

# 1 National Housing Strategy for an Ageing Society – An overview of the National Strategy on Housing for an Ageing Society

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and Department of Health (DH).

## Why is it important?

It is about the present and the future and takes account of rapidly changing demographics – there are currently under ten million people over the age of 65 but in 30 years time this will rise to 17 million, together with a large increase in those aged over 85.

Taking the demographics into account means different ways of thinking about, and planning for, our ageing society. This is reflected in the strategy, which is about ordinary homes and neighbourhoods – rather than just specialist housing for older people.

## What does the strategy include?

The strategy highlights the importance of good quality, well-designed, safe and secure housing and the contribution it can make to health and wellbeing – such as reducing falls and excess winter deaths and supporting people to return home after a stay in hospital. Taken together, these preventative services can save money for health services as well as improving the lives of older people.

The strategy assesses the housing aspirations and lifestyle choices of older people, while considering new projections of older households in local areas and predicting the numbers of older people who will need care and/or support to maintain independence at home.

## What next?

The strategy aims to launch a public debate on what we want for ourselves in terms of future housing options and recognises that the status quo is unsustainable. The future will focus much more on the aspirations of older people, active ageing, participation and empowerment.

The key action areas are:

- One stop housing advice and information
- Expansion of handyperson services
- Increased funding for Disabled Facilities Grants
- More homes and more choice through improved local planning
- Lifetime Homes
- Lifetime Neighbourhoods, and
- Investment in specialist housing such as extra care through the Private Finance Initiative (PFI), the DH extra care housing fund and the Homes and Communities Agency development programme.

Further information on these actions can be found in the other sheets in this Information Pack and recently published Implementation Plan from the CLG, *Delivering Lifetime Homes*. Copies of the Implementation Plan are available at <http://www.communities.gov.uk/publications/housing/housingageingsociety>.

You might also find useful the Housing LIN's briefing/toolkit for commissioners and providers for housing, care and support for older people – *More Choice, Greater Voice*. Copies are available at [www.icn.csip.org.uk/housing](http://www.icn.csip.org.uk/housing). <http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=2545>.

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## 2 National Housing Strategy for an Ageing Society – Lifetime Homes: housing design

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and Department of Health (DH).

### Developing Lifetime Homes

Over the years ordinary homes have generally been planned, designed and built without consideration of the needs that may arise over time. For example, narrow steps and doorways that will not accommodate a baby buggy or a wheelchair and first floor bathrooms, present everyday challenges to many people. Approximately 1.4 million people currently require specially-adapted housing to meet their needs and this is set to grow as the numbers living into old age increase. There is therefore a need to start designing and building housing that is easily adapted.

#### Key messages:

- Need to build flexible housing for the future, in particular, homes that which are more easily adapted and this can be achieved through Lifetime Homes
- All public sector housing must meet Lifetime Homes standards by 2011
- Lifetime Homes standards will be made a mandatory part of the Code for Sustainable Homes to encourage take up in new build projects in the private sector. The government expects all new homes to be built to Lifetime Homes by 2013
- Better planning to reflect the needs of older people and people with disabilities and
- The Annual Housing Design Awards scheme will include a new category of inclusive design – including interiors, adaptations and the wider environment.

### What are Lifetime Homes standards?

Lifetime Homes standards are a set of features that make housing more functional and future-proof. There are 16 key requirements and specific features. These include:

- Level or gently sloping approach to property
- Wide doorways to allow wheelchair access
- Living rooms at entrance level
- Entrance level toilet and
- Low level window sills and electric sockets.

More information on Lifetime Homes standards can be found on the following website:  
[www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)

The Government will be undertaking a number of pieces of work to clarify the standards through a Building Regulation Advisory Committee working group and will provide information and advice to the private sector, particularly for developers with limited resource.

### Implementing the standards

CLG estimates that compliance with the standards will result in additional costs of £547 per new home. Some developers will wish to retain existing designs because of the impact on supply chains and construction.

Lifetime Homes standards will be mandatory in the code for Sustainable Homes at level 6 from 2008, level 4 from 2010 and level 3 from 2013. This will have the effect of ensuring that all new public sector housing meets the standards by 2011.

Private sector developers can choose which level of the Code they use, but the Government will be encouraging them to reach Lifetime Homes by 2013.

It is hoped that the *Lifetime Homes standards* will encourage inclusive design both of the home environment and the equipment used within homes in the mainstream. The principles for judging if an environment is inclusive are that it must:

- Be as easy to use by as many people as possible
- Offer people the freedom to choose how they access and use it
- Embrace diversity and difference
- Be safe, and
- Be of high quality.

### CLG will be raising awareness through the following:

- Continued funding for the Academy of Sustainable Communities (ASC) to promote good practice in the built environment professions
- Annual Housing Design Awards to showcase inclusive design, and
- Establishing a national awards scheme for new products, interiors and environments.

The specialist housing association, Habinteg, will be the main driving force behind this agenda including providing advice to the Government.

### What you can be thinking about now

By meeting Lifetime Homes standards, architects, developers and builders can ensure all of Part M of the Building Regulations (the regulations that govern accessibility for all residential dwellings) and the Housing Corporation's current Scheme Development standards are met. (In December 2008, the Housing Corporation was replaced by the Homes and Communities Agency).

The Chartered Institute for Housing and the Joseph Rowntree Foundation undertook a comparative study, which found that the additional costs for compliance with Lifetime Homes ranged from £165 to £545 per dwelling. They found that ensuring all spaces are used

effectively can bring about some outstanding innovations in design.

Lastly, access statements are now required for planning applications and Lifetime Homes Designs can help with this.

### Other useful Housing LIN publications:

Design Principles for Extra Care Housing Factsheet No. 6 (updated version)

<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingExtraCare/Commissioning/Design/?parent=1009&child=1629>

RTPI Good Practice Note 8: Extra Care Housing – development planning, control and management (joint publication with Housing LIN)  
[http://networks.csip.org.uk/\\_library/Resources/Housing/Support\\_materials/Reports/GPN8.pdf](http://networks.csip.org.uk/_library/Resources/Housing/Support_materials/Reports/GPN8.pdf)

### Useful links to other relevant organisations:

Communities and Local Government (CLG)  
[www.communities.gov.uk](http://www.communities.gov.uk)

[www.jrf.org.uk](http://www.jrf.org.uk)

[www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)

[www.habinteg.org.uk](http://www.habinteg.org.uk)

Homes and Communities Agency  
[www.homesandcommunities.co.uk](http://www.homesandcommunities.co.uk)

Royal Town Planning Institute:  
<http://www.rtpi.org.uk>

World Health Organisation  
[www.who.int/ageing/age\\_friendly\\_cities](http://www.who.int/ageing/age_friendly_cities)

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# 3 National Housing Strategy for an Ageing Society – Lifetime Neighbourhoods

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and the Department of Health (DH).

## Why are Lifetime Neighbourhoods important?

As we grow older the accessibility of the local neighbourhood becomes increasingly important. A number of factors such as good paving, street lighting and access to seats and toilets make neighbourhoods accessible to older people and people with impairments. Poor design can 'disable' people in their immediate environment and act as a barrier to participation in local activities. Social exclusion is linked to poorer health and wellbeing and has an impact on demand for health and social care services.

### Key messages:

- Our neighbourhood is increasingly important as we grow older and we need access to local shops and services, and
- Lifetime neighbourhoods are linked to lifetime homes i.e. they are designed to be welcoming, accessible and inviting to everyone – transport, housing and civic spaces all making it possible for people to have a full life and take part in their community.

## About Lifetime Neighbourhoods

The lifetime neighbourhood is part of the *Sustainable Communities* agenda, meaning that our future homes and neighbourhoods are fit for the people who will live in them – particularly the increasing numbers of older people, people with disabilities and people with dementia.

In November 2007 CLG published a discussion paper with the International Longevity Centre, *Towards Lifetime Neighbourhoods*, which sets

out the argument for lifetime neighbourhoods and identifies key themes and how we can plan for them. These include:

- Viewing lifetime neighbourhoods as sustainable communities that offer a good quality of life to all generations
- Making them accessible and inclusive
- Environments which are aesthetically pleasing, safe (in terms of traffic and crime) and easy and pleasant to access
- Communities with plenty of services, facilities and open space, and
- Environments that foster and support a strong social and civic fabric; social identity and a sense of place.

A joint seminar by CLG, the Town and Country Planning Association, the Chartered Institute of Housing and the Royal Institute of British Architects developed a consensus on the top ten elements for lifetime neighbourhoods, set out in the *Common Ground Manifesto*. These are:

- Access to basic services
- Safe, secure and clean streets
- Realistic transport options for all
- Public seating
- Information and advice
- Lifetime homes
- Older people's voices heard
- Places to meet and opportunities to participate
- Pavements in good repair, and
- Public toilets.

## Making it happen

The new performance framework for local government supports lifetime neighbourhoods. Local Area Assessments and the new Treasury-led Public Sector Agreement (PSA) target on tackling poverty and promoting independence and well-being in later life provide tools for local authorities (PSA 20).

CLG recognises that many of the policy statements, guidance and tools need to be brought together and the department will be working with partners to publish planning and implementation guidance on lifetime neighbourhoods. Meanwhile, the Academy for Sustainable Communities (ASC) will ensure that the concept is embedded in its work.

CLG will seek to promote inclusive design and has contracted the Town and Country Planning Association to provide practical guidance, including a guide on inclusive design.

CLG will also use the Olympic Village to promote inclusive design.

## What you can be thinking about

Local commissioners and developers should be thinking about how their developments fit with this agenda. They need to invite local residents, police, local schools, the community safety team and local voluntary sector groups to oversee the 'masterplan' for the project. Smaller scale developments will need to consider how they fit with the existing infrastructure, in particular local facilities and services.

Using Planning Policy Statement PPS3/6/13, integrating principles into existing planning structures and guidance using PSA agreement 17 and National Indicator 138 (over 65s satisfaction with home and neighbourhood)

Being aware of new obligations under the Housing and Regeneration Act to make homes and communities relevant to 'elderly' and disabled people.

### Other useful Housing LIN publications:

ILC, CSIP and CLG booklet – sustainable planning for housing in an ageing population: a guide for regional-level strategies 2008  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingOlderPeople/OlderPeopleStrategy/RegionalHousingStrategy/?parent=3670&child=2666>

Factsheet 13: Eco Housing – taking extra care with environmentally friendly design  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingExtraCare/Commissioning/Design/?parent=1009&child=1622>

More Choice Greater Voice  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=2545>

Towards Common Ground – the Help the Aged manifesto for Lifetime Neighbourhoods  
[www.helptheaged.org.uk](http://www.helptheaged.org.uk)

Towards Lifetime Neighbourhoods: Designing sustainable communities for all Communities and Local Government and ILCUK  
<http://www.communities.gov.uk/publications/communities/lifetimeneighbourhoods>

Neighbourhoods for life: designing dementia-friendly outdoor environments  
<http://www.brookes.ac.uk/schools/be/oisd/sue/wise/>

### Useful links to other relevant organisations:

CABE – for inclusive design information  
[www.cabe.org.uk](http://www.cabe.org.uk)

Communities and Local Government (CLG)  
[www.communities.gov.uk](http://www.communities.gov.uk)

International Longevity Centre UK (ILCUK)  
[www.ilcuk.org.uk](http://www.ilcuk.org.uk)

Healthy Urban Development Unit (HUDU)  
[www.healthyurbandevelopment.nhs.uk](http://www.healthyurbandevelopment.nhs.uk)

### Housing Corporation Gold Awards for 2008 for:

Building cohesive Communities  
<http://gold.housingcorp.gov.uk/server/show/nav.4069>

Delivering Joined-up Development  
<http://gold.housingcorp.gov.uk/server/show/nav.4070>

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# 4 National Housing Strategy for an Ageing Society – Housing, health and care

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and Department of Health (DH).

## Housing, Health and Care

This section of the strategy sets out the contribution that good quality housing can make to an individual's mental and physical health and wellbeing.

Key themes are:

- Housing is often left out of the health and care equation
- Plans to bring housing, health and social care together around prevention, personalisation and co-ordination and integration
- Identifying people at risk and in need of preventative services
- Joined-up assessments, service delivery and commissioning, and
- The cross-government Independent Living Strategy led by the Office of Disability Issues at the DWP will set out actions required to promote independent living for older disabled people.

The report sets out the evidence that good housing contributes to health and wellbeing, and may also achieve savings in health and social care costs. For example:

- Preventing avoidable admissions to residential care – 51% of people in care homes are there following a stay in hospital because a return home is not practical, and
- 15% are admitted into care because of serious housing problems.

The strategy recognises the investment that housing organisations make in community alarms, telecare, aids and adaptations and support for

Home Improvement Agencies (HIAs) – as well as specialist and mainstream housing support services (for more details, see Sheets 6 and 7).

Under prevention, the strategy recognises work to date through the National Service Framework, Partnerships for Older People Projects (POPPs) and telecare initiatives. For more information on POPPs <http://www.dh.gov.uk/en/SocialCare/Deliveringadulthoodsocialcare/Olderpeople/PartnershipsforOlderPeopleProjects/index.htm>

CLG plans to pilot a predictive risk-modeling approach based on this work, which will provide a tool developing the case for preventive investment with savings to both health and social care.

Another priority is to ensure that housing is part of the personalisation agenda across services and funding streams. Following the success of the Individual Budget pilots in social care, the DH is committed to a series of personalisation pilots in health and social care. More information on personal health budgets is available at:

<http://networks.csip.org.uk/icn/Resources/Type/CNResource/?cid=4463>

There is a strong focus on joint commissioning building on the *Commissioning Framework for Health and Wellbeing* published by DH in 2007. There is now a duty on the NHS and local government to work together on Joint Strategic Needs Assessments (JSNAs). Similarly, the White Paper, *Our health, our care, our say* (DH, 2006), announced the development of a Common Assessment Framework to reduce duplication across agencies and promote self-assessment. CLG is working with DH to ensure that housing is part of this framework.

## What you can be thinking about now

- Housing providers and those with a strategic housing role need to be thinking about how they get more involved in planning care and support services and ensure that the role of housing and housing related support services is included in discussions.
- Ensuring that housing and housing support are part of JSNAs
- Joint commissioning of social care and housing related support services
- Involving senior staff from social care and health in housing investment decisions
- Using the good practice from POPPs, telecare and extra care housing to influence local service delivery, and
- Improving personalisation of services by ensuring that individuals have more choice and control over their support and services e.g. through individual budgets and /or help from an advocate.

### Other useful Housing LIN publications:

Commissioning housing support for health and well-being <http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/Housing/HousingSupport/?parent=3694&child=3529>

Lord Darzi's review of the NHS – ICN briefing <http://networks.csip.org.uk/icn/News/NewsArticle/?cid=3850>

### DH Publications & Policy:

DH Green Paper: *Care, support, independence*. The Government undertook an extensive consultation in 2008 on the long term future of England's care and support system. <http://www.careandsupport.direct.gov.uk>

DH Guidance December 2007: guidance for PCTs and local authorities to undertake JSNAs [http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/dh\\_081097?IdcService=GET\\_FILE&dID=156173&Rendition=Web](http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/dh_081097?IdcService=GET_FILE&dID=156173&Rendition=Web)

DH Putting People First Moving Forward: using the learning from the individual budget pilots October 2008 [http://networks.csip.org.uk/\\_library/Resources/ICN/ICN\\_advice/DH\\_personal\\_health\\_budget\\_pilots\\_-\\_October\\_2008\\_update.pdf](http://networks.csip.org.uk/_library/Resources/ICN/ICN_advice/DH_personal_health_budget_pilots_-_October_2008_update.pdf)

DH national evaluation of the POPP programme October 2008 <http://www.pssru.ac.uk/pdf/dp2612.pdf>

Health risks and health inequalities in housing, an assessment tool <http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/Housing/HousingStrategy/?parent=3656&child=1638>

### Useful links to other relevant organisations:

Communities and Local Government [www.communities.gov.uk](http://www.communities.gov.uk)

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# 5 National Housing Strategy for an Ageing Society – Specialist housing: extra care and sheltered housing

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government, Department of Work and Pensions and Department of Health (DH).

## Role of specialist provision

New specialist housing should meet the aspirations of older people and be in better locations. It is expected that a new generation of specialist housing should offer improved amenities and security, inclusive design, easy maintenance and an environment that allows more residents to age without having to move as their needs change. The focus is on independence and inclusion.

The strategy recognises that there has been little research into the quality of specialist housing stock, how it affects health and wellbeing and the cost-effectiveness of different models. Specialist housing can contribute to the delivery of local health and social care services and positive outcomes. CLG plans to work with DH and the Homes and Communities Agency (formerly the Housing Corporation) to develop a joint national research approach to develop and enhance the evidence base.

## Key messages are:

- A new and positive vision for specialist housing as somewhere that older people aspire to because its quality leads the world
- The need for more good quality specialist housing to increase choice, built to a good design in a good location and with the right tenure
- A strategic approach to future provision
- Need to make better use of existing stock and to improve tenure options – most sheltered and

extra care is for rent, whilst most older people are home-owners

- Meeting the needs of people with physical and mental health issues such as dementia
- Develop an evidence base for specialist housing, and
- An Innovation panel reporting to Ministers on how to reform new build provision and make best use of existing stock.

Specialist housing has a broad range of definitions and the Housing LIN toolkit for local strategic planning of specialist housing, *More Choice, Greater Voice*, published in partnership with CLG, is designed to sit alongside the strategy.

*More Choice, Greater Voice*: <http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=2545>

## Other key issues

### Investing in specialist housing

While the strategy references specialist housing and the role it plays, there is no new capital funding – with the exception of an additional £80 million available through the Department of Health Extra Care Housing Fund and a reference to PFI credits.

There is no funding to address the future of sheltered housing, much of which needs to be assessed to determine if it has a long term future, including re-modelling or refurbishment. However, CLG, DH and the Homes and Communities Agency will undertake strategic work to consider the options for remodeling.

## Knowing your market

There is strong support for improved strategic planning such as the practical toolkit available at [www.poppi.org.uk](http://www.poppi.org.uk). This can be used to estimate the numbers of older people living alone, living in care facilities, receiving unpaid care etc.

In addition, the Elderly Accommodation Counsel (EAC) holds a national database of specialist housing for older people [www.housingcare.org](http://www.housingcare.org).

## Mixed tenure

The strategy does not really address issues about tenure and the need to shift from the provision of rented options to mixed tenure and shared ownership. The credit crunch may slow sales on shared ownership and leasehold provision as older people have difficulty selling existing homes in the current market.

## What you can be thinking about now

- All **providers** should be undertaking a critical assessment of their existing specialist housing stock, including an options appraisal
- Much of the sheltered stock was developed in the 70s and 80s and the needs and aspirations of older people have changed, making the design and services dated in some localities
- Developing a strategy to improve lettings and manage maintenance costs and
- Evaluating the possibilities for refurbishment and/or de-commissioning, including investment for extra care
- **Commissioners** should have a strategic approach to using existing stock and the development of new models of provision such as extra care
- **Commissioners** and providers (public and private sector) should be developing new models of provision to replace sheltered housing which is not fit for purpose with access to a range of services including leisure, social activities and care and support, and
- **Local authority planners** should be delivering policies that encourage the provision of new specialist housing.

## Other useful Housing LIN publications:

Design Principles in Extra Care Housing Factsheet 6 updated February 2008  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingExtraCare/Commissioning/Design/?parent=1009&child=1629>

Contracting Arrangements for Extra Care Housing Factsheet 21 updated version March 2008  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingExtraCare/Commissioning/Planning/?parent=1013&child=2059>

An introduction to Extra Care Housing and Intermediate Care Factsheet 11 updated August 2008

What is Extra Care Housing? Factsheet 1 updated February 2008  
[http://networks.csip.org.uk/\\_library/Resources/Housing/Housing\\_advice/Extra\\_Care\\_Housing\\_-\\_What\\_is\\_it.pdf](http://networks.csip.org.uk/_library/Resources/Housing/Housing_advice/Extra_Care_Housing_-_What_is_it.pdf).

The Extra Care Housing Toolkit August 2008  
[http://icn.csip.org.uk/\\_library/Resources/Housing/Support\\_materials/Toolkit/ECH\\_Toolkit\\_Website\\_Version\\_Final.pdf](http://icn.csip.org.uk/_library/Resources/Housing/Support_materials/Toolkit/ECH_Toolkit_Website_Version_Final.pdf).

## Useful links to other relevant organisations:

Communities and Local Government:  
[www.communities.gov.uk](http://www.communities.gov.uk)

Joseph Rowntree Federation [www.jrf.org.uk](http://www.jrf.org.uk)

Homes and Communities Agency  
[www.homesandcommunities.co.uk](http://www.homesandcommunities.co.uk)

Home Builders Federation Retirement Housing Group [www.hbf.co.uk/retirementhousing](http://www.hbf.co.uk/retirementhousing)

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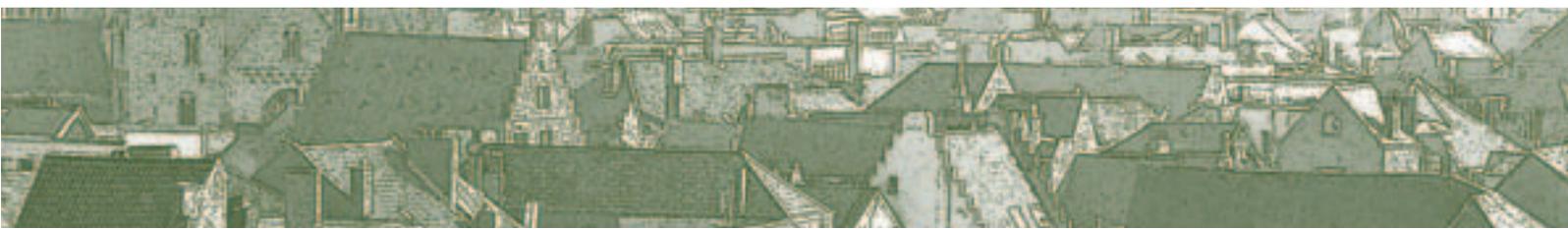
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# 6 National Housing Strategy for an Ageing Society – Disabled Facilities Grants

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and Department of Health (DH).

## The Role of Disabled Facilities Grants

The strategy also includes an update on the 2004 cross-government review of disabled facilities grants, which are available to disabled home-owners and private and social rented tenants to help pay for adaptations.

The national budget increased to £146 million in 2008/09, to £156 million in 2009/10 and then to £166 million in 2010/11.

The main changes to the provision of DFGs are:

- DFGs remain mandatory grants, subject to needs assessment and a test of financial resources, administered by local housing authorities
- The grant limit was raised to £30,000 from April 2008
- There will be changes to the means test. From April 08 people in receipt of Council Tax Benefit, Housing Benefit and tax credits can be fast-tracked and are no longer required to provide additional financial information. Working Tax Credit and Child Tax Credit is no longer counted as income for the means test
- From April 2008 creating access to the garden became a specific grant criterion (where such access is reasonable and practicable)
- The ring-fence will be relaxed – from April 2008 the 60:40 split of national and local authority funding was abolished with local authorities no longer required to provide match funding
- From 2010/11 funding will be paid to local authorities as part of the Single Capital Pot
- The scope for the use of DFG monies has been widened, enabling local authorities to use DFG funding for adaptation-associated purposes eg. stair lift recycling, fast-track adaptation initiatives, and

- Where a DFG is over £5,000 local authorities have the discretion to put a charge on property of up to £10,000 (repayable if the property is sold within ten years) without seeking permission from the Secretary of State.

The Government wishes to see more accessible housing registers and to include accessible properties in Choice Based Lettings (CBL) schemes. The Housing LIN is working with CLG on developing good practice guidance relating to CBL for older and vulnerable adults.

## What you can be thinking about now

Disabled Facilities Grants can play a key role in enabling older and disabled people to continue to live independently in their own homes. Adaptations and equipment can enable self-care and support from informal carers and paid care workers. They also make a potentially significant contribution to the wider prevention and personalisation agendas.

Delays in hospital discharge and problems with rehabilitation at home can result from a poorly adapted home. Access to DFG is therefore an important issue for service planners and commissioners.

With future DFG funding allocations being determined at a regional level it will be important for adaptations to have an increased priority at this level. Regional housing and planning strategies will need to include adaptations and set a strategic vision for their future provision.

One of the main themes from the Government is to offer timely housing related information, advice and support to older people. Advice and information about home adaptations and the potential providers of assistance in relation to

these (such as home improvement agencies) should be included in this provision.

It is very important that commissioners and providers take action locally to shape future adaptation provision. This strategy has far-reaching consequences for local planners and providers in terms of radical changes to funding and delivery of adaptations.

#### **Other useful Housing LIN publications:**

Commissioning housing support for health and wellbeing  
[http://www.networks.csip.org.uk/\\_library/Resources/ICN/HousingSupport.pdf](http://www.networks.csip.org.uk/_library/Resources/ICN/HousingSupport.pdf)

Healthy homes, healthier lives DVD/ CDRom  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=3989>

Disabled Facilities Grant – The Package of Changes to Modernise the Programme  
<http://www.communities.gov.uk/documents/housing/pdf/dfgpackagechange.pdf>

Heywood F and Turner L (2007) Better outcomes, lower costs: Implications for health and social care budgets of investment in housing adaptations, improvements and equipment: a review of the evidence.  
[http://www.officefordisability.gov.uk/docs/better\\_outcomes\\_summary.pdf](http://www.officefordisability.gov.uk/docs/better_outcomes_summary.pdf)

Needs Analysis, Commissioning and Procurement for Housing-Related Support  
<http://www.communities.gov.uk/documents/housing/pdf/housingneedsanalysis.pdf>

#### **Useful links to other relevant organisations:**

Communities and Local Government:  
[www.communities.gov.uk](http://www.communities.gov.uk)

Foundations: [www.foundations.uk.com](http://www.foundations.uk.com)

Care and Repair England:  
<http://www.careandrepair-england.org.uk/>

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# 7 National Housing Strategy for an Ageing Society – Home Improvement Agencies

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and Department of Health (DH).

## Role of Home Improvement Agencies

The strategy recognises that Home Improvement Agencies (HIAs) offer a valuable and comprehensive level of support to vulnerable and older people in helping them to continue living independently in their own homes. Their primary focus is the repair or adaptation of a client's home, and in support of this objective they may provide a range of services depending on local needs and circumstances.

There has been significant growth in recent years of handyman services provided by HIAs. However, a number of challenges still remain in the delivery of these services, namely:

- HIA coverage has grown significantly from 54% of all local authorities in 1999 to in excess of 90% in 2008. This still leaves gaps in provision across certain local authorities
- Some handyman schemes are restricted to homes in poor repair or specific client groups
- Funding for schemes is often spread between multiple voluntary organisations, reducing co-ordination and coverage on the ground, and
- Limited resources and underdeveloped referral routes mean that many older people at risk are not being reached.

## The strategy identifies what needs to happen now:

- The development of a new rapid repairs and adaptations scheme, expanding coverage of handyman services across the country from 2009, and
- Support for this enhanced service from funding of £13million in 2009/10 and £18million in 2010/11.

There will be a bidding process for these funds, details of which were announced in November 2008 (see below):

- A comprehensive analysis of how HIAs can help to improve housing-related services for older people:
  - This will be undertaken through the 'Future HIA Project'. Foundations, the national body for HIA's, has been commissioned to identify a range of HIA models to support local area needs. An overview report on the project was published in Autumn 2008 and shares good practice with service commissioners <http://www-foundations.uk.com/default.aspx?id=574>
- Further funds will be made available via regional assemblies to improve homes in the private and social sectors. In particular, the Warm Front scheme will be used to ensure that older people can have energy efficient homes and stay warm in winter months, and
- Further funding for three years has been provided to Foundations to support future developments in the HIA sector and help to enhance the links between good homes and improved health and wellbeing.

This is in addition to investment in Decent Homes. The English House Condition survey shows improvements in the housing conditions of older households.

## New money for handyman services

CLG announced a Minor Repair and Adaptation grant allocation to local authorities for 2009/10 and 2010/2011. A letter to all authorities on

12th Nov 2008 set out the amount each LA will receive. Additionally expressions of interest are invited for a more limited distribution of grant allocations for 2009/10 and 2010/11 for an Enhanced Services Programme such as energy efficiency or hospital discharge work for approximately 10-20 Local Authorities. For more information visit the *Supporting People* website: <http://www.spkweb.org.uk/subjects/repairs%20and%20adaptations%20handyperson%20funding%202009%20-%202011/Repairs%20and%20Adaptations%20Handyperson%20Funding%202009%20-%202011%20Letter%20to%20Chief%20Executive%20and%20Expressions%20of%20I.htm>

### What you can be thinking about now

Local commissioners and providers should be thinking about how to develop new services where none currently exist, how to expand existing services in order to offer a comprehensive range of provision and make explicit links with the local health and well-being agenda, specifically intermediate care services, links with telecare and new technology and reablement services.

It will be important for adaptations to have an increased priority at regional level – regional housing and planning agendas will need to include adaptations and set a strategic vision for their future.

HIAs have a lot to offer health and social care commissioners including:

### Delivery supporting Local Area Agreements:

- Transformation of local services in line with key Department of Health agendas of prevention and intervention, greater coordination and integration of services and the transformation of social care as set out in *Putting People First*, the 2007 blueprint agreed between central and local government and the NHS;

- Helping to join up local housing, health and social care services.

### Other useful Housing LIN publications:

*Healthy homes, healthier lives* DVD  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=3989>

*Assistive technology in extra care housing* (factsheet No.5)  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingExtraCare/ExtraCareProvision/SupportServices/?parent=990&child=1968>

### Useful links to other relevant organisations:

Communities and Local Government:  
[www.communities.gov.uk](http://www.communities.gov.uk)

Foundations: <http://www.foundations.uk.com>

Care and Repair England: [www.careandrepair-england.org.uk/handyperson/index.htm](http://www.careandrepair-england.org.uk/handyperson/index.htm)

Supporting People: <http://www.spkweb.org.uk>

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# 8 National Housing Strategy for an Ageing Society – Private sector involvement

The National Strategy on Housing for an Ageing Society, *Lifetime Homes*, *Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions (DWP) and Department of Health (DH).

## Role of the private sector

The strategy recognises the important role the private sector has to play in order to meet the needs of the increasing numbers of older people, particularly older single households, and deals with some of the barriers outlined below.

### Key messages are:

- A new positive vision for specialist housing (rented and for sale) for older people
- The development of more homes with greater choice in terms of tenure and design in order to meet increasing demand
- Innovation and higher standards of housing design, and
- Recognition of older people in local housing markets.

Specialist private sector provision to date has been leasehold retirement housing, although a number of housing and care providers are moving into housing plus care and support – with products such as extra care, assisted living and close care. Other private sector options are more akin to general needs; for example, bungalows, but these are low density requiring large parcels of land and resulting in low numbers of homes for the space used.

## Some barriers to provision

### Barriers to provision include:

- Finding suitable sites in sustainable communities with access to good facilities, including open space
- Long timescales leading up to development and sales

- The planning system – planning permission and dealing with local concerns
- Too few good local housing needs assessments and housing strategies for older people and little focus on the need for specialist housing for owner-occupiers
- Lack of recognition of the merits of private sector specialist housing, and
- Current difficult housing market.

## New approaches identified

### Better building design

A key focus of the strategy is on *Lifetime Homes* and getting house builders' buy-in and support for this approach. Housing built to *Lifetime Homes* standards is more easily adapted to meet changing needs. The strategy requires:

- All new public sector housing must be built to *Lifetime Homes* standards by 2011.
- The standards will be made a mandatory part of the *Code for Sustainable Homes* in order to encourage their adoption in new build projects. The aspiration of the government is that all new homes will be built to *Lifetime Homes* standards by 2013. Take up of the standards will be reviewed with a view to having regulation in place by 2013 if expectations have not matched implementation. Details of *Lifetime Homes* standards can be found at [www.jrf.org.uk/housingandcare/lifetimehomes](http://www.jrf.org.uk/housingandcare/lifetimehomes)

First steps are to clarify the standards themselves through the establishment of a Building Regulation Advisory Committee in the period 2008 – 2010. In addition, the industry will be provided with information and advice.

## Planning

The strategy brings together housing and planning for an ageing society as a cross-government priority. The strategy calls for better planning for local ageing populations – based on assessments of local housing need – in order to provide the kinds of housing older people need, in places where they want to live.

The Royal Town Planning Institute *Good Practice Note 8 – Extra Care Housing* published in October 2007 in partnership with the Housing LIN, explains how planners can respond to the growing demand for extra care housing in England. It complements *The Extra Care Housing Toolkit* published by the Housing LIN in October 2006.

In addition, CLG has published *The Strategic Housing Market Assessment Practice Guide* to help identify future numbers of households. All of this is in addition to Planning Policy Statement 3 (PPS3) which requires regional and local authorities to assess and plan for the needs of their whole community, including older people.

The Government wants to see local spatial strategies offering a strategic steer as to how local authorities should plan for an ageing population in their local development frameworks, community strategies and Local Area Agreements.

## Equity release

There is recognition of the large amounts of equity older people have in their homes (£932 billion). The Government will work with local authorities, home improvement agencies and other organisations to publicise existing loan schemes and expand the range of products available.

## What you can be thinking about now

In the past the private sector has often sat outside local plans for the delivery of housing, health and social care and this is an opportunity to include them and for them to contribute to the delivery of local priorities and to factor in capital investment.

Commissioners of housing and social care should know what private sector provision they have in their localities.

Arranging to meet individual providers to understand their future plans and how this fits with the local housing, health and social care agenda.

Working with private sector providers to develop schemes that meet local needs.

Thinking about sites in public ownership that the

private sector could develop to deliver local priorities.

Discussions with planners about the role of private sector providers

Talking to older owner-occupiers, including residents in retirement housing schemes, to better understand their needs and aspirations and the quality of life offered in private specialist housing.

## Other useful Housing LIN publications:

Rainy Days, Silver Lining  
[www.networks.csip.org.uk/rainydays](http://www.networks.csip.org.uk/rainydays)

Extra care housing, development planning, control and management. RTPI Practice note 8  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/browse/HousingOlderPeople/OlderPeopleStrategy/RegionalHousingStrategy/?parent=3670&child=3086>

Extra Care Housing Toolkit  
<http://networks.csip.org.uk/IndependentLivingChoices/Housing/Topics/type/resource/?cid=1508>

## Useful links to other relevant organisations:

Communities and Local Government:  
[www.communities.gov.uk](http://www.communities.gov.uk)

Homes and Communities Agency:  
<http://www.homesandcommunities.co.uk/>

Royal Town Planning Institute:  
<http://www.rtpi.org.uk>

Home Builders Federation: <http://www.hbf.co.uk/>

Joseph Rowntree Foundation: [www.jrf.org.uk](http://www.jrf.org.uk)

Lifetime Homes: [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)

Home Builders Federation Retirement Housing Group: [www.hbf.co.uk/retirementhousing](http://www.hbf.co.uk/retirementhousing)

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# 9 National Housing Strategy for an Ageing Society – Housing Information and Advice

The National Strategy on Housing for an Ageing Society, *Lifetime Homes, Lifetime Neighbourhoods*, is a cross-government strategy published jointly by Communities and Local Government (CLG), Department of Work and Pensions and Department of Health (DH).

## The place of housing information and advice in the strategy

In his foreword to the strategy, Prime Minister Gordon Brown states: “And we will provide a new national information service to make sure that all older people have access to good housing advice.”

This commitment is seen as an essential component of delivering “a better deal for older people today”.

A package of new funding totalling £35 million will strengthen both national and local delivery of housing information and advice for older people, reinforcing an expansion of handyperson services and an enhanced role for home improvement agencies.

## What is a housing information and advice service?

It is a comprehensive body of information about locally available housing and housing related services for older people, provided by skilled advisors committed to giving control to clients through helping them explore all the options relevant to their needs and aspirations.

It provides an integrated approach to advising on housing, care and financial issues, including:

- Staying put or moving home
- Specialist & supported housing options
- Financing home repairs and improvements
- Home care and support services
- A proactive approach to future needs
- Addressing the needs of people from BME backgrounds, people with physical or learning disabilities, people with mental health problems and other particular groups, and
- Engaging with older people’s aspirations as well as their needs.

## The strategy’s key aims for housing information and advice services

It envisages that the support outlined above will be provided by:

- A single, simple and accessible route to independent information and advice delivered by a network of trusted national and local providers
- A web-based and telephone service progressively linked to all relevant services to guide people from the general to the very specific
- A service which will develop across other sectors of social care and financial support, progressively developing links to the pension and benefits services
- Strengthening of local information, advice and support
- Moving towards proactive information and advice
- Removing financial barriers to the take-up of options such as home improvements and adaptations by improving equity release and loan products
- Proactive engagement with older people at key life transition points
- Targeted support and advocacy for people at risk of crises, and
- Available to all including self-funders through to excluded and hard-to-reach groups.

## What you can be thinking about now:

Local commissioners and information and advice providers should be thinking about how to integrate existing services, draw on the new national FirstStop Advice service, and commission new services where necessary.

## Local Authorities and PCTs should consider:

- How best to co-ordinate, support and focus existing housing advice services in their area to address all older people’s housing /care /support needs and aspirations

- How to maximize the accessibility of housing advice services in their area through face-to-face, telephone, mobile phone and online delivery channels
- How their services could be extended in the future to cover social care, health and benefits and links to all services for older people
- How best to work with local advice services and FirstStop Advice to reach excluded older people and minorities, and develop proactive ways of reaching people at risk, and
- What benefits FirstStop Advice could bring to local service delivery in terms of expertise, information resources, technology, economies of scale, reach, branding and awareness.

What additional strands of information and advice are needed in their area:

- What more they could do to provide information about and facilitate access to loans and equity release, as well as grants, to enable older people to meet their housing needs and aspirations, and
- How their preferred service delivery model can be sustained over time.

### **Home Improvement Agencies, Age Concern organisations and other local agencies should consider:**

What contribution they could make to comprehensive and universal local 'housing options' services, linked to continuing delivery of their traditional housing and housing related care/support services. These services include repairs, improvements and handyperson services, hospital discharge schemes, falls prevention programmes, telecare provision, etc.

Providing advocacy services for the most vulnerable groups.

### **National information and advice providers should consider:**

How their specific expertise and resources could be made available to a wider audience through the proposed new national FirstStop Advice framework partnership.

All providers of services for older people in the private, voluntary or public sectors should:

### **Useful sources of information and good practice:**

#### **FirstStop Advice**

FirstStop Advice is an independent, free service providing information and advice about care and housing in later life

<http://www.firststopcareadvice.org.uk/>

#### **Link-Age Plus projects**

Supported by the DWP to build an evidence base and economic case for joined-up services for older people and promote good practice.

[http://www.dwp.gov.uk/opportunity\\_age/linkage/](http://www.dwp.gov.uk/opportunity_age/linkage/)

#### **Partnerships for Older People Projects (POPPs)**

Supported by the DH to test and evaluate innovative approaches to providing person-centred and integrated care for older people and encouraging investment in preventative approaches which promote health, well being and independence for older people.

<http://www.changeagentteam.org.uk/index.cfm?pid=596>

#### **'Housing Options' advice pilots**

Promoted by Care & Repair England under the project name *Should I stay or should I go?* to develop, support and monitor the outcomes of local services in a range of host settings.

<http://www.careandrepair-england.org.uk/sisosig/index.html>

#### **Future HIA project**

Supported by CLG to examine the options for the future delivery of Home Improvement Agency services

<http://wwwFOUNDATIONS.uk.com/default.aspx?id=574>

#### **Finance for home repairs & improvements**

CLG publication *Loan Finance to improve housing conditions for vulnerable owner occupiers*

(<http://www.communities.gov.uk/publications/housing/loanfinance>)

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