

A Place Called Home – National Context

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Housing Learning and Improvement Network



Housing LIN

Connecting people, ideas and resources



"You cannot deal
with the people and
their houses
separately."

Octavia Hill

*With thanks to Neil Revely for this slide

New planning guidance: housing for older and disabled people

The new chapter to National Planning Policy Guidance states that Local Planning Authorities:

- should set clear policies to address the housing needs of older and disabled people and ensure that their Plans provide for specialist housing for these groups where a need exists;
- need to count housing provided for older people against their housing requirement;
- should take a positive approach to schemes that propose to address an identified unmet need for specialist housing.
- <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

Do we really need to keep asking for proof that housing matters? Consider...



- The person who has not left their home for 7 years, apart from for hospital visits, because they live on the second floor with no lift and cannot leave the building
- The parent who cannot say goodnight to their children, because their home is inaccessible and they are unable to enter the bedroom
- Anyone who is living in any kind of housing situation where they are uncomfortable, feel insecure, unsafe, isolated, and or have no control over their own life...

How easy would it be for anybody to keep active, and to remain healthy, and mentally well in that situation?

*For the source of these examples and for much more qualitative and quantitative evidence, see 'Housing and Disabled People: Britain's Hidden Crisis', EHRC, May 2018

Accessible Homes

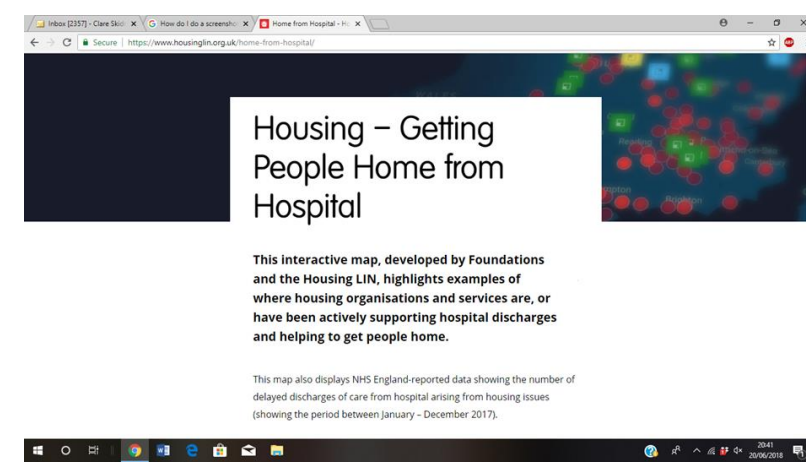
- Habinteg's new Insight Report: A Forecast for Accessible Homes
- There are 13.9 million disabled people in the UK yet just 7% of homes currently provide even the most basic accessibility features
- The majority of local plans have no specified requirement for a proportion of new homes to meet any accessible or adaptable housing standard. Further, less than one fifth of plans include a requirement for any wheelchair user dwellings
- Unless new homes are accessible, older and disabled people will be excluded from many basic aspects of daily life (indeed this is already a day to day reality for many)



Support for hospital pathways

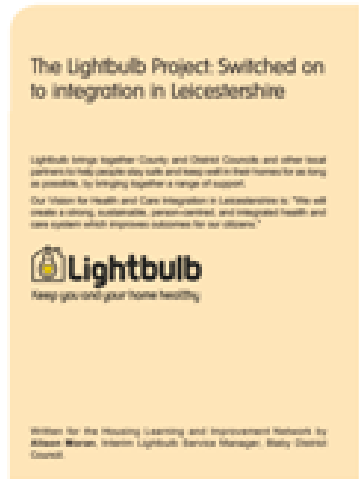
- Housing options services as part of hospital discharge teams and in A&E to prevent admissions
- Home improvement agencies – proactive support to enable daily life, prevent accidents, tackle fuel poverty
- Specialist support in hospitals, targeted at people with mental health needs, learning disabilities or dementia
- Fast track adaptations / repairs to get people home
- Step up / crisis accommodation in housing settings, supporting hospital discharge and effective reablement

<https://www.housinglin.org.uk/home-from-hospital/>



Lightbulb Project, Leicestershire: Community based housing support

- Integrated, proactive approach including GPs and other health professionals and also based within hospital settings
- Evidenced savings include
 - Reduction in health and social care service utilisation
 - Reduction in A&E attendance, hospital admissions and delayed transfers of care




July 2017

* The Lightbulb Project: Switched on to integration in Leicestershire, Housing LIN Case Study, July 2017

Derby City Council, Healthy Housing Hub

- Housing related advice and support
- Prescribed housing support
- Healthy housing assistance
- Partnership links across health, housing, social care and the voluntary sector
- Evaluation - positive outcomes / efficiencies

| | | |
|---|--|--|
| Use of A&E 39.5% reduction | Acute Hospital 53.8% reduction in stays | Admissions 20% fewer hospital admissions |
| EMAS  reduction in contact and conveyance to hospital | 91% of clients still in own homes at 12 months | 86.3% felt benefit in health, wellbeing, anxiety, confidence |

Housing Aids, Adaptations, Technology: Design Quality

- Historically insufficient focus on design quality
- Few adaptations / devices have an aspirational, attractive appearance



Q&A Series
This is a series of questions and answers about the design of the device. It is a series of questions and answers about the design of the device. It is a series of questions and answers about the design of the device.



HAPPI Design Principles

The HAPPI principles are based on 10 key design criteria, reflecting:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'



Hopeful trends?

- **Doing it for ourselves/co-design:** growing interest for next generation of older people; resident-led, self-care, mutual ownership, co-housing, age-friendly communities. ‘Intergenerational’ approaches.
- **‘Care ready’ housing:** Better designed housing flexible to changing requirements, and inclusive of wide range of care and mobility needs. Accessible to community connections



Some more positive scenarios...

- Moving into bespoke adapted accommodation, following spinal injury
- A person with learning disabilities moves out of secure accommodation into their own home
- A person moves into extra care housing, without which they may have felt they had no choice other than to move into residential care
- A person can remain living in their own home, receiving a Disabled Facilities Grant (DFG) to fund a major adaptation such as an extension to their home
- An older person makes ongoing use of a handyman's service – assisting with smaller (but really important) things like changing light bulbs etc
- A person is helped home from hospital with the support of a fast-track housing service, working closely with hospital discharge teams



Making Housing Count

- Housing is critical to enabling independent living
- Housing impacts on our physical and mental well being and health inequalities
- Housing options have evolved to meet new and emerging demand and aspirations (for people with care and support needs)
- Contributes to community solutions
- Instrumental in improving outcomes for people, carers, families
- A workforce in touch with communities that can support integrated working and personalised approaches, and support people to live self-determined lives
- There is still much to do in order to improve the range and quality of housing options – in order to do this, joint working and co-production with people who need the housing is required



Making it Real in Housing

- Personalisation and placing the person at the centre of all thinking and planning is fundamental to getting this right, whether we are talking about housing, health, care or anything else
- The Housing LIN is committed to signing up to 'Making it Real' and to encouraging our members and stakeholders to do so as well
- We would welcome any input and advice from other TLAP partners!

Questions to Consider

- What opportunities can you see in your own organisation, area, or lived experience, where housing, health and social care, and local planners, could work more effectively together?
- What could you, or organisation, do to influence a more integrated approach?
- Do you have any good examples of where people have got this right?
- If you would like to share any examples (good or bad) of your own lived experiences of housing and its role in personalisation and integration, the Housing LIN would like to hear more... please contact me at c.skidmore@housinglin.org.uk



Looking for inspiration?

- Visit the Housing LIN website, <https://www.housinglin.org.uk>
- Check out our free-to-view online resources, including more evidence, inspirational examples, technical guides and videos
- Sign up to receive our free weekly bulletin, *LINks* - over 25,000+ subscribers
- Get involved and write us a blog or a case study, or join us at one of our regional or national events
- Follow us on twitter at @HousingLIN, @HousingLINews and me @SkidmoreClare
- c.skidmore@housinglin.org.uk

Developing new homes suitable for older and disabled people

The Central Bedfordshire story... ... so far

Tim Hoyle

The logo for Central Bedfordshire, featuring the text "Central Bedfordshire" in white on a green circular background.

Central
Bedfordshire

About Central Bedfordshire

Population: 269,100
Households: 104,400
73% owner occupied

Over half the population is rural

Generally fairly affluent

Major centres of population:

Leighton Linlade: 40,070

Dunstable: 37,880

Houghton Regis: 18,110

Flitwick: 13,180

Sandy: 12,210

Local Plan 2015-2035 identifies
growth of 39,350 dwellings with
likely more to come...



Central Bedfordshire Council's approach

- Approach to the whole market – not just those needing public support.
- Looking at all housing types.
- Willing to use Council assets.
- Engaging with the market and developing partnerships.
- Investment in the social housing sector

Achievements so far...

- Replacement care and nursing homes
- New and replacement housing-with-care and housing-with-support schemes
- Plan to deliver new and replacement accommodation for adults with learning disabilities

But...

- Little progress in the delivery of new homes suitable for older people
- New specialist housing mainly at the affordable end of the market

Our response

We wanted to get a clearer understanding of the needs and aspirations of older people and use this to:

- Guide the Council's priorities
- Understand how to make best use of the Council's assets and resources
- Influence others

Research

Used national research:

- [Future of an Ageing Population](#)
- [HAPPI 1, HAPPI 2 & HAPPI 3](#)
- [Designing with Downsizers](#)

Commissioned our own independent research in Central Bedfordshire of a representative sample of older people

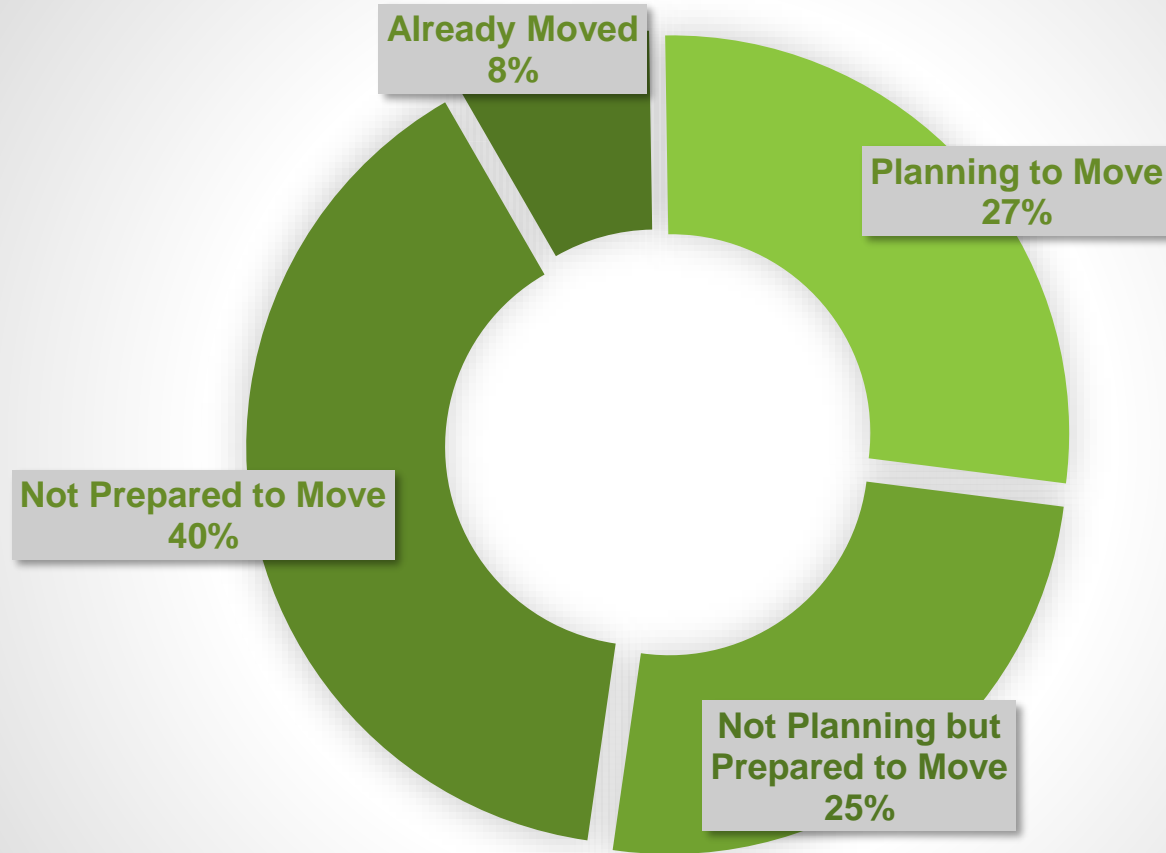
- 600 short interviews
- 80 in-depth interviews
- Stakeholder focus groups

Key Research Areas

- Propensity to move
- Drivers for those considering a move
- Preferred tenure type
- Preferred housing types
- Downsizing

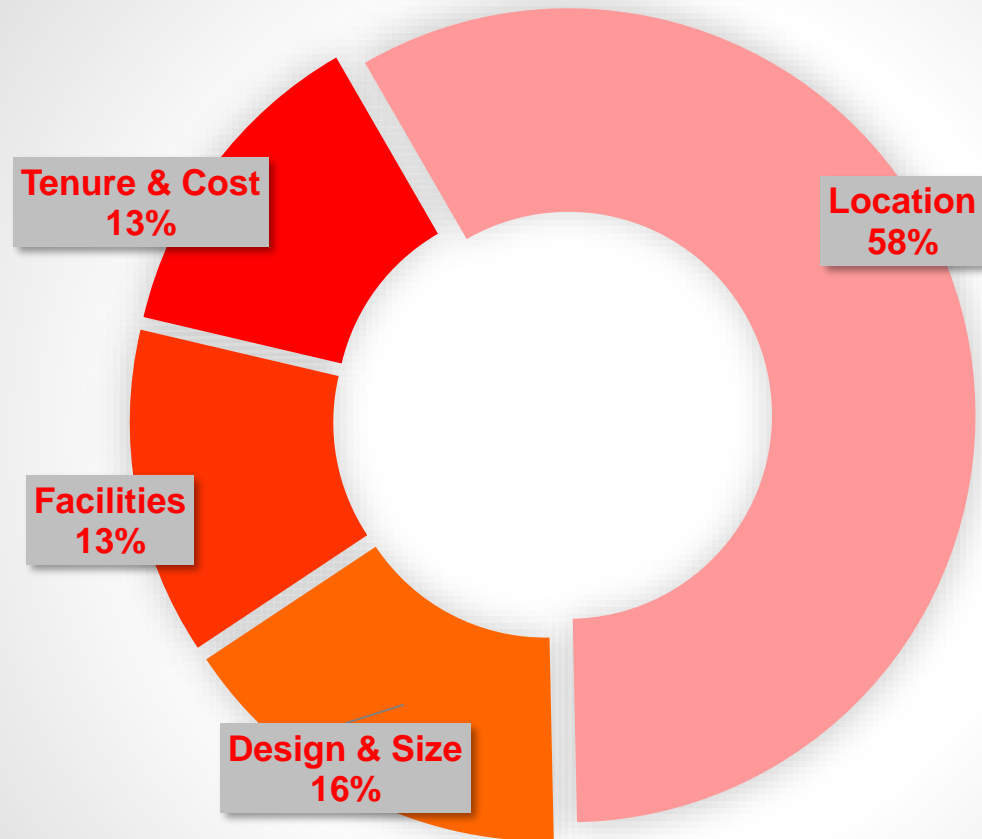
Full report published online at: goo.gl/P37QJ8

Propensity to Move



Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

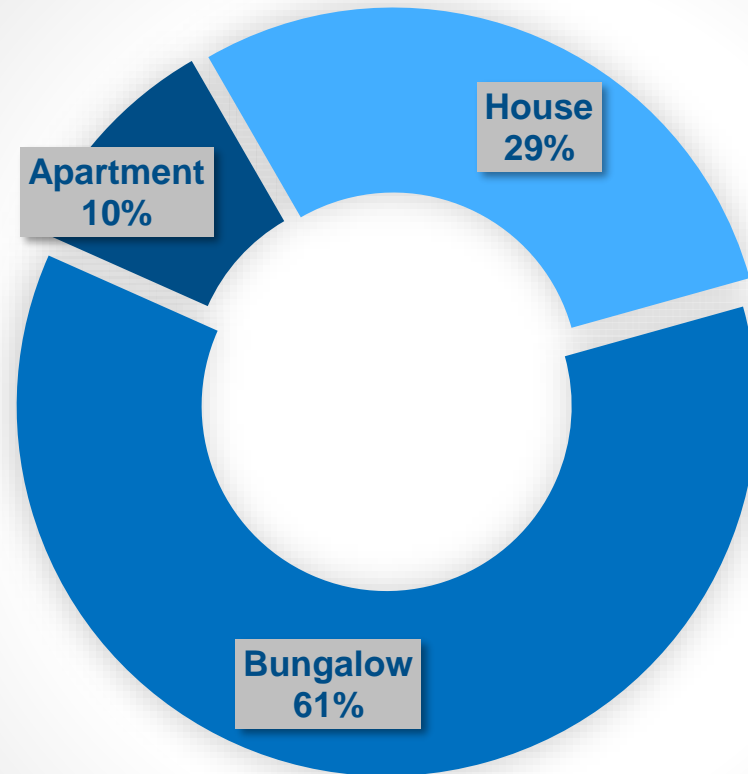
Drivers for those planning or prepared to move



Most Important Factor When Choosing a Home

Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

Type of property preferred by those planning or prepared to move



Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

Key findings

- With the right range of products we can release at least 5,400 houses with 3 or more bedrooms
- Strong desire by owner-occupiers to retain this status...
- ...including a reluctance to consider leasehold purchase
- The majority would prefer mainstream housing but about half would consider specialist housing
- There was a strong preference for two bedrooms over one
- Some people reported that they had already looked unsuccessfully for somewhere to downsize to

Messages from the research

- There is a clear untapped market for all types of accommodation for older people
- The biggest shortfall is of mainstream housing
- Many older people have a desire to downsize...
- ...but it has to be the right product:
 - Location
 - Design
 - Price
 - Tenure
- If this is not available most people will stay where they are.

Implications for Central Bedfordshire

In the period to 2035:

- Need for 3650 specialist homes (50-75 new housing-with-care and housing-with-support schemes)
- Need for 5400 mainstream housing downsizer homes
- The total (9050) represents 23% of planned housing growth
- Around 75% of these would be for owner-occupation
- Delivering these would release an equivalent number of mainly larger family homes

Moving to delivery...

- Defined dwellings suitable for older people as needing to be 'liveable on a single floor'
- Trying to influence local planning policies to promote suitable developments
- Continuing to develop specialist housing directly and through other social landlords
- Planning to deliver 'exemplar' downsizer homes directly for sale and rental

The Key Challenges

- Historically national planning guidance has not been not strong enough
- Little interest from volume housebuilders
- Many new 'adaptable' homes* are not particularly attractive to downsizers as they are on two floors
- Currently few good examples of downsizer homes and the market is largely untested
- Developing the voice of users and potential users in this area

*Category 2 of Part M of the Building Regulations

A place I call home

Isaac Samuels, National Coproduction Advisory
Group



Context

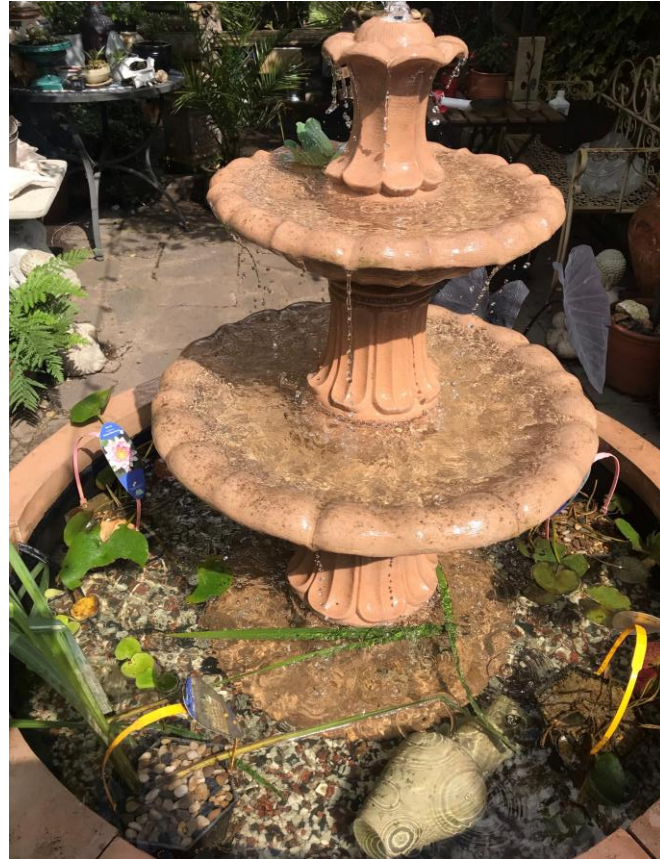
- Who am I?
- What do I do?
- What do I want to share with you today?



Why does housing matter to those with care and support needs?

- What's important to people?
- What could go wrong and how does it impact on the life people want to lead?
- What happens when it goes right?

What does housing mean to me?





making it real

The Statements

I statements

What good personalised care and support looks like if it is working well

We statements

What organisations and their people need to do to make sure actual experience lives up to the / Statements

Six themes of Making it Real



Living the life I want, keeping safe and well
Wellbeing and independence

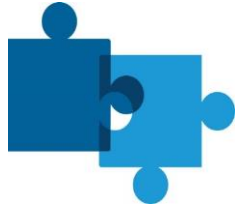


Having the information I need, when I need it
Information and advice



Keeping family, friends and connections
Active and supportive communities

Six themes of Making it Real



My support, my own way

Flexible and integrated care and support



Staying in control

When things need to change



The people who support me

Workforce

Most relevant Making it Real theme



Living the life I want, keeping safe and well
Wellbeing and independence

For example...

I Statements

I have a place, I can call home, not just a bed or somewhere that provides me with care

I live in a house which is accessible and designed so that I can be as independent as possible

I feel safe and am supported and understand and manage risks

I can live the life I want and do the things that are important to me as independently as possible

We Statements

We know that the place where people live, the people they live with, and the support they get are important to their wellbeing

We make sure people feel safe and comfortable in their own home, which is accessible with appropriate aids, adaptations, technology and medical equipment

We have conversations with people to discover what they want from life and the care, support and housing that will enable this, without restricting solutions to formal services and conventional treatments.

Messages to consider

- If you get housing right do all the other paths work?
- Can you live the best possible life if you haven't got the right housing?
- Does housing alone make a good life?

Find out more/get involved

www.thinklocalactpersonal/makingitreal

makingitreal@tlap.org.uk



Q & A

Thank you for joining us!

TLAP website: <https://www.thinklocalactpersonal.org.uk>

Twitter: @tlap1

Sign up to our newsletter: <https://www.thinklocalactpersonal.org.uk/your-account/register>

