



Housing with Care Matters

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Diane Abbott MP and residents at Century Court's opening in London Borough of Hackney

BUILDING NEW PARTNERSHIPS



Speaking at the Chartered Institute of Housing annual conference in Harrogate, Roger Battersby - Managing Director of leading extra care housing architects firm PRP Architects - spoke of the value of the Housing Learning and Improvement Network (LIN) and his firm's support to helping it to develop a sustainable future. He said,

"PRP is delighted to be closely associated with the rebirth of Housing LIN in its new guise. Since its inception eight years ago, the network has proven to be both a fount of knowledge and guidance as well as a beacon for all of us seeking to promote excellence in the provision of housing and care for older people."

Jeremy Porteus welcomed PRP's commitment and looks forward to working together on projects that promote and influence new and innovative housing with care solutions for older people. For an immediate example of this, see the new Housing LIN case study of the award winning scheme in Highgate on p3.

For copies of the excellent presentations given by Andrew Kerlake (IPC), Roger Battersby (PRP Architects) and Helen Trousdale (Staffordshire County Council) at the Housing LIN's session at the CIH conference, go to:

www.housinglin.org.uk/Events/ArchivedEvents/ArchivedHousingEventDetail/?eventID=714



AN OVERWHELMING RESPONSE

Jeremy Porteus reports that a staggering 85% of our 5,700 members viewed the most recent issue of Housing with Care Matters and gave a big 'thumbs up' for the new look and design. He writes, "with care for older people increasingly receiving national media attention following stories in the press on Southern Cross, the findings of the Dilnot Commission on Funding Care and Support, recent work by the Equalities and Human Rights Commission on Home Care, and Centre for Social Justice and the recommendations by the influential All Party Parliamentary Group on Housing and Care in the news, it is vital that Housing LIN members keep pace with policy, research and practice developments and can access the latest information, learning and improvement opportunities". For details on how the Housing LIN can assist you, have a look at our new brochure at: www.housinglin.org.uk/_library/Resources/Housing/HLIN_brochure.pdf

NEW DH ECH FUNDED SCHEMES OPEN

The official opening of a further three DH ECH funded schemes have taken place in Carlisle, London Borough of Hackney and Portsmouth.

Heysham Gardens, Carlisle

This is a unique Extra Care Housing scheme in Carlisle developed by Eden Housing Association in partnership with Cumbria County Council, Carlisle City Council and NHS Cumbria. The 60 units of accommodation - 40 apartments in a main block and a cluster of 20 houses and bungalows alongside - are a mix of rental and ownership and are aimed at over 55's with a care need.



There is also a strong environmental emphasis with solar panels on the bungalows and a ground source heat pump heating the main apartment block which also has a sedum roof. This benefits residents who have low running costs for their home.

EAC locator: www.housingcare.org/housing-care/facility-info-157995-heysham-gardens-heysham-meadow-brookside-england.aspx

Century Court, LB Hackney



This new Extra Care for the elderly development was opened by Diane Abbott, MP last month. It is built on the site of a former sheltered scheme and provides 40 homes for older

people, including a number for couples. Developed by Newlon Housing Trust and built by Mansell facilities include a communal café managed in partnership with Age UK (Hackney), a large communal lounge, treatment room, hairdressing service, small on-site convenience store and two roof terraces, one with beautiful views over the Lea Valley to Docklands and the Olympic Park.

EAC locator: www.housingcare.org/housing-care/facility-info-158000-century-court-hackney-england.aspx

Milton Village, Portsmouth

This new state-of-the-art Extra Care scheme consists of three extra care schemes (Crane Court – Osprey Court – Brent Court), each with a mix of one and two bedroom apartments specially designed to support independent living for older people. Developed by Housing 21 in partnership



with Portsmouth City Council and the Homes and Communities Agency (HCA), it provides 65 apartments for rent or purchase on a shared ownership basis.

These include 12 apartments in Crane Court, 16 in Osprey Court and 37 in Brent Court. Designed to meet individual needs, it offers residents the chance to be part of a community and is able to adapt to their changing care needs over time. Communal facilities include a hairdressing salon, laundry room, assisted bathroom, residents' lounge, buggy store and landscaped gardens.

EAC locator: www.housingcare.org/assisted-living-extra-care-housing/area-2-portsmouth.aspx



NEW HOUSING LIN PRODUCTS

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

Case study: The Trees, Highgate, London

Jointly issued with PRP Architects, this new Housing LIN case study focuses on the recent winner of the Housing Design Awards HAPPI category – housing for older people. It sets out how the local community were engaged with the partners involved in order to produce modern sustainable design in a conservation area, resulting in a unique 100% affordable rent housing project for older people. To download, go to:



www.housinglin.org/pageFinder.cfm?cid=8340

For further details on the Housing Design Awards, visit: www.hdawards.org

Localism: delivering integration across housing, health and care



This new report from the CIH, and supported by the Housing LIN, makes a number of recommendations for government, local authorities, housing providers, health and social care agencies that are essential to ensure housing is fully integrated with health and social care.

With helpful policy background and practice examples of where housing is making a real difference to people's health and wellbeing and of local partnership working, this is essential reading for anyone crossing the housing, health and social care divide at a community level. For details, go to: www.housinglin.org/pageFinder.cfm?cid=8166

Getting to grips with integration: making housing count

Hot on the heels of the above report from the CIH, the Housing LIN has produced a comprehensive Information Pack that drills down into the key

components for the housing sector on the Coalition Government's health and social care agenda. Full of policy context, recommendations and practical hints and tips, the pack contains four briefing papers.

Paper 1, Housing support and personalisation: practical advice for the current moment, covers the drive towards personalisation

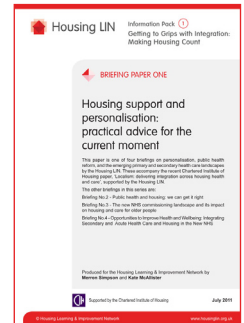
Paper 2, Public health and housing: we can get it right, sets out the alignment of public health with local government

Paper 3, The new NHS commissioning landscape and its impact on housing and care for older people, describes the future role of primary care and GP commissioning, and

Paper 4, Opportunities to improve health and wellbeing: Integrating secondary and acute health care and housing in the new NHS, outlines the proposed acute health care architecture.

To view the Pack, go to:

www.housinglin.org/pageFinder.cfm?cid=8169



"This is invaluable information - thank you"
Karen Kennedy, Health Development Officer,
Manchester Care & Repair Ltd

FUNDING NEWS

There have been several major capital funding news items since our spring bulletin.

DH allocations can benefit Extra Care

Following the Local Authority Circular (2010) issued in December last year, the Department of Health issued a new Circular which was sent to all councils with adult social care responsibility (CASCR) in June to advise them of the allocation of the non ring fenced capital grants totalling £251m. The new Circular sets out the allocation to CASCRs for this financial year and the provisional allocations for 2012/13. It enables them to invest in their strategic capital investment plans over the next two years. Some may wish to use their allocation to contribute to the development of new Extra Care Housing in their area. For full details and amounts per CASCR, go to: www.dh.gov.uk/en/Publicationsandstatistics/Lettersandcirculars/Localauthoritiesocialservicesletters/DH_122345



Speaking at the Chartered Institute of Housing Older People's Housing and Support conference in June, Jeremy Porteus welcomed the new funding stream and stated that, at a time of financial uncertainty, it could provide just the boost that hard pressed Councils and their partners need to build up confidence to work up new build extra care, remodel or make improvements to existing sheltered housing in order to meet the housing with care needs of older people.

Extra Care for Hull attracts PFI funding

The Department of Health have also announced PFI credits totalling £84m for Hull City Council to develop three new Extra Care Housing schemes. These will provide a mixture of general, respite and dementia care, combined with a primarily residential development of seven centres for elderly people (including dementia care), and people with learning or other mental disability, totalling about 200 beds. They will also include communal health facilities including treatment rooms that can be used by visiting healthcare professionals to support the care of those with long-term conditions; for District Nurses to use as a base for changing sterile dressings, administering flu jabs etc, chiropody, opticians, as well as a GP satellite surgery.

For further details, see DH press release or www.hullcc.gov.uk/portal/page?_pageid=221.612839&_dad=portal&_schema=PORTAL

HCA Affordable Homes Programme - update

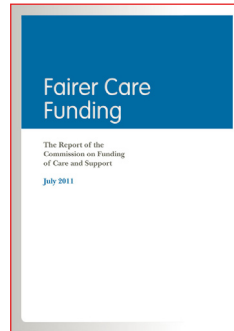
The HCA has announced successful bidders for £1.8bn affordable homes funding in July. Almost 150 housing associations, local authorities, house builders and other providers are set to deliver 80,000 new affordable homes as the Homes and Communities Agency confirmed successful organisations and area-based allocations for its Affordable Homes Programme. Of the 80,000 new homes expected to be delivered through the programme, almost 10% will be supported housing for older people and vulnerable client groups.

Further information can be found at: www.homesandcommunities.co.uk/news/hca-announces-successful-bidders-affordable-homes-funding

POLICY NEWS

This section covers recent major policy developments relating to housing, health and social care.

Fairer Care Funding



Established in July last year, the Commission on Funding of Care and Support was tasked by the Coalition Government to review the funding system for care and support in England. One year on, this independent body, chaired by Andrew Dilnot (an economist and Vice Chancellor at the University of Oxford), has made

a series of recommendations which, if adopted by Government, will see the way we save and pay for care radically change; in particular, drawing on any equity in our homes and taking up insurance to cover the cost of any long term care needs.

While not housing specific, the Commission's finding recognises the importance of housing and housing related services that can prevent or delay more costly care in later life. Reference is made to the Housing LIN Viewpoint on downsizing (in the accompanying 'Evidence and Analysis' document supporting the recommendations), examples of making best use of adaptations and improvements to existing properties, and the use of telecare to aid recovery and rehabilitation. However, the key message is that individuals should pay the first £35k of their care in old age and be encouraged to take out insurance to cover the cost while, at the same time, offering a more generous means test for those people who cannot afford it.

With an ageing population and the cost of care to be over 21% of GDP by 2050 (as recently reported by the OECD), the Commission recommend that more personal and state investment is required to meet our care funding shortfalls. With regard to the latter, it suggests that as many as 800,000 people who need care but do not receive it from the state. Moreover, at a time of cuts in public spending, a further £3billion is needed to fund the care and support of the most vulnerable older people. There is therefore a strong case for looking into how housing may also be part of the solution and provide ways in which people can live well for longer in their own homes too. For a copy of the report and supporting analysis and evidence, go to: www.dilnotcommission.dh.gov.uk/2011/07/04/commission-report



Consultation on Housing Benefit Reform and Supported Housing

Not to be missed! The DWP have issued a consultation paper that sets out the Government's proposals to change the way Housing Benefit helps those living in supported housing within the social and voluntary sector with their rent.

The DWP seek your views to inform on policy development in this area, as it looks to re-design the way in which Housing Benefit helps with the higher rents sometimes faced by those needing support to live independently, such as the elderly or those with disabilities.

The consultation is aimed primarily at those involved in the commissioning, funding and providing of supported housing. Deadline for responses is 9 October 2011. For more information and to access the consultation papers, go to: www.dwp.gov.uk/consultations/2011/supported-housing.shtml

National Planning Policy Framework

The DCLG has published the draft National Planning Policy Framework for consultation. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. DCLG want to hear your views on the draft and how it might be improved. Deadline for response is 17 October 2011. Copies of the draft are available from: www.communities.gov.uk/publications/planningandbuilding/draftframeworkconsultation

Health and social care reform

Following the Government's 'pause' to reflect on its proposals for major health and social care reform and receive further comments, the Department of Health has published its full response to the NHS Future Forum report, detailing its proposed changes to its plans for the modernisation of health and social care. To view, go to: <http://healthandcare.dh.gov.uk/detailed-response>

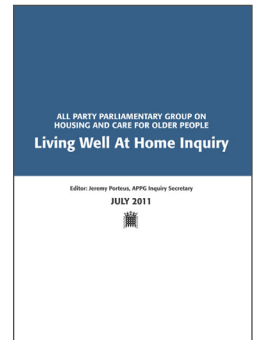
OTHER USEFUL REPORTS

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

HOUSING FOR OLDER PEOPLE

"Living Well at Home" Inquiry

In the wake of the Dilnot Commission and recent media attention focused on the considerable problems facing the care sector, this report from the All Party Parliamentary Group on Housing and Care for Older People turns the spotlight on the difficulties for those who need "care in the community" and who may be struggling with the indignities and hardships of coping in homes that may become quite unsuitable.



With the significant growth in 'baby boomers' in the UK over the next 30 years, the APPG recommends a fresh approach to Government thinking so that, in future, older people are at the heart of their communities through 'age-friendly' planning, design and housing strategies that promote "living well at home". It provided evidence that building new attractive apartments will not only provide a lifestyle choice for older people but also ensure that it can be adapted at a later date to accommodate a change in circumstance, thereby enabling someone to stay put due to frailty, illness or disability. For further details and a list of all 20 recommendations, go to:

www.counselandcare.org.uk/pdf/living-well-at-home

Age of Opportunity

The Centre for Social Justice have published their final report from their Older Age Review entitled, *Age of Opportunity: Transforming the lives of older people in poverty*. The report focuses on 4 themes; Dynamic Communities, Managing Money and planning for the future, Housing and Homes, and Transforming Care. It sets out a wider ranging list of recommendations for government and local authorities that can help tackle poverty and social exclusion in later life. There is a specific chapter on the housing needs of older people across all tenures, with a specific call for a greater supply of extra care housing. For details, go to: www.centreforsocialjustice.org.uk/client/downloads/20110629_AgeofOpportunity.pdf



Housing Associations are Breaking the Mould!



This useful new pamphlet from the NHF gives practical examples of where Housing Associations are actively engaged and developing innovative new services for older people. Available at: www.housing.org.uk/policy/older_and_vulnerable_people/older_people/has_breaking_the_mould.aspx

- Failure to provide people with adequate care and support they need
- A lack of respect and privacy resulting in a loss of personal dignity and potential breaches of human rights

The Commission will be reporting their full finding later this year. For details, visit: www.equalityhumanrights.com/legal-and-policy/inquiries-and-assessments/inquiry-into-home-care-of-older-people/about-the-inquiry

CARE AND SUPPORT

Help Wanted? Providing and Paying for Long Term Care

This new report by the Organisation for Economic Co-operation and Development, published prior to the Dilnot Commission, suggests that a combination of low birth rates and rising life expectancy will force the UK to spend an extra £80 billion, or over 21% of GDP, each year on pensions, long-term care and the health service by 2050.

For details, go to:

www.oecd.org/health/longtermcare/helpwanted



Care in Crisis: Causes and Solutions

An Age UK study reveals that spending on older people's care is likely to reduce by £300m over the next 4 years while, at the same time, the number of people over 85 will increase by two-thirds to 630,000. Furthermore, it suggests that the number of older people receiving local authority care at home has fallen by 190,000 to 299,000 between 2004/05 to 2009/10. For more details go to:

www.ageuk.org.uk/Documents/EN-GB/Campaigns/Care%20in%20Crisis%20-%20FINAL.pdf?dtrk=true

HEALTH

The 2011 Local Health Profiles

The Public Health Observatories of England have produced information on key health data for each local authority area. The profiles are rich in detail and cover Our communities (including homelessness), Children's and young people's health, Adults' health and lifestyle, Diseases and poor health and Life expectancy and causes of death and can be viewed at:

www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsStatistics/DH_127378

Improving Value for Money in Adult Social Care



This new report from the Audit Commission outlines approaches councils have taken to improve value for money and achieve efficiency gains in adult social care, including reference to 11% councils who highlighted the increased provision of extra care housing. To view, go to:

<http://vidacom.co.uk/documents/20110602vfmadultsocialcare.pdf>

Invest in housing, invest in health

This new NHF report shows the contribution housing associations can make to the health agenda. Drawing on case studies, it demonstrates:

- the cost savings that projects carried out in partnership with housing associations can make to the NHS
- how services improve the health outcomes for individuals and communities
- how services reduce health inequalities in deprived areas and cuts the costs of acute services

Available from: www.housing.org.uk/publications/find_a_publication/care_and_support/invest_in_housing_invest_in_h.aspx

Equalities and Human Rights Commission on Home Care

Emerging findings from the Commission's Inquiry into home care has found that older people's basic human rights are being overlooked in the provision of care at home. For example:

- Giving inadequate time to deliver care – rushed 15mins visits
- Offering no choice and control over the timing of care visits – people left in bed for up to 17 hours



TELECARE UPDATE

Whole System Demonstrator Action Network

The WSDAN partnership between the Kings Fund and DH Care Networks formally came to an end at the end of June. However, the website at: www.wsdactionnetwork.org.uk will remain 'live' for the time being with final reports on the 12 WSDAN sites, a briefing on Commissioning imminent and the final DH evaluation due later this year.

A guide for Assisted Living: Towards Lifhome 21

This new publication from the BRE, 3DReid Research and RIBA provides practical guidance to those deciding on the appropriate design, specification, construction and adaptation of assisted living enabled buildings in order to create flexible and adaptable homes equipped with the digital services that will provide safe and comfortable internal environments, and will support the occupants' health and wellbeing and their contacts with friends, family, carers and the wider community. Available to purchase from: www.ribabookshops.com/item/a-guide-for-assisted-living-towards-lifhome-21/75860/



RESEARCH UPDATE

Research backs value of ECH end of life care learning pack

Thanks to those Housing LIN members who took time out to respond to a recent survey conducted by the Centre for Housing Policy at the University of York on the value of the End of Life Care Learning Resource Pack: Information and Resources for housing, care and support staff in extra care housing.

This independent evaluation found that the pack boosted training and helped develop links with local health and social care services. In particular, it showed that amongst scheme managers who had used the resource with their staff, the findings were positive enough to suggest it could be a boon for wider forms of specialist provision, notably sheltered housing, and domiciliary care agencies. But the evaluation suggests that many people did not know the resource is available.

Limited numbers of hard copies of the pack and an accompanying DVD, Is it that time already? are available by emailing:

info@endoflifecareforadults.nhs.uk

You can also view and download the full DVD at: www.housing21.co.uk/corporate-information/publications/dvds

CALL FOR INFORMATION

A compendium of good practice

Building on the 2 excellent Housing LIN Viewpoints on 'Downsizing, we have commissioned Janet Sutherland to draw up a Compendium of Examples of Good Practice to encourage and enable more older people to make successful moves into accommodation that will enable them to live independently for longer. We want examples of projects that show innovation, and will stimulate a wider range of approaches.

To this end, we want to showcase a range of projects across all tenures that help people move, whether by providing support, or helping organise finances, or by creating attractive new schemes that people want to move to.

We are particularly interested in schemes that:

1. give people information to help them consider the benefit that a move might bring them;
2. creating the support mechanisms to facilitate such a move;
3. the development of a range of options, including new and refurbished housing schemes, and
4. affordable and appropriate financial models such as equity release to make moving or adapting the existing home possible.

The result will be to draw up a Compendium of Examples of Good Practice, to encourage others to see the benefit of these approaches, and to give very practical examples of how it can be done.

Please send your examples, described briefly (ideally within two or three paragraphs), with contacts for further information, by mid September 2011, to Janet Sutherland at: jehsutherland@googlemail.com



Making better use of our forum

A number of members have posted questions and calls for information on the Housing LIN Forum. Topics include: Extra Care Housing & Intermediate Care Beds; Sheltered Accommodation - Eligibility Criteria; Use of gym's on extra care schemes. We encourage you to get involved with members with a real interest in housing with care matters, go to: www.housinglin.org.uk/Discuss/forum/?forumID=5

REGIONAL ROUND-UP

South West HLIN update

Pat Palmer reports on the work of the Housing Support Unit which provides dedicated support councils in the South West has released a set of tools for councils in the region to produce an informed plan for achieving better housing options for older people. Endorsed by the Housing LIN, the tools offer a range of practical guides and include papers on:

- Hub and spoke models of provision
- Financial benefits of extra care
- Private sector models of developing with little or no grant
- Integrated care framework, and
- Housing with care pathways and allocations

To view all the tools in this regional toolbox, go to www.housinglin.org.uk/HousingRegions/SouthWest/?parent=1025&child=8337

Eastern HLIN update

Sue Garwood reports on the work of the regional steering group and its terms of reference to encompass the full range of housing support options for all vulnerable groups, including but not limited to housing with care for older people. She writes. "we see a key function of the LIN in our region as promoting housing-related options to support health and social care priorities to provide care closer to home". To this end, the purpose of the next seminar is to bring commissioners and providers from housing, health and social care together to promote understanding of one another's agendas, and consider how we can work effectively together to improve key health and wellbeing outcomes. If you would like to showcase your project, contact Sue at: sue@suegarwood.co.uk

West Midlands HLIN update

Anne Bailey reports from the meeting hosted by Thomas Pocklington Trust at their impressive new scheme in Northfield, Birmingham. The theme of meeting of the meeting was 'information and advice' and members heard presentations on:

- Warwickshire's 'If only I had known project'
- Gloucestershire's Village Agents
- FirstStop housing advice service
- Involving older people in reviewing information, and
- AskTara website on giving information on telecare products

And finally, sincere thanks expressed by all for Sue Williams' work in the West Midlands in recent years as she handed the HLIN reins over to Anne Bailey.

North West HLIN update

Libby Spencer & Jean Bray report on the latest meeting hosted by Cosmopolitan Housing Group in Liverpool. The meeting involved two venues, including a visit of an Extra Care scheme built specifically for people with high dependency. The second part of the meeting included presentations on:

- the Local Government Improvement and Development National Ageing Well Programme
- the Personalisation agenda and its implementation in Knowsley

The next meeting will be held in St Annes, Lancashire in October. Libby and Jean say: "We are particularly keen to broaden the range of topics that we normally cover in the NW to include all areas of supported housing for older people, not just extra care. We would therefore welcome any suggestions of speakers or recent successful developments that may be showcased."

South East HLIN update

Sue Terry reports on the meeting hosted by Weald in their DH funded scheme in Newhaven. The focus for the meeting was dementia care and included presentations on:

- the National Dementia Strategy in the SE
- dementia care in ECH
- a very interesting arts-based approach to dementia care, ARTZ
- commissioning in East Sussex



- the challenges of managing dementia care in Housing Association schemes, particularly the mix of residents with differing care needs

Members had good discussions throughout the day and the general consensus was that there is a lot of potential for a workshop on dementia care at a future LIN event.

London HLIN update

Margaret Edwards reports on the meeting hosted by Hill Homes at their new extra care scheme the Trees in Highgate, London (subject of our latest Case Study on p3). The theme of the event was "Planning and funding for extra care and supported housing", and speakers gave presentations on:

- The scheme
- Funding options
- Planning constraints
- Co-housing models

North East HLIN update

Denise Gillie reports on two successful workshops in June with the Northern Housing Consortium. These focused on funding cuts and personalisation - Delivering housing, care and support services for older people in a changing world.

Other Regional News

FirstStop launches its Moving Home Service, which offers a solution to the physical and emotional stress of moving home for older people. The service is currently available in Greater London; Surrey; East & West Sussex, Brighton & Hove, Buckinghamshire, Oxfordshire and Warwickshire and FirstStop are hoping to expand the service to other regions in the near future. More information can be obtained by emailing: info@firststopadvice.org.uk

REGIONAL HOUSING LIN MEETINGS

Details of our forthcoming regional meetings are listed below. To receive an automatic invite, register your interest by region at: www.housinglin.org.uk/userAccount/register

- Eastern LIN jointly with NHF**, 20th September, Cambridge
- Yorkshire & Humberside LIN**, 28th September, Tadcaster
- West Midlands LIN**, 11th October, Birmingham
- South East LIN**, 20th October, Hampshire

Registrations to our regional meetings are open to members of the Housing LIN at: www.housinglin.org.uk/Events

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

OTHER EVENTS

The following events are supported by the Housing LIN

Extra Care – A sustainable solution to the care crisis? - London 13 September 2011

ILC-UK will be launching new research into the benefits of extra care housing. Using data from 3 providers, Extra Care Charitable Trust, Retirement Security and Audley, with additional funding provided from Housing LIN, we have undertaken a major review which explores the characteristics of residents, the notion of extra care housing as a home for life, the health outcomes of residents, and patterns of health service usage of residents. Register at: <http://ilcukextracare.eventbrite.com>

Strategic housing options for older people

Four strategic housing regional workshops organised by the Local Government Group Ageing Well programme in Birmingham (22 September), Manchester (27 October), York (29 November) and Taunton (31 January 2012). More information at: www.idea.gov.uk/idk/core/page.do?pagelId=20362855

PROFILE YOUR WORK

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

info@housinglin.org.uk

We welcome your contributions.