



The voice of technology
enabled care



Housing reform must lead to transforming our homes and communities for the better

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@housingLIN

#TECS #housingreformWM



Housing LIN

Connecting people, ideas and resources

Housing LIN – Ideas Lab

- Our 'free to use' activities largely supported by a mix of crowdfunded & some consultancy work
- Sophisticated network bringing together housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for older and disabled people
- Recognised by government and the housing with care sector as a leading 'knowledge hub' on specialist housing and independent living
- Online *HAPPI Hour* webinars and networking
- We connect people, ideas and resources to inspire, inform and improve the range of contemporary housing choices that enable older and disabled people live independently

The screenshot shows the Housing LIN website homepage. At the top, there is a navigation menu with links for HOME, ABOUT, RESOURCES, CONSULTANCY, EVENTS, REGIONS, NEWS, DISCUSS, and BLOGS. A search bar is located in the top right corner. Below the navigation, a large banner features the text: "We are the 'go-to' sharing network for anyone working in specialist housing and care in England and Wales" with a link to "more about Housing LIN".

Below the banner, there are several featured content blocks:

- Video: What is Extra Care Housing?** - A video player with a description: "We spoke to professionals and residents of Extra Care Housing around the country about their experience of Extra Care, and the different ways in which it can improve wellbeing and quality of life for people as they get older."
- Our Quarterly Newsletter** - A red button with the text "Housing with Care Matters".
- A grid of topic cards, each with a small image and a title: "Funding Matters", "Extra Care Housing", "Design Hub / HAPPI", "Health Intel", "Care and Support at Home", "Telecare / Going Digital", "Older People", "Focus on Dementia", "Learning Disabilities", "Strategic Housing for Older People Tools", "Planning", and "Housing LIN Cymru".
- A red button labeled "View all Topics" with a right-pointing arrow.
- KEY RESOURCES** section with three items:
 - Home from hospital: How housing services are relieving pressure on the NHS** - This report articulates the housing offer and the diverse housing and health services provided by housing associations and local authorities.
 - Housing our Ageing Population: Learning from councils meeting the housing needs of our ageing population** - Capturing the learning from a selection of exemplar councils which demonstrate how they are playing a significant place-making role in shaping the current and future supply of housing for an ageing population.
 - Dementia Friendly Housing Charter: A guidance toolkit for a dementia-friendly approach to housing** - Aims to help professionals in their support of people living with dementia in their homes and facilitate consistency and good practice.
 - HAPPI reports** - Housing our Ageing Population Panel for Innovation reports and overview.

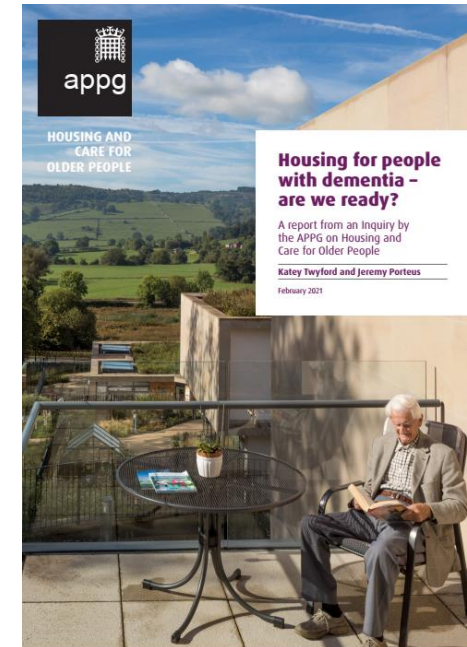


Challenging times before opportunities – a perfect storm

- *Fiscal* – rises in interest rates and inflation, cost pressures, impacting on borrowing, existing loans, cost of materials for development, rent setting, delivery of care and support etc
- *Workforce* – shortage of labour in key skills; from construction workers to NHS/care posts in hospital and adult social care, and ageing workforce
- *Cost of living increase & rising energy prices* - utilities (gas, electricity and water) to food and consumer goods: from fuel & food poverty to digital exclusion – for many now a question of “heat, eat and/ or IT.”
- *Housing quality* – from building safety compliance on existing stock ie fire prevention and protection to decent homes standards
- *Digital switchover by 2025* – not just impacting social alarm provision or telecare but all aspects of digital connectivity effecting the sector ie from property/asset management to customer services



Over a decade of policy indecision

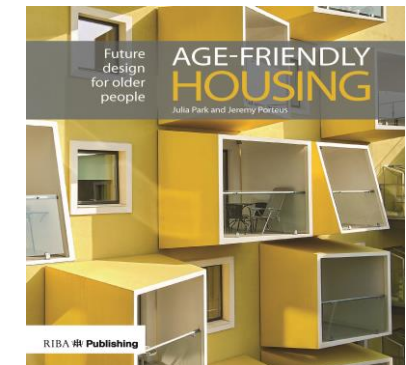


“We are woefully underprepared for an ageing population”
(Lord Filkin, House of Lord Committee on Ageing, 2013)



HAPPIer Days: We need to reimagine what housing for an ageing population looks like

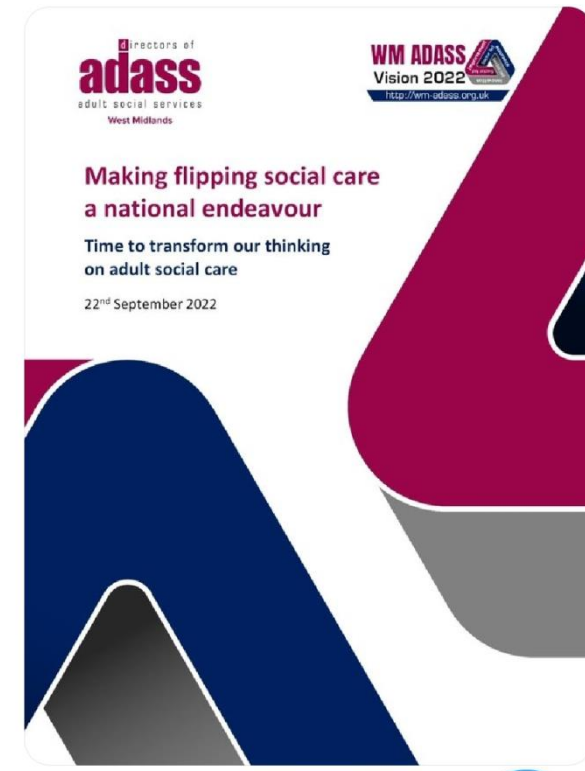
- *Build beautiful*: Contemporary, accessible and easily understood by older adults. Designing for age-inclusive at the outset (HAPPI principles)
- *Location, location, location*: Improved planning to match identified housing shortfall in particular locations or communities – rural v urban, intergenerational
- *Care ready*: From wellbeing to care - personalised care and support, inc using technology/TAPPI
- *Sufficient choice*: Ensuring there is a balance and mix of attractive housing options (dwelling, tenure *and styles*) developed and available to meet future need
- *Age-friendly*: Create a better language of what we mean by downsizer, upsizer or rightsizer housing in the right place and the benefits of moving?





The big numbers across WM ADASS

- The gross spend on adult social care by councils in the West Midlands has risen from £1.4bn to £1.6bn over last 5 years
- The financial contribution of adult social care to the West Midlands economy is approx £5.1bn
- The estimated equivalent care cost of unpaid care if the State was required to provide this care is £16.8bn
- Care provision needed to keep pace with demand growth. There is an expectation of better housing options for people drawing on care and support services.





The big question: transforming our homes and communities

‘Housing our Ageing Population’ (LGA 2022) Encourages Government and councils:

- Having a clear vision: promoting awareness and changing attitudes to later life
- Planning for an ageing population
- Delivering and enabling new housing for older people across the public and private sectors
- Promoting an integrated approach to housing, care and health
- Sustaining older people in mainstream housing, including housing that promotes mixed communities and intergenerational housing



SCIE Housing with Care Commission - Population survey

65% of those aged 55+ had given **at least some thought** to their own future housing and care needs

20% said **COVID had changed how they feel** about the type of housing they might need

	Heard of before survey	Would consider living in
Care home	94%	37%
Retirement Village	82%	69%
Extra Care	60%	55%
Supported Living	60%	35%
Shared Lives	33%	23%

Advantages across care types: Care and support; supports my independence

Disadvantages across care types: Possibility of abuse/neglect; cost; unfamiliar people/place

I just find this subject a bit worrying especially at my age

Extremely interesting and enlightening survey about a serious topic for this country



Knowing the vital signs for building effective relationships

- *Practice manager*: Have you engaged with your local Integrated Care Systems or the hospital trust to improve their knowledge and understanding about how housing can impact and support health achieve their outcomes?
- *Strategic partnerships*: Are you engaged strategically within your local health and social care economy to increase and support joint commissioning of housing services ie Better Care Fund?
- *Health intelligence*: Do you have links with your local HealthWatch, social prescribing or other patient advisory services to better understand patients' experience of using local NHS services or care systems?
- *Healthy living*: Have you undertaken a 'healthy equity' audit of your residents/users of services to better understand their health and wellbeing needs and links to wider determinants of poor health?






A case for horizontal integration: why it works!

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



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Opportunities: Co-Living – Multi to Intergenerational housing





Opportunities: Growing interest in Community-led & Cohousing





Opportunities for remodelling for more Contemporary Lifestyles?





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Opportunities: From Village People to Community Hubs





A pathway from health to wellbeing – we have coined ‘CollaborAGE’

- *Citizen activation*: experts by experience and self-advocacy eg. community empowerment, self care and anatomy of resilience
- *Social prescribing*: self-directed support and personal (health) budgets eg community circles, homeshare, volunteering/befriending
- *Outcome based*: Capabilities approaches to health and care eg NEF’s 5 ways. quality of life improvements and system efficiencies
- *Choice & control*: Co-production and citizen-led commissioning eg user led organisations
- *ABCD*: Community development and building social capital eg community builders, Village Agents
- *Partnership working*: Networked models of care eg community connectors, collaborative care networks, LAC





Grand Design for housing transformation

- What scope is there for better planning, commissioning and/or access capital funding to promote innovation in **lifestyle and wellness** choices for older people or stimulate a retirement housing market and/or for supported living?
- 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 support?
- Are there other **retail** market opportunities such as aids and adaptations, telecare, 'hub & spoke' models of housing and care?
- What strategies and policies are in place to further engage, involve and listen to the housing with care needs of older people and their carers, and the wider community to **co-design** solutions?





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Planning for our Ageing Futures





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Thank you



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