

HOUSING WITH CARE MATTERS



Ivan Lewis MP, Parliamentary under Secretary of State for Care Services

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**Issue with live URLs
and website links**

NEWS UPDATE

Housing Too Often Left Out in the Cold 'Connecting Housing to the Health and Social Care Agenda: a person-centred approach'

Well-designed housing and neighbourhood services bring real benefits to people's health and well-being but they are too often ignored by commissioners, planners and service providers.

A case study-led report commissioned by Care Services Improvement Partnership housing leads suggests that both clients and the NHS and social care agencies would benefit if they involved housing and housing-related services in policymaking, planning and provision of services at an early stage.

The report shows how housing and related services can boost public health and also help in the development of lifetime homes. Other case studies show how people can be discharged home earlier if they have adequate housing.

The full report, *Connecting Housing to the Health and Social Care Agenda*, is available from the Housing LIN website:

<http://www.icn.csip.org.uk/housing/index.cfm?pid=516&catalogueContentID=2333>



Housing Green Paper pledges more social homes

The Government outlined plans to tackle problems in the housing market in its Housing Green Paper in July.

Amongst the demographic trends the paper sets out to respond to are more people living alone and the rapidly ageing population.

(contd. on next page)

Beneath the headline figures of 2m new homes by 2016 and 3m by 2020, the paper proposes a major programme of new social housing – with at least £6.5b government investment over the next three years. By 2010-11, it is planned that at least 45,000 new social homes will be built each year.

The paper also emphasises the need for more sustainable housing with our homes accounting for around 25% of our carbon emissions.

Responses must be in by 15th October.

A detailed briefing on the green paper, [Housing LIN Policy Briefing 15](#), is available on the Housing LIN website, www.icn.csip.org.uk/housing under [Briefings](#) in the A-Z Index.

FUNDING & POLICY NEWS

Bidding criteria for £8 billion “largest ever” investment programme announced by the Housing Corporation

The bidding criteria through which affordable home providers will access at least £8 billion in Government funds has been announced. The Housing Corporation published the figure in its [Prospectus for its 2008-11 National Affordable Housing Programme \(NAHP\)](#).
http://www.housingcorp.gov.uk/upload/pdf/nahp_08-11.pdf

For the first time the Corporation’s programme covers a full three year period.

Publication of the Corporation’s Prospectus follows the Housing Green Paper [Homes for the Future](#), which announced investment of at least £8 billion in affordable housing in 2008-11, offering a £3 billion increase over the current funding period. Bidders for the £8 billion Housing Corporation NAHP will have a key role in helping meet the Government’s targets to increase the supply of both social homes and affordable home ownership options to help people get a foot on the housing ladder.

The prospectus details the exact criteria organisations will need to meet when bidding for a share of the £8 billion NAHP, both through the Partnering route and the Specialist route. Organisations bidding via the Partnering route have already been short listed following an earlier expression of interest stage.

Housing Corporation Chief Executive Steve Douglas said: “The Government has set out with clarity an ambition to meet the country’s need for social rented homes, to tackle housing affordability and to support quality and sustainability. As a direct result, we have

been awarded our largest ever grant allocation for the third consecutive time.

“Delivering the resulting programme - providing as it does much-needed homes for those who cannot afford market housing - is a huge responsibility to be shared by ourselves and the increasingly wide range of partner organisations we work with on the ground.

“This prospectus is the means by which we will ensure that the quality of homes we build continues to rise, as does the number of homes delivered for each pound of taxpayers’ money we spend.”

The Housing LIN will be publishing a briefing on the Corporation’s investment programme, making specific reference to housing with care for older and vulnerable people.

Disabled Facilities Grant Programme: The Government’s Proposals to improve programme delivery: Summary of responses

Communities and Local Government, August 2007

[This document](#) provides a summary of consultation responses, taking each proposal in turn and providing the Government’s interim response ahead of the results of the Government’s Comprehensive Spending Review (CSR) 2007. Decisions on funding will be subject to the results of the CSR which are expected in the Autumn.

The Department received 253 responses to its consultation paper.

<http://www.communities.gov.uk/publications/housing/disabled-programme>

For a copy of the Housing LIN policy briefing on DFG visit the ‘Briefings’ section of our website: [Disabled Facilities Grant - DCLG Consultation](#)

Digital UK and older and disabled people

In the run-up to the switchover from analogue to digital television broadcasting, a Help Scheme has been established to provide equipment and help with installation for those who need it most. People will be eligible for special support if they are over 75, have a significant disability or are registered blind or partially sighted.

For more information see the Digital UK website; <http://www.digitaluk.co.uk/en/how/help-scheme.html>

NEW HOUSING LIN PRODUCTS

One-Stop Housing and Dementia Web-Page

Following the recent National Audit Office report into dementia services, the Housing LIN has launched a Housing and Dementia page in recognition of the need for more specialist information in this area.

It is intended to serve as the first port of call for people seeking information about meeting the needs of people with dementia in housing settings - and provides links to a wide range of information at a variety of sites.

<http://www.icn.csip.org.uk/housing/index.cfm?pid=718>

The web-page is targeted at people who work in the housing sector who need to learn more about dementia - and how to develop services and improve practice in housing settings. It is also intended for people from other sectors, including dementia specialists, who are interested in either the potential of housing and related services to meet the needs of people with dementia and some of the distinctive issues faced by the sector.

The page has a menu of topics – General Information on dementia and Events, and then a series of alphabetically ordered subjects - Extra Care Housing and Dementia models, Legal Models and Practice and Training to name but a few.

In some areas, we have so far found very little information of relevance and so there may be no links at all within some topics. But, with your help and over time, we intend to build up material specifically related to housing and dementia. A number of pieces of work and case studies are currently underway.

Your comments on the website will be most welcome. We want it to be useful to you and will make changes in response to popular demand, as well as adding and removing links as the volume of relevant material grows.

If you have any events coming up related to housing and dementia, or any material which you feel may be useful to others, please do send it to us at housing@csip.org.uk. We can't publicise what we don't know about.

This new web-page is one of a series of initiatives that the Housing LIN is taking to improve cross-fertilisation between sectors, put housing on the map with regard to meeting the needs of people with dementia, and improve understanding and practice – thereby contributing to the overall aim of improving services to people with dementia.

We are likely to be holding an event next Spring for commissioners and providers with a focus on the contribution housing and related services can make to bringing the national dementia strategy to fruition. Any thoughts on this are also welcome.

<http://www.icn.csip.org.uk/housing/index.cfm?pid=718>

Homes for the Future: More Affordable, More Sustainable - Housing Green Paper (August 2007)

[Housing LIN Policy Briefing no.15](#) outlines the background to and the contents of the Government's Housing Green Paper, published in July 2007. The Government requires responses to the Green Paper by 15 October 2007.

Available on our website www.icn.csip.org.uk/housing under [Briefings](#) in the A-Z Index

Independence and Opportunity - Communities & Local Government Strategy for Supporting People (September 2007)

[Housing LIN Policy Briefing no.16](#) gives an overview of the new *Supporting People* strategy, [Independence and Opportunity: our Strategy for Supporting People](#)

published by Department of Communities and Local Government in June 2007.

Available on our website www.icn.csip.org.uk/housing under [Briefings](#) in the A-Z Index

The Future of the Code for Sustainable Homes (September 2007)

[Housing LIN Policy Briefing no.17](#) gives an overview of the 'The Future of the Code for Sustainable Homes: Making a Rating Mandatory', a consultation paper published by the Department for Communities and Local Government in July 2007.

The Department is consulting on the following:

- Whether to make it mandatory for all new homes to be rated against the Code (previous consultation supported this)
- The connection between the Code and Energy Performance Certificates
- Using Home Information packs (HIPs) as the mechanisms for making the Code rating available to buyers
- When the Code should be updated
- Whether the Lifetime homes standard should be a mandatory element of the Code

The consultation paper makes a number of key recommendations which will have important implications for developers of housing with care and support from both the private and public housing supply side.

Available on our website www.icn.csip.org.uk/housing under [Briefings](#) in the A-Z Index

Housing Corporation's Housing for Vulnerable People Strategy - Investing in Independence (September 2007)

The Housing Corporation published their first vulnerable people strategy in 2005. In 2006/08 £385 was invested in housing for vulnerable people which almost doubled the investment in previous years. Housing LIN Policy Briefing no.18 examines the Strategy, which was published in July 2007 and sets out how the Corporation will work with Housing Associations local regional and national government, the third sector and others to ensure that the needs and aspirations of vulnerable people are met.

The [Housing Corporation's Housing for Vulnerable People Strategy](#) can be found at www.housingcorp.gov.uk

Housing LIN Policy Briefing no.18 is available on our website www.icn.csip.org.uk/housing under [Briefings](#) in the A-Z Index

DEPARTMENT OF HEALTH

Care Services Efficiency Delivery - Anticipating Future Needs

Care Services Efficiency Delivery / IPC, August 2007

The Anticipating Future Needs project developed a simple structured methodology for engaging pre-retirement older age groups and current service-users. It did so in a way that allows them to express their views about their life situation now and in the future around themes that may be incorporated into Local Area Agreements (LAAs) and local commissioning strategies. An early version of this approach was piloted as a part of the Exemplar Project and the lessons then applied to this more extensive process.

<http://www.icn.csip.org.uk/housing/index.cfm?pid=516&catalogueContentID=2130>

FACTSHEETS

Housing Provision and the Mental Capacity Act 2005 - Factsheet and Information Sheets

The Mental Capacity Act 2005 is of enormous significance to people providing housing and related

services to people with dementia, learning difficulties, mental health problems or other causes of cognitive impairment.

The Act clarifies the legal position of professionals, family and friends who provide help or services to people whose capacity to make certain decisions for themselves may be in doubt.

Housing providers need to understand their own responsibilities and rights in this context, as well as the extent and limitations of others.

The Housing LIN is working with the Centre for Sheltered Housing Studies to deliver a series of regional events (see www.cshs.co.uk)

[Housing LIN Factsheet no. 20](#) describes the key points of the Act and has a specific section which focuses on capacity and decision making in the context of housing provision, including the law in relation to tenancies.

Available on our website www.icn.csip.org.uk/housing under [Factsheets](#) in the A-Z Index

Four supplementary information sheets (available under the same link) go into more detail in key areas of the Act:

- No.1** – [The Mental Capacity Act 2005: Substitute Decision-Making and Agency](#) – describes in more detail the powers and limitations of different legal instruments for making decisions on behalf of others
- No.2** – [The Mental Capacity Act 2005: Lawful restraint or unlawful deprivation of liberty?](#) – expands on how to distinguish between the two
- No.3** – [The Mental Capacity Act: Paying for Necessaries and Pledging Credit](#) – goes into more detail about payment powers under the Act
- No.4** – [The Mental Capacity Act 2005: Statutory Duties to Accommodate](#) – describes the legislative framework for housing people in the context of the Act

Catering Arrangements in Extra Care Housing (August 2007)

This factsheet presents the findings from a review of meals provision in Extra Care housing for a range of providers. It illustrates the diversity of approaches and offers guidance for meals and catering in Extra Care housing.

Available on our website www.icn.csip.org.uk/housing under [Factsheets](#) in the A-Z Index

OTHER USEFUL PUBLICATIONS

Safe as houses? - What drives investment in social care? (CSCI, September 2007)

This report notes that private equity houses and banks invest substantially in social care organisations. These investments allow private and voluntary sector organisations, which provide most social care, to develop, improve or expand what they offer. This report focuses on how bankers and others view investment in social care and raises some of the implications for the future development of personalised care.

The report focuses primarily on investment decisions in social care services for older people but there are implications for all care services for adults. It does not deal in detail with the joint commissioning of health and care services by councils and primary care trusts, though many of its points are equally applicable in that context.

<http://www.icn.csip.org.uk/housing/index.cfm?pid=528&catalogueContentID=2322>

Housing with support and the efficiency agenda - a toolkit

Funded through an Innovation and Good Practice (IGP) grant from the Housing Corporation, this toolkit contains advice on developing an efficiency strategy, involving staff and service users. It covers efficiency initiatives, costs, benchmarking, smarter working, procurement and service outcomes, reducing consumption, efficiency in service pricing and tendering, and achieving efficiencies through organisational change, from restructuring to merger.

<http://icn.csip.org.uk/housing/index.cfm?pid=528&catalogueContentID=2254>

Meaningful and effective involvement of older people: a guide for care, health and housing agencies

Counsel & Care, March 2007

This publication from Counsel & Care provides guidance to professionals about how to effectively involve older people in the development of services.

<http://www.counselandcare.org.uk/influence/publications>

Inclusive, accessible design

Riba Publishing, August 2007

The book is intended to help designers respond creatively to the requirements of the Disability Discrimination Act.

<http://www.ribapublishing.com/publications/practiceManagement/legMazeIncAccess.asp>

The missing link: helping older people with small home repairs and adaptations

Help the Aged, Care & Repair England, Age Concern England and Foundations, September 2007

This four page leaflet makes the case for funding reliable, wide-ranging handyman services for elderly people. It includes case studies of elderly people who have been able to stay in their own homes through having access to low-cost, reliable handyman services provided by several large voluntary organisations.

www.ace.org.uk

www.careandrepair-england.org.uk

wwwFOUNDATIONS.org.uk

www.helptheaged.org.uk

Social well-being in extra care housing

This Report by Simon Evans and Sarah Vallely uses interviews with residents and managers from extra care housing schemes in England to explore the experiences of residents in terms of social well-being. An important issue for policy across health, housing and social care, local authorities are increasingly considering extra care as a replacement for older models of residential care provision. The authors argue that the social well-being of tenants should be a major consideration in the planning, designing and management of extra care housing and identify a range of factors that need to be taken into account.

Best practice in promoting social well-being in extra care housing: a literature review

This Report by Simon Evans and Sarah Vallely explores the literature on best practice in promoting well-being in a range of housing and care settings. The review highlights some key factors in promoting social well-being and identifies groups of older people who are particularly at risk of social isolation. Both reports are available as free PDF downloads from:

<http://www.jrf.org.uk/bookshop/details.asp?pubID=912>.

A free summary can also be downloaded from the JRF site:

<http://www.jrf.org.uk/knowledge/findings/socialcare/2115.asp>

They can also be downloaded from the Housing LIN website:

Social well-being in extra care housing (August 2007):

<http://www.icn.csip.org.uk/housing/index.cfm?pid=528&catalogueContentID=2312>

Best practice in promoting social well-being in extra care housing: A literature review (August 2007):

<http://www.icn.csip.org.uk/housing/index.cfm?pid=528&catalogueContentID=2313>

STAFFING NEWS

Time flies by! I would like to extend a warm thanks to Karin Divall for all the work she has done in putting Extra Care Housing on the map. Karin has managed the Department of Health's 2004-2007 programme and supporting those authorities who had unsuccessful bids build capacity and prepare their local strategies.

I am also delighted that Trevor Edwards will be joining us to continue the work that Karin started. He has over 25 years experience in Midlands local authority housing and social services teams as well as building partnerships with the NHS. Most recently he was an Assistant Director in Staffordshire County Council and is passionately committed to the development of extra care housing for older people. He was able to construct a programme of extra care developments in Staffordshire which spanned a wide range of schemes for rent, for sale and for shared ownership. Staffordshire was one of the first authorities to receive a DH Extra Care Housing Fund grant in 2004. For the last year Trevor has worked as an independent consultant completing work for the CSIP Housing LIN, the Direct Payments Uptake Project, the RTP1, and the extra care housebuilder McCarthy and Stone Assisted Living. Welcome to the Networks!

EVENTS

Joint Commissioning in Practice: Working Together Effectively for Health and Well-Being,
London, 1st November

CSIP is proud to be working with *Community Care* and the NHS Institute to sponsor and promote this major conference that looks at implementing key ideas from the "Commissioning Framework for Health and Wellbeing".

The conference is intended for influential commissioning figures and senior managers in both health and social care environments as well as providers of care interested in how markets will operate in the future.

Bob Ricketts and David Behan, both Directors General from the Department of Health, will be speaking alongside other key figures describing work in community involvement, joint commissioning issues and the new guidance on developing strategic

needs assessments (launched only a few days prior to this event).

The event flyer, conference information page and booking form can all be downloaded from:

http://www.icn.csip.org.uk/library/Final_brochure_-_CC.pdf

http://www.lexisnexis.co.uk/conferencesandtraining/gatehouse/gateconfcon/healthandwellbeing_011107.htm

http://www.lexisnexis.co.uk/conferencesandtraining/gatehouse/gateconfcon/gateconforms/healthandwellbeing_form_011107.asp

Supporting Older People national conferences. Meeting the challenges of an ageing society - new techniques, new ideas.

Manchester, 7th November

London, 11th December

Hact, in partnership with the National Housing Federation (NHF), are running two major national conferences that will bring together all those in the sector involved in meeting the challenges of an ageing society. The conference will draw on the expertise of leaders in this field - and on valuable insights from 19 projects funded and supported by Hact and the LintelTrust. Delegates will discuss the Government's new National Strategy for Housing in an Ageing Society and explore new approaches to meet the challenges this will create in the social housing sector. Sessions will look at how housing associations can work in partnership with other third sector organisations to develop solutions now and for the future, and meet the needs of the most marginalised older people in our communities. Clare Skidmore and Yvonne Maxwell, from the Housing LIN, will speak at these events.

Wednesday 7 November 2007 - The Midland Hotel, Manchester

Tuesday 11 December 2007 - Royal Institute of British Architects, London

More details: http://www.hact.org.uk/uploads/Older_People_Conference_brochure_2007_web.pdf

The Commissioning Challenge - Sustainable HIA Services? The Home Improvement Agency Annual Conference 2007

Stratford upon Avon, 4th/5th December

Keynote speakers are **Baroness Andrews, OBE**, who will speak on the launch of the National Strategy for Housing in An Ageing Population and Jeremy Porteus on Joint Commissioning for Health and Well-being.

More information and booking details:

<http://www-foundations.uk.com/hia/default.aspx?id=231>

Oxfordshire Extra Care Housing Strategy

Oxfordshire County Council's Social and Community Services Department has approved the above strategy as part of a new approach to meeting the care, support and housing needs of older people. The strategy will be launched at a stakeholder conference for local and national providers to be held on October 4th, 1pm to 5pm. For further information on the conference and the strategy please email: carehomesadmin@oxfordshire.gov.uk

Housing LIN regional meetings

London & South-East Region LIN

4th October 2007, Maidstone

Yorkshire & Humberside Region LIN

24th October 2007, Ripon

West Midlands LIN

01st November 2007, Walsall

North West Region LIN

15th November 2007, Ashton-under-Lyne

To register for these events, visit our events page at www.icn.csip.org.uk/housing under [Events](#).

A few CD-Roms and DVDs still available free from housing@csip.org.uk

- That's My Home – Housing Needs for Older People with Dementia (CD Rom)
- Telecare – Living with Independence (CD Rom)
- Healthy Homes, Healthier Lives (DVD / CD Rom and support material)



PROMOTE YOUR WORK

The Housing LIN is keen to promote examples of good practice, reports and other events that relate to housing with care for older people. If you have promotional material, articles or features you would like us to include in future editions of *Housing with Care Matters*, please send details to housing@csip.org.uk

We welcome your contributions

For further information, contact the **Housing Learning & Improvement Network**
 tel: 020 7820 1682;
 or email: housing@csip.org.uk
 or write to Housing LIN, CSIP Networks,
 Wellington House,
 133-155 Waterloo Road, London SE1 8UG