

## Housing Learning and Improvement Network

**HOUSING WITH CARE MATTERS**

Phil Hope - Minister of State  
for Social Care

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**Issue with live URLs  
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**NEWS: National Dementia Strategy**

The national dementia strategy, *Living Well with Dementia*, was published on the 3<sup>rd</sup> February 2009. Its aim is to ensure significant improvements are made across three key areas: improved awareness, earlier diagnosis and intervention, and a higher quality of care. The strategy identifies 17 key objectives whose implementation should result in improved services and better understanding of the causes and consequences of dementia, as well as a reduction in the stigma surrounding the condition.

We are pleased to report that a specific housing-related objective has been included. Namely, Objective 10: Considering the potential for housing support, housing-related services and telecare to support people with dementia and their carers. As evidence emerges, commissioners should consider the provision of options to prolong independent living and delay reliance on more intensive services.

Three specific steps are listed:

- monitoring the development of housing options to meet the needs of people with dementia and their carers;
- the development of skills amongst staff in the housing sector; and
- applying emerging evidence to offer effective assistive technology solutions.

The full strategy as well as an accessible version of it, the implementation plan, and impact assessments can all be downloaded using the following link:

[http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH\\_094058](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_094058)

The Housing LIN will be producing a briefing on the strategy which will summarise the main elements. It will also identify where the housing sector and housing-related services are specifically or implicitly included, or could contribute to the aims and objectives of the strategy. In addition, the strategy will be an agenda item for regional LIN meetings.



## CSIP NETWORKS – PLANNED CHANGES AHEAD

Please note that from April 2009, CSIP NETWORKS will no longer exist and our extensive network webpages will be transferring to a new site, **DH Care Networks**. We will provide further details when this goes live.

As part of these changes we are also removing the Housing LIN CSIP mailbox. You can now contact us on [info.housing@dh.gsi.gov.uk](mailto:info.housing@dh.gsi.gov.uk)

We apologise for any inconvenience caused but will endeavour to make this a smooth handover as possible.

*Jeremy Porteus – National Programme Lead, Networks, Putting People First Team, Department of Health*

## POLICY NEWS

### Common Assessment Framework

The Department of Health has now launched its consultation on proposals for the development of a Common Assessment Framework for Adults. The Common Assessment Framework is intended to improve the quality and efficiency of care and support by promoting more efficient and timely exchanges of information around assessments. The aim is that support and care planning should place the client, family and carers at the centre of the process. Consultation events will be held across the country throughout February and March. For more information about the consultation and events, and to read the consultation documents, visit the Department of Health website.

[http://www.dh.gov.uk/en/Consultations/Liveconsultations/DH\\_093438](http://www.dh.gov.uk/en/Consultations/Liveconsultations/DH_093438)

### Valuing People Now Strategy

[\*Valuing people Now: a new three-year strategy for people with learning disabilities\*](#) sets out the Government's strategy for people with learning disabilities for the next three years following consultation. It also responds to the main recommendations in Healthcare for All, the independent inquiry into access to healthcare for people with learning disabilities. For copies of the strategy and accompanying papers, visit:

[http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH\\_093377](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_093377)

## NEW HOUSING LIN PUBLICATIONS

### Two New Briefings

#### Housing and learning disability

[This briefing](#) on the above-mentioned DH strategy and summarises the key sections and issues arising from the Strategy and its Delivery Plan concerning housing, care and support for people with learning disabilities. It covers issues for commissioners and providers of housing (rent and home ownership), support and care services and specialised housing including supported housing and extra care.

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=5111>

#### Roughsleeper's strategy

[This briefing](#) provides a detailed summary of the Rough Sleepers' strategy, *No One Left Out: Communities ending rough sleeping* (CLG). It covers the diverse make up and needs of those who sleep rough, the variety of needs some short term including low level input and a smaller core group who have slept rough long term who have complex and challenging needs. It highlights the importance of prevention, early intervention, user involvement and empowerment and whilst recognizing the success of the last ten years includes 15 action points signed up to by a number of Government Departments, included the Department of Health.

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=5112>

### New Factsheet

#### Extra Care Housing and the Credit Crunch: Impact and opportunities

[This factsheet](#), launched at the Laing and Buisson Extra Care Housing conference earlier this month, explores the effect of the credit crunch on extra care housing. It considers the impact from both housing developers' perspectives and from the local authority or PCT seeking to procure new extra care housing.

It draws on discussions with housing organisations and local authorities most actively involved in extra care development as well as relevant background information and literature.

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=5039>

## New Report

### The impact of choice based lettings on the access of vulnerable adults to social housing

[This Housing LIN report](#) is the outcome of a brief study undertaken on Choice Based Lettings and provides a broad overview of its impact on accessing social housing by vulnerable adults.

The report asks:

- What might give rise to the anxiety that Choice Based Lettings might disadvantage vulnerable adults?
- How have those promoting Choice Based Lettings tried to prevent such disadvantage?
- What evidence is there that these measures have been effective?
- What have the consequences been: for vulnerable adults, for other applicants, for housing providers, for other agencies?
- Do the views of applicants and tenants validate the conclusions drawn by professionals?

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=5113>

## New Information Pack / Leaflets

### Lifetime Homes, Lifetime Neighbourhoods: A Users Guide

David Behan, the Director General for Social Care at DH, speaking at last month's Guardian Conference on *the Future of Housing* launched a series of new Information Leaflets on the National Strategy on Housing for an Ageing Society.

[Lifetime Homes, Lifetime Neighbourhoods: A Users Guide](#) consist of 9 Information Leaflets that explore key aspects of the Government's strategy and recent Action Plan, *Delivering Lifetime Homes, Lifetime Neighbourhoods*. They are a joint publication by the Housing LIN and the Housing and Older People Development Group (HOPDEV) and are aimed at planners, commissioners and providers of health, social care and housing services. The leaflets explore issues such as housing design, housing's links with health and care, private sector involvement and the role of home improvement agencies.

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingOlderPeople/OlderPeopleStrategy/NationalHousingStrategy/?parent=3669&child=5002>

## OTHER USEFUL PUBLICATIONS

### The state of social care in England 2007-08



[This report](#) from the Commission for Social Care Inspection describes trends in the range, quality and availability of social care services in 2007-08 across the public, voluntary and private sectors and looks at support to people with multiple and complex needs to see whether these people are benefiting from

the new personalised care agenda as described in *Putting People First*. Copies now available under:

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=5084>

### Future of Social Care

The Local Government Association (LGA) has published the second paper in a series on the future of social care: *Facing facts and tomorrow's reality today: the cost of care*. The paper examines the current system of funding and the current costs of care and support the future costs of care and support, and how to make the most of the money available. You can download the paper from the LGA website.



<http://www.lga.gov.uk/lga/publications/publication-display.do?id=1546470>

### Opportunity Age

The government has provided an update on its strategy for an ageing society - Opportunity Age. Using 33 indicators based on independence and wellbeing, drawn up between several government departments, the update examines the impact that government strategies have had on the wellbeing of older people over time and the progress made since Opportunity Age was published in 2005.

The strategy will be refreshed this spring and will build upon the information in the update. For more information and to download the update, visit the Department for Work and Pensions website.

[http://www.dwp.gov.uk/opportunity\\_age/indicators/indicators-update-2008.pdf](http://www.dwp.gov.uk/opportunity_age/indicators/indicators-update-2008.pdf)

### **Information on LAAs**

The CLG have published a paper and case studies on *Long Term Evaluation of Local Area Agreements and Local Strategic Partnerships*. This examines themes emerging from the first round of fieldwork in the five longitudinal case studies being undertaken as part of the National Evaluation of Local Area Agreements (LAAs) and Local Strategic Partnerships (LSPs) commissioned by CLG Blackburn with Darwen, Leeds, Worcestershire, Lewisham and Brighton and Hove.

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=5083>

### **Comprehensive Area Assessment**

The framework for the new comprehensive area assessment (CAA) was published by the Audit Commission on 10 February and will come into effect from April 2009, replacing the system of comprehensive performance assessment (CPA). The Local Government Association has published five points in response to the framework, which you can read on the Local Government Association website. You can download the framework from the Audit Commission website.

<http://www.audit-commission.gov.uk/caa/framework.asp>

These are the five key messages on the CAA on the LGA website:

“As the best performing part of the public sector we welcome external challenge that helps us and our local partners to learn and improve.

“We need new approach to assessment that recognises councils significant improvement in performance, is better suited to the current world of partners, is focused on outcomes not organisations, puts citizen views at the heart of the assessment, and that delivers a reduction in the overall burden of assessment (thereby freeing up councils and their partners to respond to pressing local priorities) recognising the unique challenges and varying capacity to improve in local areas.

“However we still have concerns that CAA will not be as effective as it should in helping councils continue to drive improvement in their areas. In particular it must be demonstrably less burdensome and bureaucratic, properly engage elected members and deliver on the commitment to a reduced burden of inspection.

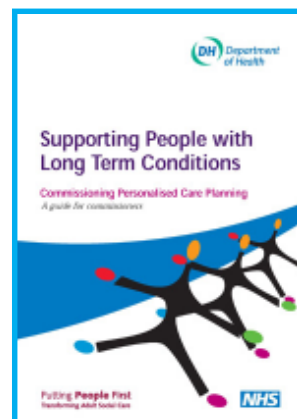
“It will require the Inspectorates to genuinely take a proportionate approach where there is evidence of

robust performance management and have the skills and capacity to conduct credible assessments. It will require Government Offices to not duplicate the role of the CAA lead in assessing performance and it will require government departments to send consistent messages to partners around the centrality of the new performance framework.

“Councils should seize the initiative and use CAA to become a confident, self determining sector that drives its own improvement through increased self-awareness, self-assessment and robust performance management. Councils will need to hold the Inspectorates to their promises in the framework about a lighter touch approach.”

### **Personalised Care Planning: a guide for commissioners**

[This new guide by the DH, \*Supporting People with Long Term Conditions\*](#), provides information and support to commissioners of health and social care services to help them put personalised care planning in place in their local areas. This should mean more individually tailored care and services to help people with long-term conditions achieve the outcomes they want for themselves. To read more about the guide, visit the Department of Health website.



[http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH\\_093354](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_093354)

### **Commissioning Community Services**

[This new resource pack](#) from the DH, *Transforming community services and world class commissioning*, sets out the principles of good practice when commissioning community services, showcases examples of existing good practice through case studies in 6 clinical areas and signposts commissioners to the most pertinent and relevant information.

[http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH\\_093194](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_093194)

## LEGAL EAGLE

### Homelessness and needs of disabled individuals

A recent Court of Appeal case reported in Inside Housing (05 12 2008) may be of interest to Housing LIN members. It sets out what is appropriate housing for someone who is homeless and specifically any adaptations or alterations required to meet their needs as a disabled person.

The case concerns Basra Boreh who was made homeless as a result of her landlord's repossession of premises she lived in. Ealing Council determined that she was eligible for housing assistance and in priority need and offered her a property which she declined. The basis of her refusal was that it did not meet her needs as a wheelchair user suffering from several long term conditions including miliary tuberculosis, arthritis, gastritis, diabetes, osteoporosis and possible heart disease.

The Local Authority set out their position in a letter dated 12<sup>th</sup> March 2007 and the claimant requested a review. On 13<sup>th</sup> July 2007 the Review Officer concluded that the house was a suitable offer of accommodation and the claimant took her case to the County Court and thereafter to the Court of Appeal.

The legal issue was whether or not in considering the suitability of the house it was legitimate to take account of proposed adaptations up to the date of the Review Officers decision. The Court of Appeal concluded that the Review Officer should have made their decision based on whether the house which was offered in March 2007 was suitable, taking account of proposals made to adapt it by the local authority at that time. Any subsequent proposals to adapt or alter the property were to be ignored.

It was concluded that the Local Authority had not discharged its duty to Mrs. Boreh as it had not offered her suitable accommodation and specifically it had failed to give her firm assurances that a ramp would be fitted up to the front door.

One of the judges said: "The message of this case is that however pressed local authority housing officers may be they must address their minds to the real issues in any given case. Where simple alterations are required to render a property suitable, those issues must be addressed with clarity and certainty in the decision letters they write."

## RESEARCH UPDATE

### Extra Care Housing evaluation

The Personal Social Services Research Unit at the University of Kent has issued a new newsletter on its evaluation of 19 extra care housing schemes funded by the DH between 2004 and 2006.

The aims are to:

- See how well extra care housing meets the needs of its residents.
- Investigate the impact on residents' health and quality of life.
- Compare extra care with care homes.

The 19 schemes include three care villages, each with around 250 units of accommodation and 16 smaller developments, with between 35 and 75 units. Seven schemes opened in 2006, eight in 2007 and four in 2008. Although data collection is still underway, there are some interesting results to report including:

- Characteristics of residents
- Different approaches to social activities provision
- Costs and outcomes of moving to the Rowanberries scheme in Bradford
- EVOLVE: a study of the physical environment of extra care housing

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=2537>

## CALLS FOR INFORMATION

### Extra Care and Eco-Housing

The Extra care and Eco housing Factsheet is being updated and we would like to hear from you on the following:

- Details from any Architectural practice regarding specific designs in terms of passive solar gain, orientation to maximise site benefits, measures taken to maximise thermal capacity and passive stack ventilation, all of which are vitally important to consider BEFORE introducing potentially expensive renewables.
- Evidence from designers or providers where they are applying Code for Sustainable Homes Level 3 or greater as part of their

current new build programme and their methodology for meeting those levels.

- Existing schemes where CSH appraisals may have been carried out in order to gauge costs and feasibility of meeting the new Code requirements when compared to Eco Homes 2006
- Evidence of BREEAM CSH Bespoke Assessments for multi residential Extra Care Developments carried out to date.
- Details of any developments which the RSL (or other provider) would wish to be included as a potential case study demonstrating the way to economically achieve CSH Level 3
- Details of any cost comparison work undertaken to indicate the additional costs involved in meeting the CSH Levels.

Any information will be kept confidential unless clearly stated to the contrary. Please send responses to: [roger.standish@Fgould.com](mailto:roger.standish@Fgould.com)

### **Homes and Communities Agency**

The Homes and Communities Agency (formerly the Housing Corporation) is establishing a Vulnerable and Older People Advisory Group. If you are interested and would like to apply to sit on this group, please follow the link below for further details

[http://www.homesandcommunities.co.uk/vulnerable\\_group\\_recruitment](http://www.homesandcommunities.co.uk/vulnerable_group_recruitment)

### ***REGIONAL HOUSING LIN NEWS***

The Housing LIN is now represented on the South East Regional Housing Forum, which provides advice to the Regional Housing Board on delivery of South East England housing and related services in the region.

The LIN is also a member of the 'South East Regional Forum on Ageing' which was formed within the Government Office for the South East in response to the demographic changes taking place in the region. The Forum brings together organisations, agencies and individuals to champion the interests of older people and to ensure that their needs are met.

If you are interested in finding out more about the work of either of these regional groups, please contact Clare Skidmore, on [clareskidmore@yahoo.com](mailto:clareskidmore@yahoo.com)

### ***REGIONAL LIN MEETINGS***

The regional LIN leads have regular meetings to review current and forthcoming policy, research and events that will be of interest to members and to ensure we keep improving regional meetings.

Our regular regional meetings are:

**South West Region Housing LIN**  
4<sup>th</sup> March 2009, Bristol

**Eastern Region Housing LIN**  
6<sup>th</sup> April 2009, Cambridge

**West Midlands Region Housing LIN**  
30<sup>th</sup> April 2009, location tba

**North East Region Housing LIN**  
20<sup>th</sup> May 2009, Sunderland

### ***NATIONAL EVENTS***

#### **Housing Related Support: creating the business case**

Leeds event - Wednesday 18 March 09:30-14:00, Hilton, Leeds. LS1 4BX

London event - Friday 20 March 09:30-14:00, Thistle Euston, London, NW1 2LP

These NHF/DH half day seminars are for commissioners and providers. The events will discuss the development of a business case for housing related support that demonstrates the efficiency and effectiveness of services. For more details and to book a place, please complete the booking form that can be downloaded from the National Housing Federation website, below.

For the Leeds event: <http://www.housing.org.uk/default.aspx?tabid=513&mid=1831&cl=Details&ArticleID=1971>

For the London event: <http://www.housing.org.uk/default.aspx?tabid=518&mid=1773&cl=Details&ArticleID=1922>

#### **CIH South East Annual Conference and Exhibition - 3 to 5 March 2009**

<http://www.cih.org/branches/events.php>

#### **CIH South West Conference - Torquay, 1 to 3 April 2009.**

The premier housing event in the South West. Bookings now being taken

<http://www.swhousingevent.co.uk/>

