

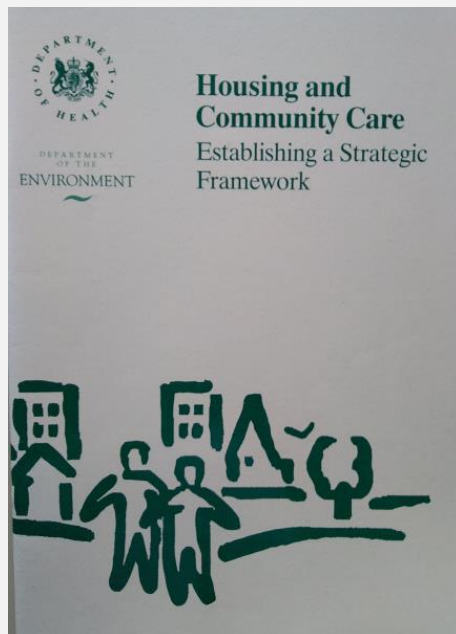


Housing LIN

Connecting people, ideas and resources

Different housing types for older people

DHSC webinar – 8 February 2022



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Chief Executive, Housing LIN

@Housing LIN

About the Housing Learning and Improvement Network

- Formerly part of the Department of Health's Change Agent Team responsible for the Extra Care Housing capital programme and Building Telecare in England fund
- Sophisticated network bringing together 20,000+ housing, health and social care professionals in England, Scotland and Wales to champion and 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/supported housing
- Online and regional networked activities – our regular **HAPPI Hour webinars** and an annual virtual Summit – **A Festival of Ideas**, in December 2022
- We connect people, ideas and resources to inspire, inform and improve the range of housing choices that enable older and disabled people live independently



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The screenshot shows the Housing LIN website homepage. At the top is a red navigation bar with the logo and tagline. Below is a dark hero section with a white text box stating 'We are the 'go-to' sharing network for anyone working in specialist housing and care in England and Wales'. The main content area features a grid of topic cards: 'Video: What is Extra Care Housing?', 'Our Quarterly Newsletter', '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 'View All Topics' button is at the bottom of the grid. Below the grid is a 'KEY RESOURCES' section with three featured articles: 'Home from hospital: How housing services are relieving pressure on the 18-65', 'Housing our Ageing Population: Learning from councils meeting the housing needs of our ageing population', and 'Dementia Friendly Housing Charter: A guidance toolkit for a dementia-friendly approach to housing'. A fourth resource, 'HAPPI reports', is partially visible.

National policy and funding initiatives



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- Housing, Design and Technology

- Accessible housing design standards (HAPPI design principles)
- Technology for our Ageing Population – Panel for Innovation
- Housing and Older People Task Force



- Health and Social Care

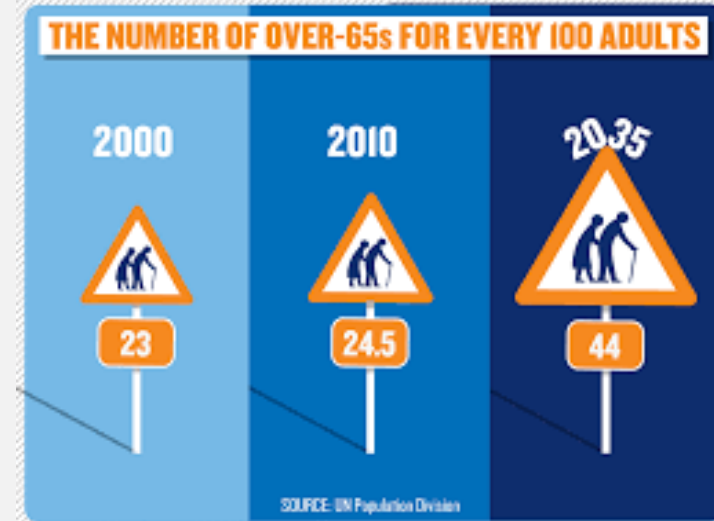
- Integration White Paper – must include housing and not just health and social care
- Adult Social Care Reform White Paper – Every decision about care is a decision about housing
- NHSX Digital Transformation – support digital caretech solutions
- Anticipatory Care – aligning population mapping, needs assessment & commissioning to support transfer of care back home





Challenging dependency: Opportunity of Age

- Older people over 65 live in a third of all dwellings in the UK
- In 2017, 18% of the UK population was aged 65 or over. This projected to grow to one in four by 2037
- Of particular relevance to housing with care, the number of people over 85 in the UK is predicted to more than double in the next 25 years to over 3.2 million
- There are c720,000 units of retirement housing (75% affordable sector)
- We need to build at least 34,000 new age-designated homes annually to keep up with age profile (currently c5-7,000 across all tenures)
- New models of care better aligned with existing homes and communities



Signposting interventions to transform our Homes and Communities



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- Investment (capital and land):
 - Affordable Homes Programme
 - Care and Support Specialised Housing Fund (DHSC funded)
 - NHS England
 - One Public Estate/NHS Estate
- Investment (revenue)
 - Affordable rents and shared ownership inc co housing and OPSO
 - Leasehold
 - PRS
 - Adult Social Care commissioning
 - Self funder market
- Design considerations
 - Accessibility and adaptability – Part M4(2)
 - HAPPI design principles
 - Wheelchair accessibility

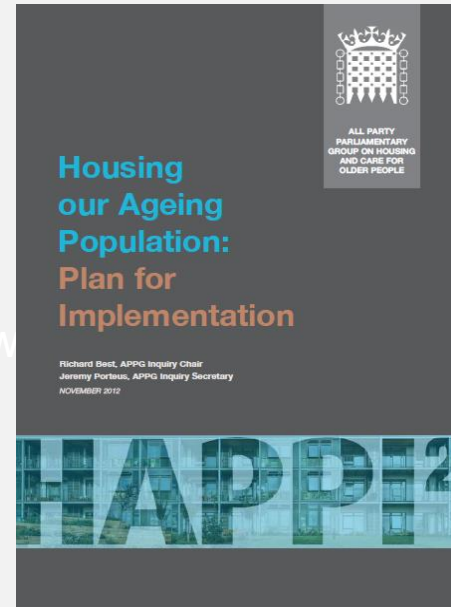


A HAPPI style approach to later living



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Source: <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

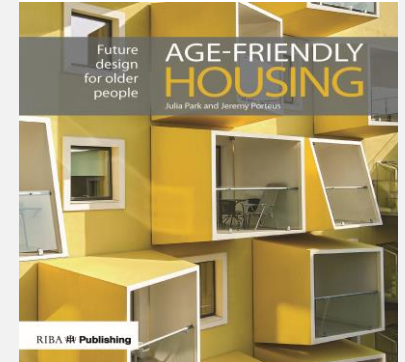
We need to reimagine what housing for an ageing population looks like



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- *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 – person-centred care and support, inc greater use of 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, improve choice?
- *Age-friendly*: Create a better language of what we mean by downsizer, upsizer or rightsizer housing and the benefits of moving?



SCIE Housing with Care Commission – population survey



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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

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

	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

Housing for older people US style!



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Much of our current purpose-built housing is several generations old!



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Trends: Co-Living – Multi to Intergenerational housing



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Trends: Community-led and co-housing



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Trends: Retirement Villages and extra care





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Trends: Meeting a wider diversity of needs



Trends: Planning for our future ageing



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Some final thoughts:

- 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?
- Is there the case for extra care housing for **maximising independence** for people with dementia or is the future more residential care and care at home based?
- Are there other **retail** market opportunities such better access to aids and adaptations, telecare, 'hub & spoke' models of housing and care?
- What strategies and policies are in place locally 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?
- Do join the Housing LIN to stay connected with latest ideas





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Thank you!



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