

Successful places
with homes and jobs



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A NATIONAL AGENCY

WORKING LOCALLY



HCA update

National Housing Federation- Health
and Housing Partnership Roadshow

Lisa Clayton

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Contents

- HCA **encouraging supply** of specialised housing for older people and adults with needs
- HCA **improving the quality** of homes for residents with health considerations (HAPPI)
- Putting it all together – Care and Support for Specialised Housing Fund (CASSH)
- Looking to the Future –AHP 15-18, CASSH 2 and who knows!



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The HCA's role (funding and supply)



The HCA role

- Working with people and places to help them to deliver homes, economic growth and jobs
- Delivering programmes of **investment** and **market interventions**
- Making best use of public **land** and developing **economic assets**
- Undertaking robust economic **regulation** of social housing providers



We help drive local economic growth by supporting communities to realise their aspirations for prosperity, creating successful places with homes and jobs.



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2013/14 Delivery

- Another year of successful delivery by HCA and partners
- Met or exceeded all targets
- HCA currently on track to meet 2011-15 SR targets
- Continued support of partners is key



Historic HCA delivery for older and vulnerable people



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- NAHP investment of **£1.017 bn** in specialist housing from 2008-2012
- Supported delivery of **18,000+** specialist homes
 - 57% for Older people
- Additionally,
 - 1,500+ PFI extracare units
- Internal **VOPAG** group continues to review and advise on this agenda
 - Recently refreshed, now includes DCLG (Terrie Allafat), DoH (Jon Rouse) as well as LGA (Lord Best), public, private and 3rd sectors



2011-15 Affordable Homes Programme (so far.....)



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- - 9.5% (indicative) supported/older persons housing
 - Over 60+% for older people
 - Almost all affordable rent (limited take-up of specialist LCHO products)

- **Not just about Supported housing.....**
 - 45%+ of ongoing affordable homes allocations include someone with a degree of vulnerability
 - 10%+ of lets go to older people (aged 65+)
 - c30% of all completed NAHP/AHP homes are Lifetime homes, c12% wheelchair accessible





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Improving Quality

“HAPPI” - Housing our ageing population: panel
for innovation

Suitability of existing stock



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- Some existing supported stock **outdated and mismatched** with demand
 - Design
 - Location
 - Access to services
 - Fuel poverty etc etc
- New stock also face challenges
 - Reductions in revenue funding
 - Move away from residential care toward floating support and/or extra care
 - Sustainability of some models questioned (eg retirement villages)



Improving the quality of housing for older people (and other groups)



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- Challenge the **perceptions**
- Raise the **aspirations**
- Ensure that **future** homes and **remodelled** homes are fit for purpose, functional and adaptable to future needs
- Raise **awareness** of the possibilities offered through innovative approaches to the design of housing and neighbourhoods

10 principles of good housing



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the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



care is taken in the placement, size, and detail of windows and generally in design to ensure plenty of natural light, and to allow daylight into circulation spaces



layouts maximise natural light and ventilation by avoiding internal corridors and single aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence, and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



in all but the smallest developments, or those very close to existing community facilities, multi-purpose space is available for residents to meet together with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub'; as well as guest rooms for visiting friends and families



in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through the preservation of mature planting, as well as the provision of new trees and hedges, providing wildlife habitats as well as colour, shade and shelter



homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, good passive solar design and the use of native deciduous planting supplemented by external blinds/shutters, easily-operated awnings over balconies, grass roofs and cooling chimneys



adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier



shared external surfaces such as 'home zones' that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.



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Since my accident in 2009 I've been in care homes or hospital and it feels like I've been living in a cocoon, I currently don't have a life as such and this is my chance for freedom – when I can transform from a caterpillar into a butterfly.

Gary, aged 54, is tetraplegic and is living at Prince Charles House with a full time carer.



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Putting it all together

“The Care and Support for Specialised Housing Fund”

Care and Support for Specialised Housing CaSSH Fund



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- Re-establishes links between Health and Housing- Ministerial foreword.....

“Most importantly of all, we know living in well-designed specialised housing improves the health and wellbeing of many people.”

- Up to £240m 2013-2018 (outside London)

Phase 1

Support to specialist affordable housing

Phase 2

Expressions of interest



Aneurin “Nye” Bevan, Minister for Health with responsibility for housing (1945-51)



Harold McMillan, minister for Housing and Local Government with responsibility for Health (1951-54)

Phase 1 allocations to CaSSh were announced on 24th July 2013, for affordable housing and affordable home ownership only.

CaSSh fund

- £130 m allocated 2013 – 18
 - £101m HCA
 - £29m GLA
- 121 providers received funding
 - 86 outside London
 - 35 in London
- 3,831 new homes
 - 3162 outside London
 - 831 in London

HCA phase 1 CASSH allocations by client type	Number of units	%
Older people	2,726	86.2%
People with mental health problems	57	1.8%
People with learning difficulties	270	8.5%
People with physical or sensory disabilities	109	3.4%
Total	3,162	100.0%

HCA phase 1 CASSH allocations by area	HCA Funding	Units	Average grant rates
East and South East	£23,715,998	576	£41,174
Midlands	£16,240,942	681	£23,849
North East, Yorks & The Humber	£16,632,308	609	£27,311
North West	£21,834,000	644	£33,904
South and South West	£23,170,023	652	£35,537
Grand Total	£101,593,271	3,162	£32,150

Size and range by area	Range in operating area	Average size of schemes funded in dwelling numbers
East and South East	7 - 92	41
Midlands	2 - 83	26
North East, Yorks & The Humber	2 – 60	22
North West	7 - 105	41
South and South West	5 - 81	27
Grand Total	2 - 105	30



Other HCA supply options

HCA funding post-March 2015

- Affordable homes programme 2015-18 Prospectus now launched- CME to open in Autumn
- £400m Affordable Rent to Buy
- HCA as central land disposal agency – up to 100,000 homes
- Also £220m DfG not managed by HCA



“As we know, most people want to be independent in their own homes and as the population ages, more and more of us will need housing that supports us to do that.



These will be tailored to people’s needs and will help them to remain active as long as possible without the need of going into a care home.....

Better and more suitable housing will also alleviate pressure on carers and families, as the person being cared for will be able to carry out everyday tasks more easily.”

- Norman Lamb, Minister for Care Services



Keeping in touch

- [www homesandcommunities.co.uk](http://www.homesandcommunities.co.uk)
-  [/HCA_UK](https://twitter.com/HCA_UK)
-  [/homes-&-communities-agency](https://www.linkedin.com/company/homes-&-communities-agency)
- [@ lisa.clayton@hca.gsi.gov.uk](mailto:lisa.clayton@hca.gsi.gov.uk)