

# THE VOICE OF HOUSING IN THE NORTH



# Impact of national policy

- Housing targets very much a national priority
- BUT the housing market isn't always suitable to greater life chances, independent living and care
- There is need for building BETTER QUALITY homes as well as upgrading EXISTING STOCK
- The ambition to build presents a prime opportunity to address the issue of healthy homes, quality and good design alongside greater numbers

# Housing supply

- Some excellent examples of housing options including supported and retirement housing providing independence, care and support
- BUT - by 2036, 28% of the population will be aged 65 and over – this could trigger a whole new housing crisis of a different kind.
- Current supply of housing targeted at older households averages 7,200 homes per year - just 2.8% of all housing
- At least 30,000 age-appropriate homes will be needed p.a. for the next 15 years
- Over 80% of the homes we will have in 2050 are already built

# Where are people living?

- Lower home ownership (64%) and growth of older people in PRS - 1 in 10 over 55 - this is expected to increase.
- 93% older people live in mainstream housing – and most intend to stay
- Nearly 1 million owner occupied homes across the North non-decent
- Quarter of PRS unfit and would fail the decent homes standard
- Of those living in non-decent PRS, just under a quarter have long-term illness or disability and 16% of those are aged over 60.

# Pressure on services

- Poor housing is increasing the strain on the social care system and NHS
- The cost to the NHS of delayed discharge from hospital is £500 per minute
- Over a third of budgets in local authorities is spent on adult social care
- The need for home improvements and adaptations will increase sharply.
- Building more homes for later living could save £2.1bn to the NHS and social services
- Each person in a home for later living saves c £3,500 to the NHS and social services

# Homes Fit for the Future

- The homes we are building now will need to last many generations – they must be built to best quality standards for the benefit to health and independence of society
- New National Design Guide – *“Well-designed homes and buildings are functional, accessible and sustainable. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.”*
- Need for greater consistency and drive to achieve best standards
- Homes Fit for Human Habitation – may improve housing standards and provide protections in PRS
- Call for a Healthy Homes Act – calls for all new housing is built to a decent standard.
- Healthy New Towns aims to promote health and well-being – brings together public health, NHS, planning and housing

# What will achieve contemporary housing for older people?

- Bringing together responsibilities for policy, regulation and standards for healthy homes
- A national approach to supported and specialist housing including renovation of the existing housing stock
- Improve conditions for older private renters
- Ensuring a balance and mix of housing options to meet future need
- Review and update standards including accessibility - MHCLG to consult on mandatory accessible housing standards
- Investment in advice, help and adaptation services

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# A mission-based organisation

# A new agency

(I/II)

Homes England was launched in January 2018 to play a major role in fixing the housing market...

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

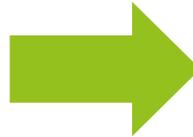
# A new agency

... we are a new agency, with a new role

(II/II)

## From: Task-based, tactical role

MHCLG tasks Homes England to deliver specific interventions and programmes, determined on a rolling basis



## To: Mission-based, strategic role

Driven by a new mission and objectives, Homes England supports the Government's housing ambitions, with greater flexibilities over the long term

# Our Strategic Plan

# The Strategic Plan

The Strategic Plan sets out our five-year vision...

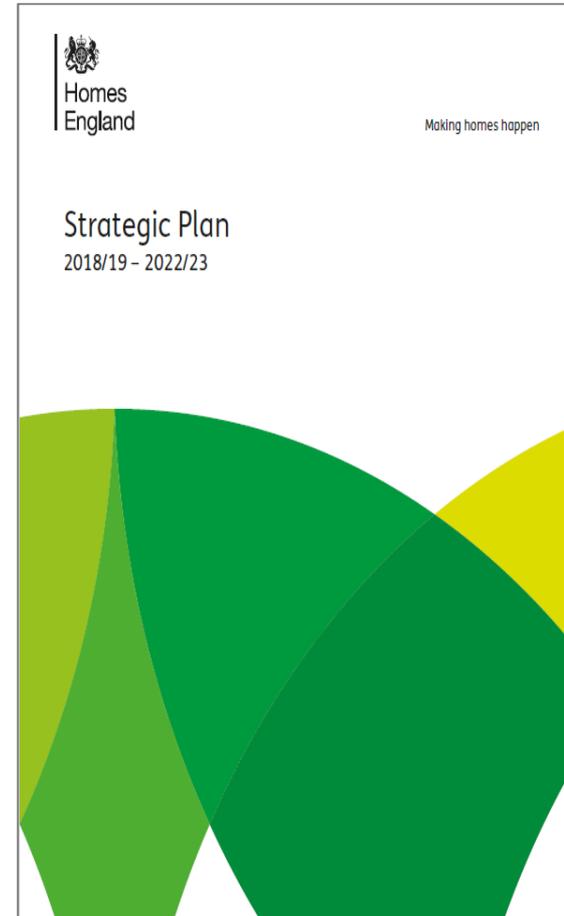
(I/III)

At Budget 2018, we published our five-year Strategic Plan outlining the steps we'll take, in partnership with the sector, to achieve our mission.

It is our invitation to work with you – we cannot fix the housing market alone.

In return for ambitious commitments on delivery we will offer our funding, powers and expertise to:

- Local places
- Private developers
- Housing associations
- Lenders and institutional investors
- Infrastructure providers



# The Strategic Plan

... our mission

(II/III)

Our mission is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.



# Specialist Housing

# Funding for specialist housing

- Providers have access to two main routes of grant funding to support the delivery of specialist housing:
  - 2016-21 Shared Ownership and Affordable Homes Programme
  - Care and Support Specialised Housing Fund

## 2016-21 Shared Ownership and Affordable Homes Programme

- Specialist housing for older people is supported in the SOAHP through Continuous Market Engagement
- Total budget for AHP is just under £5 billion including budget for specialist accommodation
- Funding is available for Affordable Rent, Social Rent, or Home Ownership tenures
- Schemes can include supported housing and designated housing covering a broad range of housing types and needs (including hostels, foyers, sheltered housing)



# Care and Support Specialised Housing Fund (CASSH)

- Delivered on behalf of the Department of Health and Social Care
- The fund is intended to:
  - Improve housing options for older people and adults with disabilities and mental health needs to help them to live more independently
  - Accelerate the development of the specialised housing market
  - Originally launched in 2013 c£185m allocations to date for almost 5000 homes
  - CME bidding re-opened with up to £125m capital available to **2021**



# Key considerations – what we can and can't fund

Not one size fits all – we need different choices of accommodation & support

Homes that meet aspirations – not just need

Location – Sustainability – Scale of need v viable scheme size

Space – personal, communal & storage!

Is the revenue in place to support peoples' independence?

We can't grant fund step-up/step down accommodation.

We can't grant fund shared ownership homes with a local connection criteria attached to them except on rural exception sites.

Maximum staircasing to 80% okay for DPAs & rural exception sites.

We can't fund S106 homes unless exceptional case.

# Collaboration is key to success

# What more can we all do to deliver more homes that meet need and aspirations?

- How can we get closer to 'Health' – & which parts of 'Health'?
- How do we make joint meetings and scheme planning with housing & adult social services the norm?
- How can we pull our funding together to provide more developments that cater for relatively independent people through to those needing temporary accommodation ?
- Let's collaborate, learn, be ambitious, creative and commercial to achieve more!

# Supporting independence through Assistive Technology

Wendy Hicks, Policy Lead,  
Learning Disability and Autism  
Programme

The International Technology  
Enabled Care Conference 2019



NHS England and NHS  
Improvement

Photosymb  
ols®



## NHS Long Term Plan 2019: 'digitally enhanced care'

- Addressing health inequalities
- Supporting care close to home and community provision as an alternative to hospitals
- Ensuring that people with a learning disability can access mainstream health services (with 'reasonable adjustments')
- Quality and safety
- People in control of their own care, health and wellbeing

## NHS Transforming Care capital programme

- £100 million capital spend committed over 5 years (2016-21)
- To support people with a learning disability, autism or both to be discharged from hospital or to avoid hospital admission
- Supported new build, refurbishment and open market purchases
- Worked in partnership with local authorities, housing associations and charities to deliver the housing solutions

# Housing and Technology example– Holly Lodge II

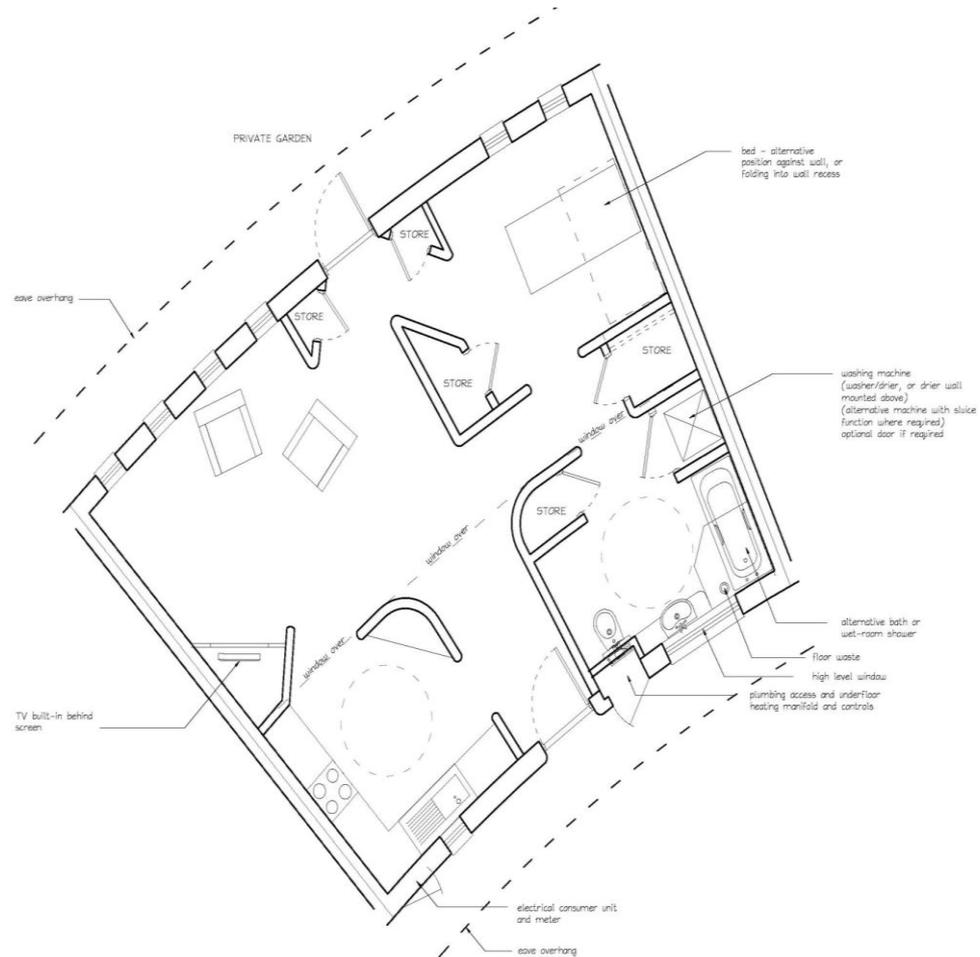
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# Design

- Increased sound insulation
- Layouts



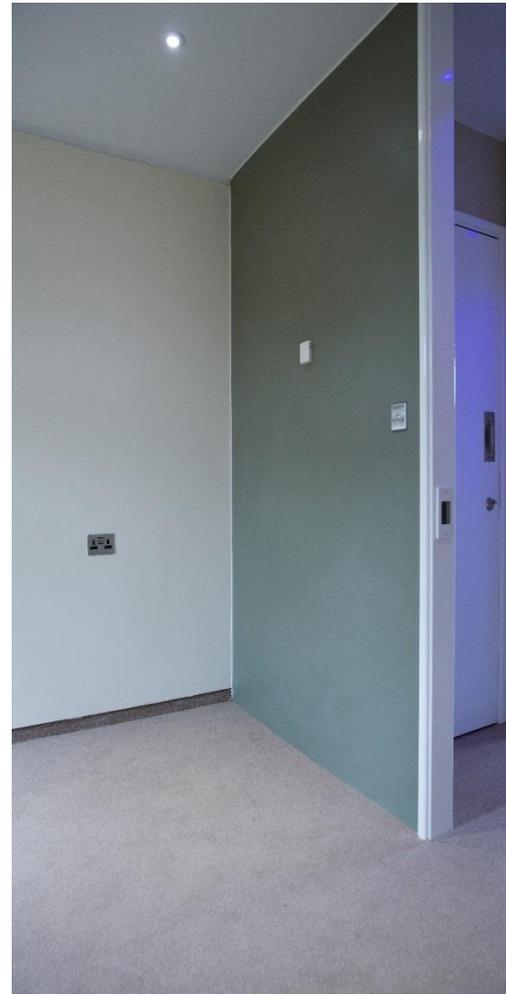
# Design

- External Access



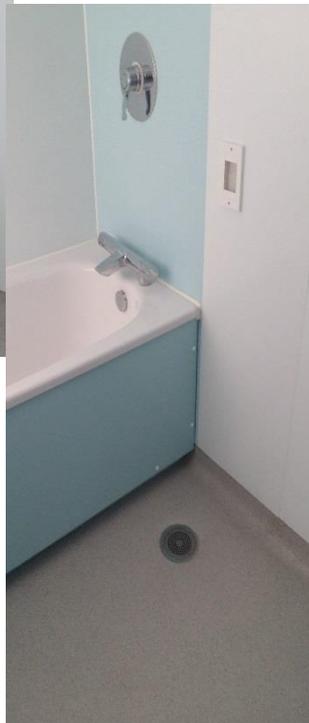
# Design

- Curved and soft impact walls



# Design

- Bathroom and sanitary fixtures



# Design

- Media Units



# Design

- Technology



## Jemma's story

- In this short film Jemma talks through the things that enable her to live an active and fun life using technology. The film was made for the ACE Anglia Talk Tech Conference

Thank you to Jemma and Ace Anglia for allowing us to show the film

<https://www.aceanglia.com/how-technology-helps-me-to-live-a-really-active-life/>

# My contact details

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living **better** lives

# Supporting Independence through housing, technology and collaboration

The International Technology Enabled Care Conference 2019

## The South Tyneside Approach

**Nikki Carter – ASC Accommodation and  
Technology Lead**



**South Tyneside Council**

**HELLO TOMORROW  
CHANGE IS HAPPENING**



living **better** lives

# Context

**2016:** South Tyneside Council launched and published its *Promoting Your Independence Strategy*

**2017:** Living Better Lives campaign launched and focuses on people being able to access **the right support in the right place at the right time** to support them to maintain their independence and wellbeing.

**2018:** Adult Social Care Accommodation Strategy launched



# ASC Accommodation Strategy



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- More people residing in accommodation that meets their individual housing care and support needs.
- More extra care housing for people over the age of 18 with an estimated 3 new builds.
- More community based supported accommodation for people with learning disability, mental health needs and those with an autistic spectrum disorder.
- Commitment to work with partners on future design of general needs housing



# ASC Accommodation Strategy



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- A reduction in the reliance on care home settings
- A greater focus on preventative services designed to keep people at home longer
- A range of housing options available for all the adult social care groups
- A commitment to review existing provision across all accommodation types
- Re-model/develop to more appropriate provision where required.
- Innovative design and technology ready accommodation





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# Progress to Date

- Redesigned “Telecare” into an assistive technology service
- Providing expert technology support for:
  - Assessment
  - Implementation
  - Training
  - Review
- Developed 2 ISL properties, maximizing independence through use of technology and design
- Currently in planning stage for 2 specialist ISL units 1 for people with LD, 1 for people with Autism
- Currently in design phase for 3 Extra Care schemes 60-120units in each scheme



# Case Study – St Mary's



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- Previously 2 run down residential dwellings



# Case Study – St Mary's



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- Redesigned into 4 Unit ISL Scheme incl:
  - 4 self contained flats/Communal lounge/courtyard
  - Staff accommodation



# Case Study – St Mary's



- Designed to maximise use assistive technology
  - Power points in key locations
  - Use of materials to support use of wifi enabled tech
  - Utilised HB to provide tech options
- No One system approach





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# Case Study – Dave St Mary's

- Dave is a 57 year old man who resided in a residential care home for a number of years
- He has a moderate learning disability
- History of absconding/risk exploitation
- Obsessive compulsive behaviours
- Moved in to St Mary's in July 2019





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# Case Study – Dave St Mary's

- Utilising Care Assist
  - Door sensor
  - Bed sensor
  - Fridge Sensor
- Canary -
  - Movement/daily living activity
  - Management of compulsive behaviours
  - Temp
- Possum
  - Smart Sole



# Specialist ISL



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- High level needs
- Utilise Joint funding
  - Homes England
  - NHS England
- The latest IoT technology
- Link to local health monitoring schemes
- Potential care savings through reduced support £400k-£500k pa per scheme



# Specialist ISL



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South Tyneside Council

HELLO TOMORROW  
CHANGE IS HAPPENING