: [www.britac.ac.uk/templates/asset-relay.cfm?fmAssetFileID=11420](http://www.britac.ac.uk/templates/asset-relay.cfm?fmAssetFileID=11420)

## HEALTH & CARE

*This section covers a number of useful papers on the connections between housing, health and social care. They include:*

### Identifying the health gain from retirement housing

The need to find a better approach to supporting the health and wellbeing of older people will become imperative over the next twenty years if the country is to be able to manage the demographic shift towards an ageing population. A new report published by IPC highlights that one of the best options lies in a substantial growth in the development of owner occupied housing suitable for older people.

The report emphasises that despite the fact that three quarters of older people are homeowners, choices in accommodation for this group are severely limited and often seen as unattractive. Measures to stimulate the development of housing suitable for older people could reduce expenditure on health and care services, stimulate local economies through building development, and free up family housing. To find out more, visit: [http://ipc.brookes.ac.uk/publications/pdf/Identifying\\_the\\_health\\_gain\\_from\\_retirement\\_housing.pdf](http://ipc.brookes.ac.uk/publications/pdf/Identifying_the_health_gain_from_retirement_housing.pdf)

### The Home Cure

The new report by Demos for Midland Heart Housing Association examines whether, through changes to delivery, out-patient home care programmes can achieve better outcomes. Introduced in the 2000s to reduce 'bed-blocking' in hospitals, evidence now suggests that effective reablement can facilitate swifter discharge and reduce the need for ongoing home care support by up to 60 per cent. The savings to both health and social care services are substantial; but in reality performance is patchy.

"Housing providers can play a vital role in rehabilitation and reablement..."

THE HOME CURE

Clarella Wood  
Jo Salter

DEMOS

This report finds that reablement services could benefit from deep structural changes to how they are delivered. Read at: [www.demos.co.uk/files/Home\\_Cure\\_-\\_web\\_1\\_.pdf?1340633545](http://www.demos.co.uk/files/Home_Cure_-_web_1_.pdf?1340633545)

### Mental health and homelessness

The NHS Confederation Mental Health Network and homelessness charity, St Mungos, published a joint report stating that the NHS needs to improve support for homeless people. Up to seventy per cent of people who use homelessness services have a mental health problem.

The report predicts that the issue will be all the more important as the economic outlook continues to be bleak. Rough sleeper numbers have risen by 23 per cent nationally since 2010 to 2,200 and many thousands more are staying in shelters, homeless hostels or other temporary accommodation. For more, go to: [www.mungos.org/press\\_office/1185\\_mental-health-leaders-need-to-up-their-game-in-tackling-homelessness](http://www.mungos.org/press_office/1185_mental-health-leaders-need-to-up-their-game-in-tackling-homelessness)

### Local health profiles

The Public Health Observatories of England published the 2012 Local Health Profiles last month. Local Health Profiles are available as interactive maps and charts, giving a snapshot overview of health for each local authority in England and forming a valuable tool for local government and health services in helping them understand their community's needs, so that they can work to improve people's health and reduce health inequalities. View at: [www.apho.org.uk/default.aspx?RID=49802](http://www.apho.org.uk/default.aspx?RID=49802)

## HOUSING & DEMENTIA

*Information from down-under.*

Alzheimer's Australia have contacted us about their Dementia Enabling Environments Project. Focusing on the creation of therapeutic spaces for people with dementia, practical tips, resources and information will be available at: [www.enablingenvironments.com.au](http://www.enablingenvironments.com.au)



## TELECARE UPDATE

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

### Specialised housing for older people: The application of assisted living technology to support independence

A new report from the Housing LIN looks at the role of technology within sheltered and supported housing schemes to assist older people. Produced in partnership with Contact Consulting and the GGI (Good Governance Institute), this reader-friendly report seeks to encourage decision makers to better understand the use of telehealthcare as a means of supporting independence. It demonstrates the proven benefits of assisted living technology for residents, increasing confidence and ensuring safety and security, whilst providing high quality and cost effective management solutions for providers. It also includes case studies that demonstrate the positive impact telecare has had on care services and resident outcomes across the UK. To view, go to: [www.housinglin.org.uk/pageFinder.cfm?cid=8545](http://www.housinglin.org.uk/pageFinder.cfm?cid=8545)



### Assistive technology as a means of supporting people with dementia: A Review

To coincide with the Housing LIN's involvement in the Prime Minister's challenge on dementia, we have published this helpful review of how AT can support people with dementia. Co-authored by Tahir Idris and Steve Bonner, they indicate that awareness of the products, devices and solutions available is still sketchy and variable around the UK and there is almost a 'postcode lottery' relating to the quality of AT solutions available to people with dementia due to the varying approaches taken around the country. This paper captures examples of innovation and how AT can help to make a difference. For more, go to: [www.housinglin.org.uk/pageFinder.cfm?cid=8563](http://www.housinglin.org.uk/pageFinder.cfm?cid=8563)

### Telecare LIN – have we got even more news for you!

With reference to the BMJ paper, the first formal report on the WSD trial of telecare and telehealth in England, the latest newsletter is packed with everything you need to know about recent policy, practice and product development. 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](http://www.telecarelin.org.uk)

## CALL FOR INFORMATION / CONSULTATIONS

### Are we making best use of our sheltered housing asset?

Strategic Housing for Older People (SHOP) described the challenges facing providers of sheltered housing, whether in the public or private sector: *"increased expectations...a shift towards supporting people to remain in their own home...an emphasis on creating a home for life...and difficulty letting poorly designed or poorly located housing."*

- How can we make best use of what is a significant housing asset whilst ensuring it meets the needs and aspirations of older people now and in the future?
- What approaches can be taken to reviewing provision, and then what options are there for change?
- What could this asset provide for local authority commissioners, and clinical commissioning groups?

The Institute of Public Care, in partnership with the Housing LIN, are producing a briefing paper which explores these issues in more detail, and draws on examples of good practice and innovation from around the country. If you have examples you would like included please contact Juliet Bligh on: [jbligh@brookes.ac.uk](mailto:jbligh@brookes.ac.uk)

### Consultation on Use Class Orders

DCLG have begun their consultation on Use Class Orders, entitled 'New opportunities for sustainable development and growth through the reuse of existing buildings'.

In the Growth Review the Government committed to undertake work to review how the change of use is handled within the planning system. However, it is disappointing that the consultation is silent on housing for older people and extra care in relation to C2 and C3 (see Housing LIN Viewpoint No20, *Planning Use Class Orders and Extra Care Housing*). To express your views, submit your comments by 11 September.





A downloadable questionnaire form is available at [www.communities.gov.uk/consultations](http://www.communities.gov.uk/consultations) to be returned to [deregulate.planning@communities.gsi.gov.uk](mailto:deregulate.planning@communities.gsi.gov.uk)

### Consultation on Adult Safeguarding

DH have issued their consultation on new safeguarding interventions to protect adults at risk of abuse and neglect. It runs until 12 October 2012 and responses to the questions asked should be emailed to [safeguardingconsultation@dh.gsi.gov.uk](mailto:safeguardingconsultation@dh.gsi.gov.uk). To view the paper, visit: [www.dh.gov.uk/health/2012/07/safeguardingadults](http://www.dh.gov.uk/health/2012/07/safeguardingadults)

## 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.*

### London

Margaret Edwards reports on the opening of Beechwood Court, a 20 unit extra care housing scheme for people with dementia in Brent managed by Network Housing Group.

She also draws attention to a new report by University College London that details health inequalities in London. The report, *The impact of the economic downturn and policy changes on health inequalities in London*, includes a chapter on the health impact of poor housing conditions, overcrowding and homelessness, particularly in an economic climate where many households are facing lower incomes.

And finally, The Oaks, a sheltered housing scheme managed by Merton Priory Homes in LB Merton, was shortlisted for this year's HAPPI award for its plans by PRP



*The Oaks, LB of Merton*

Architects to replace the existing scheme with 51 contemporary, spacious, innovative and flexible dementia-friendly apartments.

### North West

Libby Spencer and Jean Bray report on 'Seven and a half years - why a focus on wellbeing is vital for social landlords'. This booklet, produced by Our Life (North West) Limited, explains why it is vital for housing associations to focus on wellbeing, and outlines how better organisation and promotion of social justice will lead to having a stronger voice with those in the health service. Read at: [www.ourlife.org.uk/silo/files/housing-association-.pdf](http://www.ourlife.org.uk/silo/files/housing-association-.pdf)

They also point to the official opening of the DH funded extra care housing scheme in the region in Carlisle, Cumbria (see page 3)

### North East

Denise Gillie reports that Keepmoat have commenced work in Sunderland on a new 175 unit extra care scheme for Housing 21 at Dovecote Meadow.

And in Stockton-on-Tees, the Smarter Homes for the Future Project aims to improve outcomes for people with dementia living at home, and their carers, through using the principles of dementia-friendly design (including assistive technology) in people's own homes to help them remain living at home for longer. Read the report at: [www.housinglin.org.uk/pageFinder.cfm?cid=8549](http://www.housinglin.org.uk/pageFinder.cfm?cid=8549)

### East Midlands

Debbie Waldron reports that plans are well underway for the joint East Midlands and East of England regional Housing LIN event on 25 September in Cambridge. Go to 'Forthcoming events' for details.

### Eastern

As highlighted under Housing LIN publications, Sue Garwood reports on the new case study on Cambridgeshire's approach to developing a strategic positions statement and marketing extra care housing.

### West Midlands

Anne Bailey has learned that ExtraCare Charitable Trust are planning to build a mixed tenure, 278 unit retirement village, Tyseley, Birmingham.



### South West

Pat Palmer reports on a new extra care scheme in St Austell with 31 units of affordable rent. Managed by Ocean Housing, the scheme was developed by PRP Architects and has achieved a BREEAM outstanding rating.



Prince Charles House, St Austell

She also reports that the first residents have moved into Bluebell Gardens, a new extra care housing scheme with 51 apartments for older people in Stockwood, Bristol.

And finally, work has been successfully completed at Keyford Heights in Frome, Somerset. This 36 unit extra care scheme for housing association Aster Communities is part of a large redevelopment at Singers Knoll and is sited alongside a mixed tenure residential development of 135 new homes.

### South East

Sue Terry reports East Sussex's consultation on its 2012-2017 new Supported Housing and Housing Support Strategy. It seeks to map the current supply of and access to services across the partnership by client group; provide a baseline of current investment in housing and housing support services across the partnership, and set out priorities for the Council's future commissioning of housing and housing support services for vulnerable people. To have your say, go to: [www.eastsussex.gov.uk/yourcouncil/consultation/2012/housing/default.htm](http://www.eastsussex.gov.uk/yourcouncil/consultation/2012/housing/default.htm)



Willow Close, Newbury

Sue also reports on the official opening of Willow Close in Newbury, Berkshire, by Angela Rippon, an ambassador for the Alzheimer's Society. Built by

Leadbitter for Sovereign Housing Association, the 63 unit extra care scheme has 56 low carbon apartments and 7 bungalows for older people.

Also in Berkshire, Reading Council have opened a new 40 unit extra care housing scheme, Cedar Court. And finally, the second and final phase of Leggyfield Court in Horsham was completed in June. These 57 one and two bed apartments of extra care by Saxon Weald were a re-provision of the previous, outdated building, and, as such, were phased, with residents on site throughout.

### Yorkshire & Humber

Paula Broadbent reports on the official opening of Rokeby Gardens, a new Housing 21 scheme with 52 mixed tenure apartments in Doncaster, built by Keepmoat.



Representatives from Housing 21, Doncaster Borough Council, the Homes and Communities Agency and Keepmoat with residents at Rokeby Gardens, Doncaster

## EUROZONE

### Habinteg leads for UK in researching ICT for independent living

Habinteg Housing Association has been chosen to represent the UK in a European research project to examine the potential of ICT (Information and Communications Technology) solutions to support older and disabled people to live independently.

The Istay@home project, part funded by the European Regional Development Fund (INTERREG IVB North West Europe programme), involves leading social housing providers from North West Europe, and aims to identify, select, and test a range of affordable ICT solutions that can assist older people to continue living independently in their own homes. For more details, go to: [www.i-stay-home.eu](http://www.i-stay-home.eu)

## REGIONAL 'LEARNING LAB' MEETINGS

Registrations for our regional meetings are open to members of the Housing LIN. Details of those confirmed for your area are listed below, or go to: [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)

**North East HLIN,**  
13th September,  
(venue tbc)

**South East HLIN,**  
18th October,  
Staines



Workshop at the Housing LIN Extra Care Housing Conference



## FORTHCOMING EVENTS

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

### CIH Older People's housing, care and support conference on 1-2 August, Stratford upon Avon

To register, visit: [www.cih.org/events/display/vpathDCR/templatedata/cih/events/data/Older\\_Peoples\\_Housing\\_Support\\_Conference\\_Exhibition](http://www.cih.org/events/display/vpathDCR/templatedata/cih/events/data/Older_Peoples_Housing_Support_Conference_Exhibition)

### East Midlands/Eastern Region Housing LIN conference on 25 September, Peterborough

To register, go to: [www.housinglin.org.uk/Events/HousingLIN/usingEventDetail/?eventID=744](http://www.housinglin.org.uk/Events/HousingLIN/usingEventDetail/?eventID=744)

### Enabling choices for an ageing population. Fifth annual Extra Care and Continuing Care Retirement Communities Conference on 27 September 2012

To register, visit: [www.tetlow-king.co.uk](http://www.tetlow-king.co.uk)



Workshop at the Housing LIN Extra Care Housing Conference

## 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

Now with over 46,000 registered subscribers, the Housing LIN is the leading 'learning lab' for a 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 news items for consideration in our next issue. Please email these to:

[info@housinglin.org.uk](mailto:info@housinglin.org.uk)

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