



Housing LIN

Connecting people, ideas and resources

**Housing Learning and
Improvement
Network**

Housing our Ageing Population

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About the Housing LIN

- Previously responsible for managing the DH's £227m Extra Care Housing Fund and £80m Telecare in England grant
- 48,000 members across housing, health and social services to help improve partnership working and integration on housing and care
- Essential online resources on housing with care for older people to support commissioners, funders and providers in market development, innovation and investment
- Publish papers to brief on latest innovative policy, research and practice developments in housing, care and support for older people
- Member of the Prime Minister's Challenge on Dementia Group
- 9 regional 'learning labs' in England supporting local information exchange, peer-to-peer shared learning and improvement activities, and exemplar study visits



Putting sheltered housing on the map

“Care minister warns of sheltered housing market failure”

(Norman Lamb, Care Services Minister, Inside Housing, September 2013)

“At the moment, there is no clear national vision or leadership on the future of sheltered and retirement housing. This is exacerbated by uncertainty around funding for preventive care and support services”

(Making it work for us, Age UK, 2012)

“A new generation of retirement housing could set off a property chain reaction...”

(Top of the Ladder, Demos, September 2013)

“Pensioners want to 'end their days' in bungalows!

(Nick Boles, Planning Minister, Daily Telegraph, October 2013)



Ready for Ageing?

- *“The housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people.”*

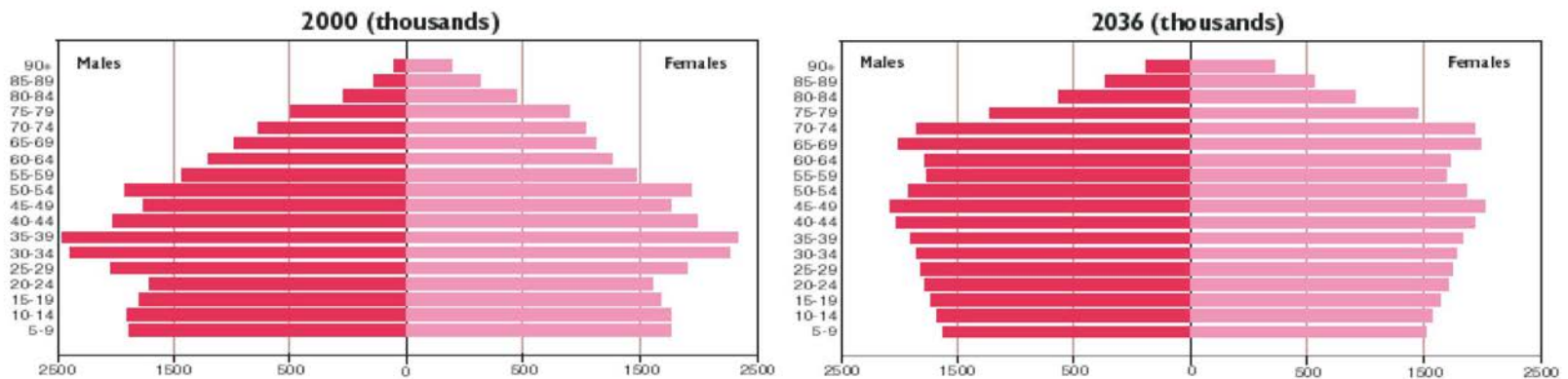
**Select Committee on Public Service and
Demographic Change, Lord Filkin (2013)**



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Drivers for change

- Spiralling demand for health care services - growth in demand is 7% per year.
- Primary driver is an ageing population, with baby boomers (the post war bulge in the population) beginning to work their way through demographic and demand projections



Source: www.hm-treasury.gov.uk



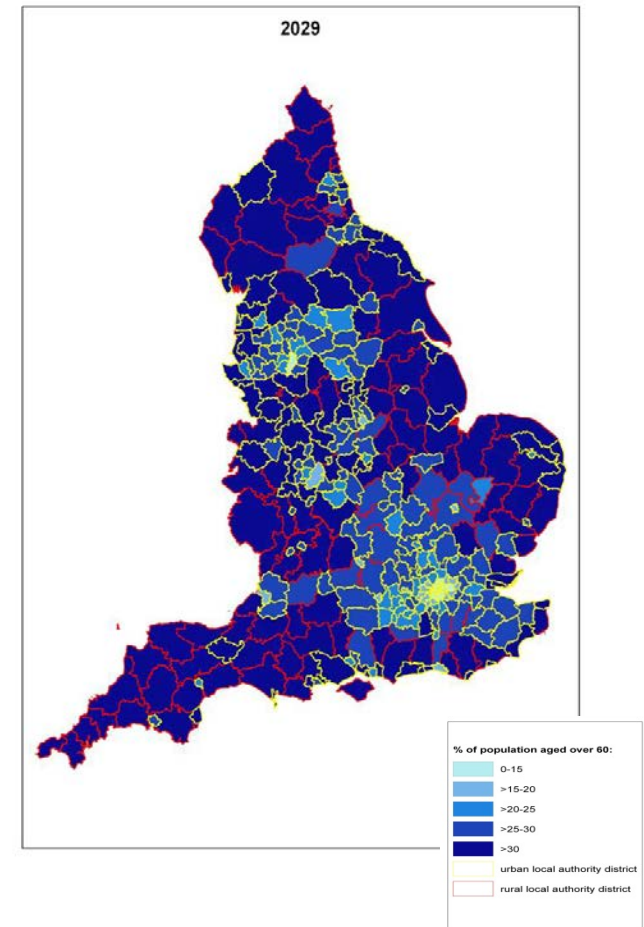
Housing - task orientated: outcome focussed

- *Specialist housing* - delay moves to residential and nursing care
- *Housing support* - deliver interventions to prevent homelessness
- *Mainstream housing* – design quality and accessibility (such as HAPPI) to offset future health and social care costs
- *Home improvement agencies and handyperson services* - deliver aids and adaptations that can reduce hazards, fuel poverty
- *Environmental health* - tackle chronic disrepair and environmental conditions that can lead to a long term condition, disease or increased health inequality
- *Regeneration and renewal* – promote sustainable health outcomes via health neighbourhoods/age-friendly communities
- *Spatial planning* - support growth and links to strategic needs eg JSNA



Why is housing part of the integration agenda?

- Over 15 million people in England with a long term condition eg heart disease, diabetes, asthma, respiratory problems and dementia
- Older people account for 55% of GP appointments, 68% of outpatient appointments and 77% of inpatient bed stays
- More likely to have other complex needs leading to disabilities which require care and/or support
- they live in poor housing, which could exacerbate their condition and make them more likely to be admitted to a care home





Making integration work: building capital

- Working with NHS England, ADASS and a consortia of housing industry leads on the role of housing in delivering health and wellbeing agenda to produce a **Partnership Agreement**
- The shared statement on the health and social care **Integrated Transformation Fund** makes reference to Disabled Facilities Grant and other capital grant funding
- DH **Community Capacity Grants** (2013/14) £171m allocations for capital purposes
- DH **Care and Support Specialised Housing Fund**, administered by the HCA and GLA. Phase One will see 122 new schemes in England for older and vulnerable people with long term conditions, with Phase Two to be announced later
- But, who will meet housing and housing related care and support revenue costs?



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An ageing resident profile?

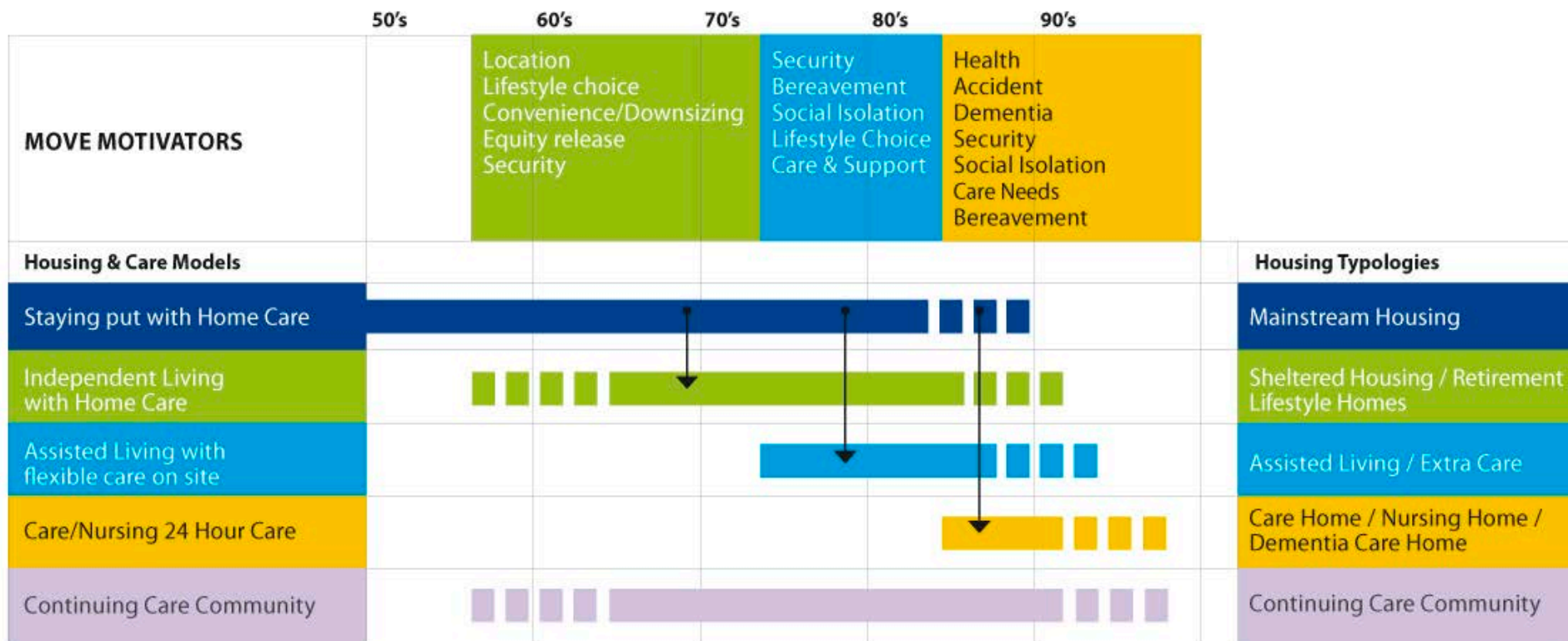
- 2.4million more older households by 2036
- 9 million people over 65 in England can currently access just over 1.35 million places in specialist housing or care homes.
- Over 40% of households in social housing have a disability or are over 65. This figures is set to rise
- People with dementia over 65 years of age are currently using up to one quarter of hospital beds at one time
- But majority of older people live well at home into older age





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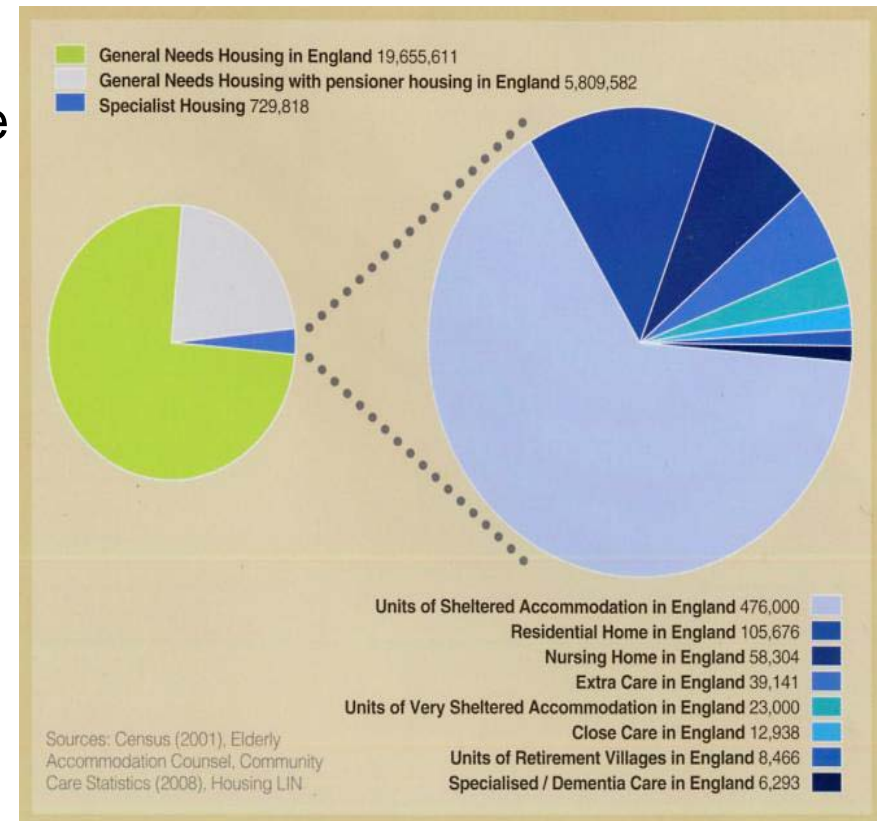
What triggers a move in later life?





Housing our ageing population

- 90% of older people live in ordinary housing
- Nearly 70% are home owners, the remainder are predominantly in social housing
- Supported housing for older people accounts for less than 5% of the market (729,818 units)
- Shortfall of 240,000 specialist housing with care to keep pace with demand, including housing for people with dementia (source: SHOP@)














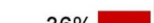


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Evidencing funding applications

Current Needs

	Demand	Supply	Variance	% Variance	
Sheltered Housing	1,625	2,193	568		 35%
Sheltered Housing: Rent	1,333	1,809	477		 36%
Sheltered Housing: Lease	293	384	92		 31%
Enhanced Sheltered	260	0	-260	-100%	
Enhanced Sheltered: Rent	146	0	-146	-100%	
Enhanced Sheltered: Lease	114	0	-114	-100%	
Extra Care	325	24	-301	-93%	
Extra Care: Rent	91	24	-67	-74%	
Extra Care: Lease	234	0	-234	-100%	
Registered Care	1,430	664	-766	-54%	
Residential Care	845	292	-553	-65%	
Nursing Care	585	372	-213	-36%	

Understanding demand & capacity

Housing LIN / ADASS SHOP analysis tool

Draws on the IPC POPPI data from ONS, plus the EAC care & housing data



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What's happening at a national level?

- APPG - HAPPI2 inquiry report
- DCLG - Review of Building Regulations – streamlined building standards. Very little specific information on housing design for older people beyond broader accessibility issues such as Part M and Lifetime Homes
- DCLG - Consultation on planning – no technical information on planning for housing for older people ie Use Class Orders, Community Infrastructure Levy
- HCA - affordable housing programme mainstream/non-mainstream funding
- Ready for Ageing? Lord Filkin report





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Investing in homes and communities





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Getting connected – a vision for the future?





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Housing that is shaped and controlled by older people

Co-production

- Community-led housing
- Self-build housing
- Cooperatives
- Co-housing
- Leasehold schemes for older people

Other housing choices for older people

- Extra care housing/Very sheltered housing
- Sheltered/retirement housing/senior living
- Retirement Villages
- Almshouses





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Creating better partnerships

- Major shift to services within communities rather than hospital inpatient (planned)/emergency (unplanned) settings.
- Key barrier is that this transformation landscape means leaders in the short term may be too busy to fully engage.
- Opportunities though to educate and inform those responsible for this new architecture that good housing can play a major part in improving health and wellbeing. Role of support groups, knowledge transfer and leadership networks

Department for
Communities and
Local Government

*Supporting People for Better Health:
A Guide to Partnership Working*



Care Services Improvement Partnership

CSIP

supportingpeople

supporting independence

We help to improve services and achieve better outcomes for children and families, adults and older people including those with mental health problems, physical or learning disabilities or people in the criminal justice system. We work with and are funded by

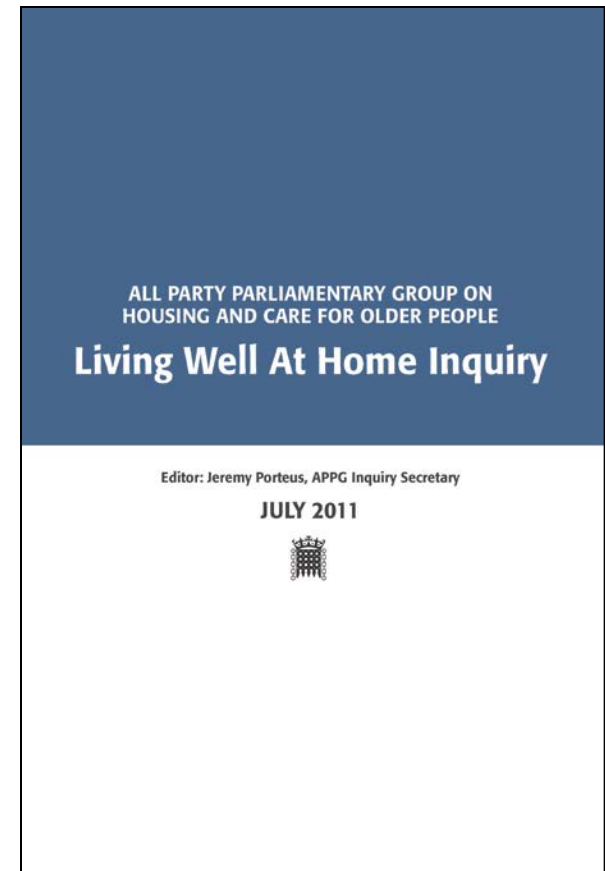




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Delivering outcomes that older people want

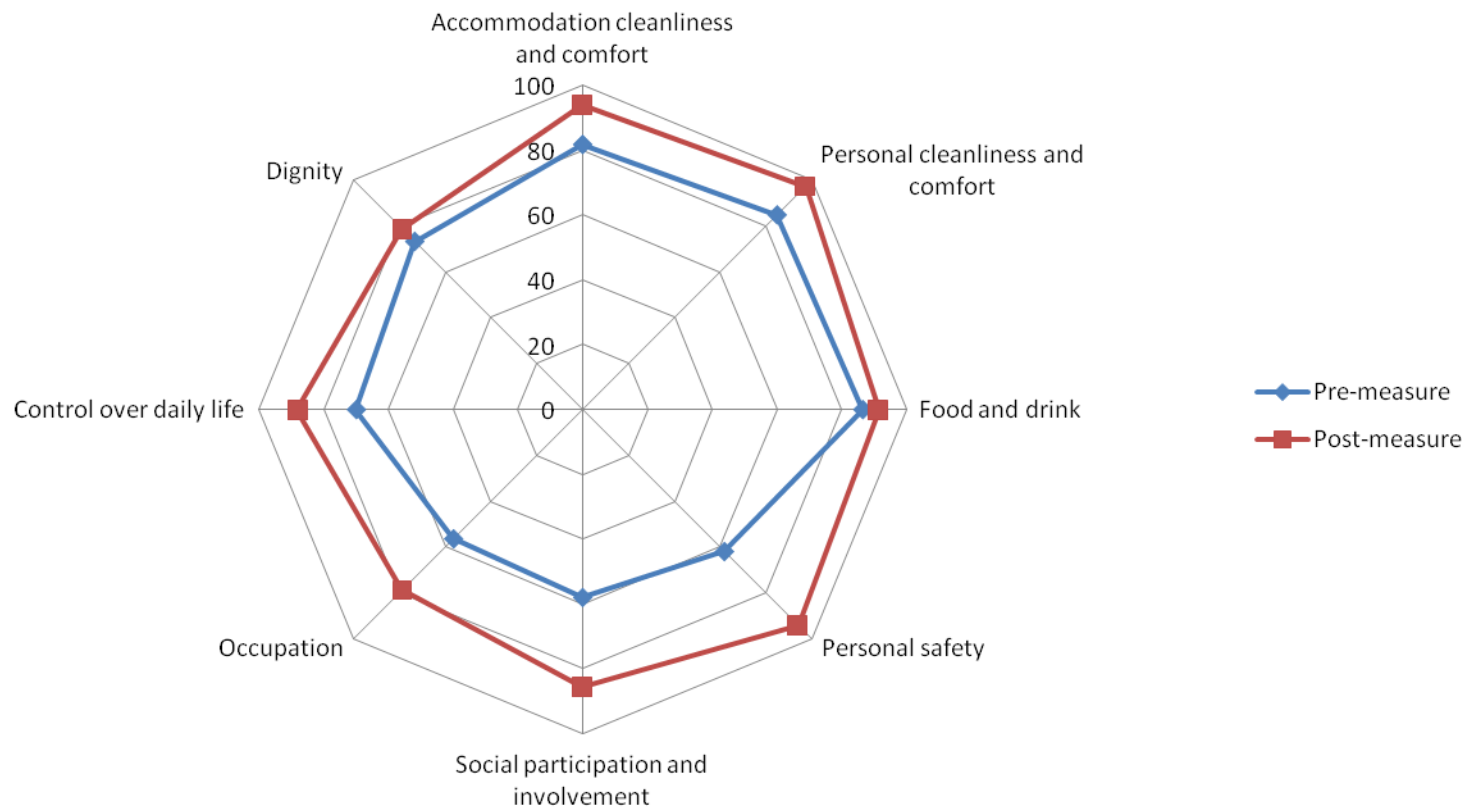
- Less dependency on high cost care
- Developing intermediate care and re-ablement services
- Make best use of technology and equipment – internet, telecare
- End of Life Care – avoid hospital admission
- Preventing costly health interventions eg, as a result of a fall
- Providing meaningful choices and lifestyle aspirations to meet personalisation objectives
- Building effective social capital to enable greater community engagement/informal or family care/volunteering





What's the evidence?

Radar Chart to show difference between measures taken before move to Trailway and afterwards





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It's the people that matter





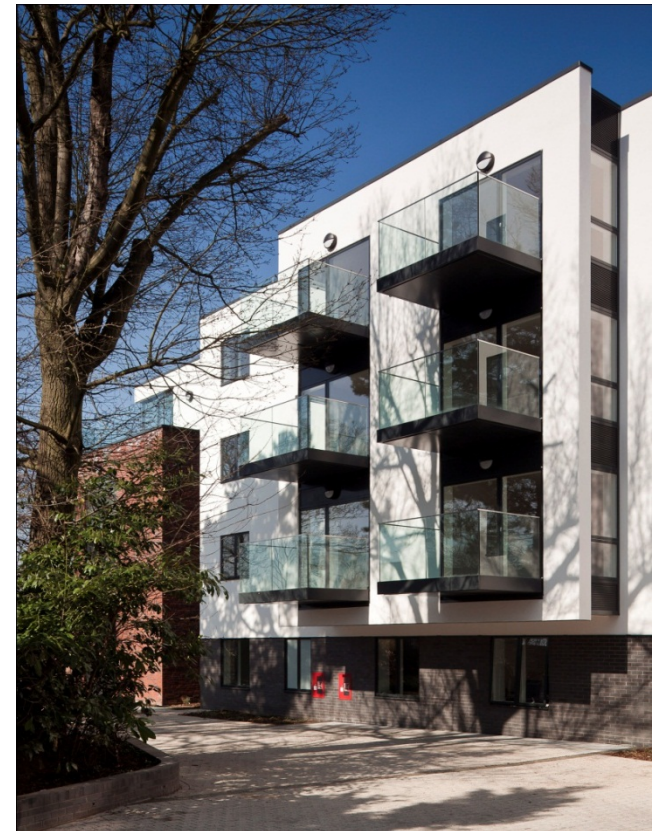
Specialist housing: specialist solutions

- *Leadership*: what is your offer to the NHS and social care? Have they heard you/know you are there?
- *Protecting the bricks and mortar*: Is your stock 'fit for the future? Adaptable, remodel, decommission, 'care ready'?
- *The extent of personalisation*: what will this mean under a new govt. Will it extend choice and control even further?
- *Health and care outcomes*: can you evidence tackling health inequality in housing, preventing homelessness, sustaining tenancies, avoiding a move to residential care, quality of life
- *Managing relationships*: How close are you to your health partners? I.e Sandwell health and housing forum
- *Operating in a tighter financial envelope*: Public sector spend looking for efficiency savings in all areas, access to capital/revenue streams, evidence base through Health & Housing, Health & Safety Rating System, impact of recent HB announcements



Capital and revenue investment

- HCA Affordable Housing Programme
- DH £300m specialised housing fund
- DH £261m social care capital grant
- DH £40m contribution to DFG to support reablement, more ahead?
- 3 million lives campaign for telecare/health, but
- Supporting People in England and new commissioning with tightening eligibility criteria and increasing self-funder market
- Use of equity release to move to 'downsize' to purpose-built 'care ready' housing and/or to pay for personal care and support

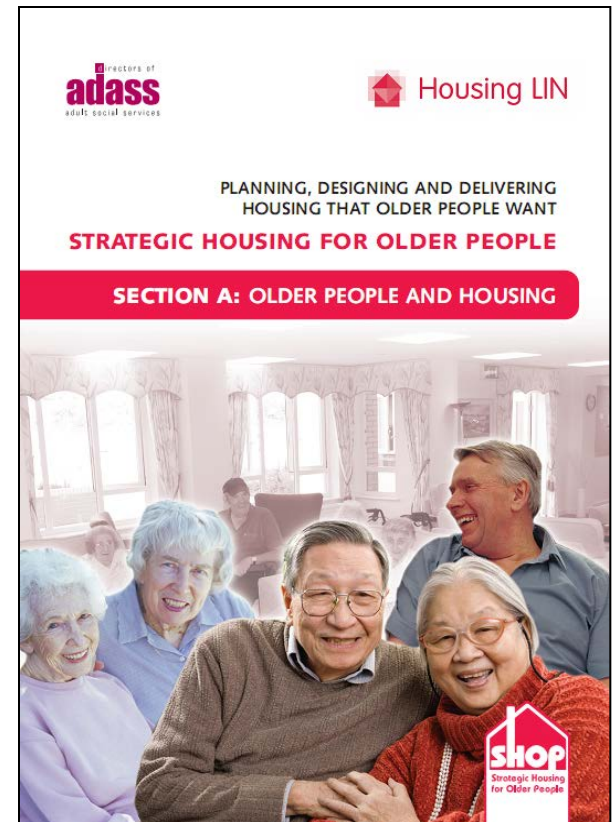




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Developing your Market Position Statement

- How might accommodation and care for older people change over next 20-30 years? How can housing market deliver health outcomes
- What impact will changing wealth and tenure on accommodation and services older people might want as opposed to might need
- What will the implications of levels of personal equity held by homeowners
- What policies/strategies in place for Healthy Neighbourhoods and future adaptability to support Ageing Well?
- Support long term conditions management





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Opportunities or Challenge?

- What scope is there for better planning, commissioning and/or access capital funding to promote innovation in lifestyle choices for older people or stimulate a housing with care market as an alternative to institutional provision?
- Can Age-friendly communities help partners such as not-for-profit, churches and statutory health and social care services support more people in the community, meet growing demand of an ageing population, any targets / cost-benefits?
- Is there the case for Extra Care Housing for maximising independence for people with dementia or is the future more residential care and home based care and support?
- Are there other market opportunities such as aids and adaptations, telecare, co-housing, homesharing, social capital?
- What strategies and policies are in place to engage, involve and listen to the housing with care needs of older people and their carers, and the wider community?
- Join the Housing LIN to stay connected with latest ideas



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Thank you



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