

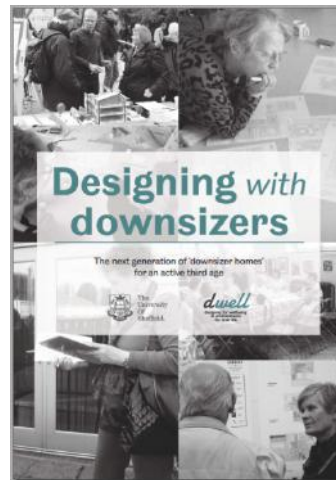


Housing LIN

Connecting people, ideas and resources

Housing Learning and Improvement Network

Connecting people, ideas and resources to improve housing with care matters Manchester Friday, 10 February 2017



Jeremy Porteus
Director
@HousingLIN



Housing LIN

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
- 10 regional 'learning labs' in England and Wales supporting local information exchange, peer-to-peer shared learning and improvement activities, and exemplar study visits





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Getting into the swing of things!





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Planning our housing for later life – UK style



By 2040, nearly 1 in 4 people will be over 65 and 1 in 7 people are expected to be aged over 75. (source: Foresight, Government Office for Science).



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Planning our housing for later life – US style





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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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Still not Ready for Ageing!

“We have a huge undersupply of retirement housing. New mainstream housing is, in the main, not being built to Lifetime Homes Standards, and older people are not being adequately supported to adapt their own homes. Significant numbers of older people live in housing officially classified as ‘unfit’.”

Ready for Ageing Alliance (2016)

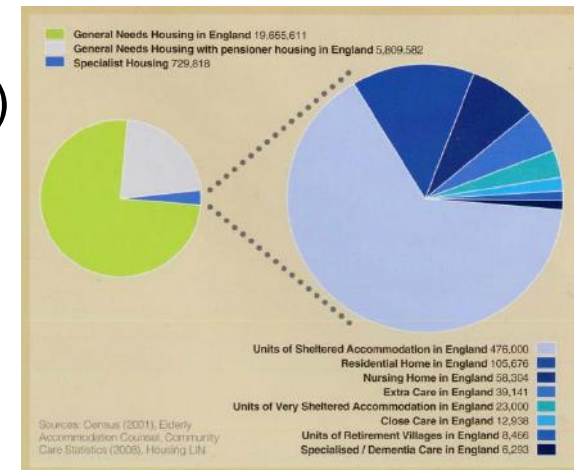




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Did you know?

- Supported housing for older people accounts for less than 5% of the market (729,818 units)
- 1.5m individuals report having a medical condition or disability that requires specially adapted accommodation
- Shortfall of supply in specialist housing with care to keep pace with demand, including housing for people with dementia ranges from 164,000 to 240,000 by 2030 (Demos and Housing LIN/SHOP@)
- Research shows that investment in affordable mainstream and specialist housing produces health benefits and reduces demand on NHS/social care.
- Moving older people from inappropriate housing could save £8,000 per year (Frontier Economics, Affordable Housing Report, 2014).





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Getting the message across

“The focus for many has purely been on bricks and mortar. If we’re going to create truly aspirational communities for seniors it needs to move beyond design and be about connection and relationships”

Sara McKee, Housing LIN Viewpoint



“The shortage of purpose-built housing for older people is ‘bed-blocking’ the housing market.”

John Pankhurst, Inside Housing



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What does contemporary housing for older people look like?

- Matching different housing options to identified need in particular locations/communities
- Based on strong partnerships - signalling clearly to the market and providers what types of housing options will be required and supported
- New care and support delivery models
- Ensuring there is a balance and mix of housing options (dwelling and tenure) developed and available to meet future need





Future housing market?

- Commissioned extra care housing as an alternative to residential care eg the new care hotel?
- Lifestyle/HAPPI style retirement housing ‘offer’ for “extended middle age”
- Retirement Villages, provide scale and balance of care but towards ‘hub and spoke’ model?
- “Silver” club membership of residents eg 55+ in mainstream housing
- Smarter technology enabled services
- Consumer owned solutions eg co-housing, mutuals, community-led approaches, collaborative care





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 in a new **Memorandum of Understanding**
- The shared statement on the health and social care £5.3b **Better Care Fund** makes reference to £220m Disabled Facilities Grant and other capital grant funding (£135m) per annum
- **DH Care and Support Specialised Housing Fund**, administered by the HCA and GLA. Phase One saw 122 new schemes in England approved for older and vulnerable people with long term conditions, with Phase Two (£155m) for London and rest of England





But, is our housing 'unfit for ageing'?

- The NHS spends £1.3bn every year because of poor housing eg trips/falls, energy efficiency/fuel poverty
- Hospital discharge schemes offering housing help to speed up patient release save local social care budgets least £120 a day
- Where it is appropriate, postponing entry into residential care for one year saves an average of £28,080 per person
- Providing an adaptation in a timely fashion can reduce social care costs by up to £4,000 a year
- NHS England Healthy New Towns programme across 10 sites (inc Darlington, Runcorn and Fylde)
- NHS England 'vanguards' = better care at home in South Yorkshire





Dean Hawke's Circadian House

- **Longing and belonging** – the psychology of ageing
- **Combatting loneliness and isolation** – social care of ageing, friendships and family
- **Home, place & community** – the environment for ageing
 - Live in balance with nature – follow the daily and seasonal cycles of the outdoors
 - Adaptability – adapt to changing conditions ie 'care ready'
 - Sensibility – protection from and control of environment ie passive solar gain





Improving later life

Building personal resilience

Detachment from social participation in older age can have negative impacts on health & wellbeing, including depression, physical and cognitive decline, and increased mortality.

Building community resources to resilience

Social mobilisation – providing ways and means to build, enable and support older people's connections to social networks in the community and to foster their mutual aid

Co-creating lifelong neighbourhoods

Older people are both the beneficiaries of and contributors to all age-friendly activities that span the generations.



Improving later life.
Vulnerability and resilience in older people.



CollaborAGE – “my 5 I’s”

- What do older residents aspire to?
- **Involvement:** Ease of maintaining existing social networks and opportunities for wider social interaction including multi-generational contact
- **Independence:** Privacy when wanted by having own front door and with security of tenure
- **Inclusion:** Living in a community which will be “fun” and would foster self-reliance, self-control and determination, interdependence and co-operation. These being factors that contribute directly to continued independent living, successful ageing and enhancement of a longer life
- **Integrated:** With health professionals embedded within but not dominating the scheme, would ensure that residents, when hospitalised, would not ‘bed-block’ at time of discharge
- **Inviting:** Having open welcoming public areas and quality apartments provide a retirement complex to which children and grandchildren will be happy to visit and create ‘feel good’ memories for all



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Getting the design quality right

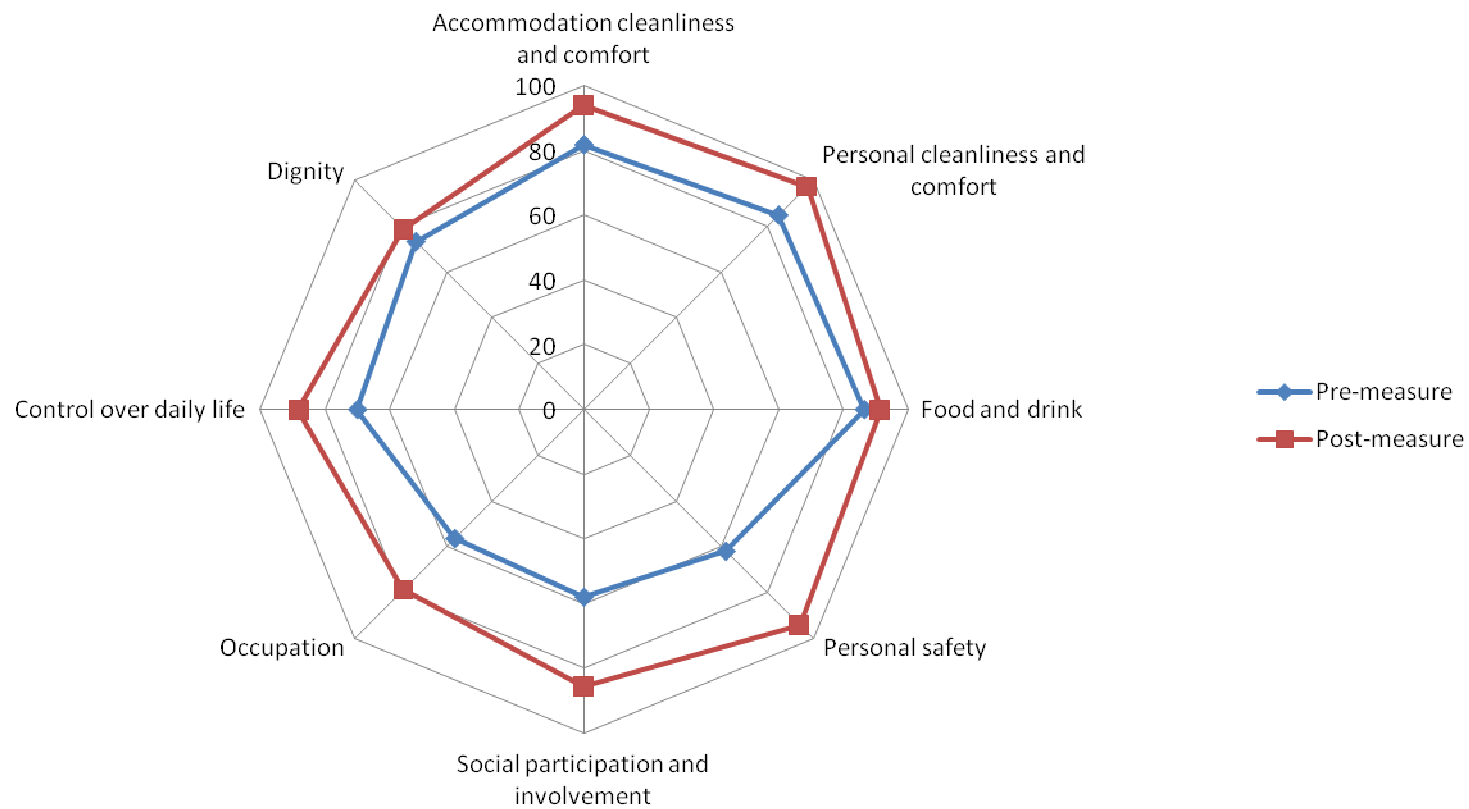
- **Doing it for ourselves/co-design**
a volunteer ethos- desire and necessity for next generation of older people; resident-led, self-care, mutual ownership, co-housing, 'virtual' villages, age-friendly communities
- **'Care ready' housing**
housing more closely integrated housing, care and support commissioned locally to reduce dependency, address long term conditions such as dementia





Quality of life measurements

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

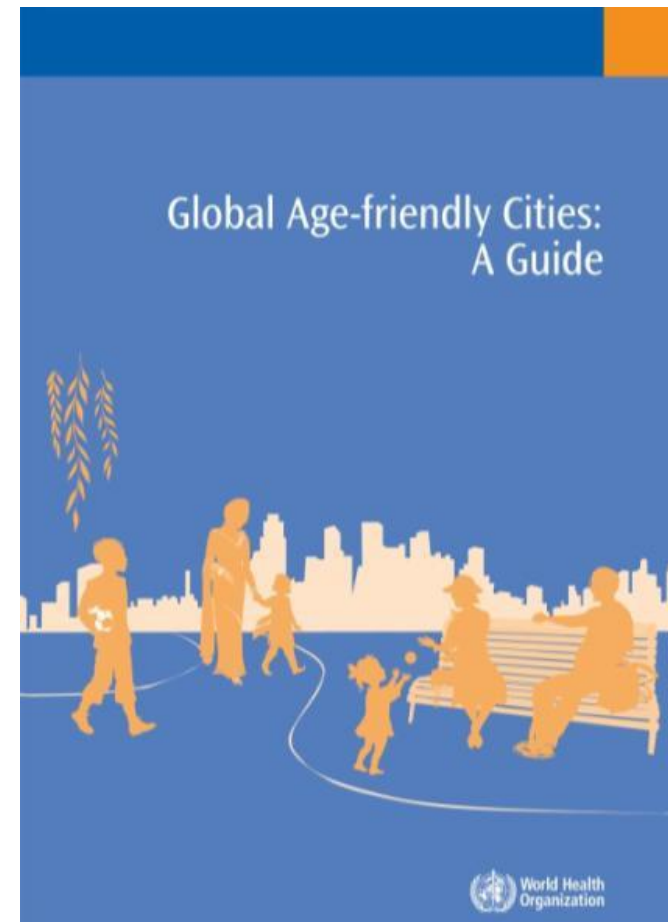




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Developing age-friendly approaches

- Naturally Occurring Retirement Communities – where there are already older populations <35%
- Lifetime Neighbourhoods – designing built environment for health and wellbeing, greater accessibility, green space, enables participation
- Age Friendly Cities (WHO) – investment in wider infrastructure
- Devo agenda – new spatial plans
- Smart Cities and digital platforms
- Urbanisation/regeneration v rural communities





How to get fit/fitter for an ageing society

- **Understand** older customers and potential prospective customers better
- **Be clear** about the implications of ageing for your business plans and capital programmes
- Develop **service offers** promoting personal, social and economic wellbeing
- Build **strong partnership** with the world of healthcare and local councils
- In all your **housing and regeneration projects**, consider how best the housing needs of older people will be met
- **Involve** older people in shaping your design and plans, not just at the start of the project – need a **‘living lab’** approach





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Useful Housing LIN publications

Housing LIN case study report

- Deck access, balconies and bungalows: new trends in HAPPI award-winning buildings

CIH/Housing LIN briefing:

- New approaches to delivering better housing for older people

Housing LIN viewpoints:

- Growing Older Together: The case for housing that is shaped and controlled by older people
- What about the other 95%
- Lifelong neighbourhoods: how older people can add value
- How can local planning authorities engage better with the housing needs of an ageing society





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Useful web resources


Housing LIN dedicated webpage:

- Design ‘hub’ with content on: Accessible design; HAPPI; Designing extra care housing; age-friendly communities; eco-housing; planning and inclusive design
- www.housinglin.org.uk/Topics/browse/Design_building/

Design Hub - Building homes and communities
Updated on 16/09/2014

Good design of homes and neighbourhoods as well as ways to connect with others in the local community are important to everyone and especially as people age. These pages offer guidance and examples of effective design principles and practice in mainstream and specialist housing for older and vulnerable adults. These resources are split into 7 main topics as detailed below and shown on the left-hand side.

Accessible Design
Homes and their immediate surroundings are central to achieving good outcomes for the people who live in them. Homes can be designed or adapted to enable people to stay put when they develop disabilities due to aging or other causes.
*Click on **Lifetime Homes** to find summaries and resources about design and accessibility in housing for older people.*
*Click on **Accessibility and Adaptability** to find summaries and resources about design and accessibility in housing for older and vulnerable adults.*



The Trees, Highgate

Supported by:

Habinteg
Accessible homes
Independent lives

We are grateful to [Habinteg Housing Association](#) for their support to enable us to develop and maintain these design pages.

In association with:

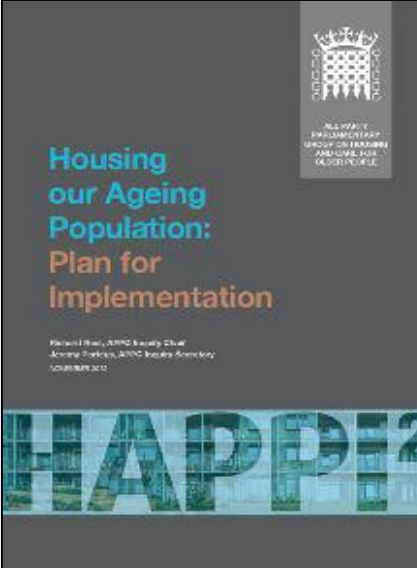
cae Centre for Accessible Environments

Related pages

- Extra Care - Design
- Older people - Design
- Dementia - Design

Also of interest

- Podcasts



Housing our Ageing Population: Plan for Implementation

Edited by: ANPD Quality Group
Anne Parker, ANPD Quality Services
January 2012

HAPPI?



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Thank you

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