

care & support

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Putting housing on the **health and care agenda**

In February, the Health Select Committee published its report from its inquiry into social care. Federation chief executive, David Orr, met with Stephen Dorrell during the inquiry and the Federation provided written and oral evidence to the committee. We were pleased to see the committee endorse our central point in the need to integrate housing with health and care, to deliver the range of interventions we need.

The Federation has argued that it is impossible to improve an individual's care without ensuring they have settled accommodation as part of that package. The home is an effective and increasingly popular delivery channel for services. Closer working between housing, health and social care means that older and vulnerable people can be offered personalised, flexible, high-quality services, and communities can deliver effective public health improvements. The select committee report quotes Federation evidence on several different issues, including its main recommendation, which is for more ambitious integration to connect health and care with housing. The committee concluded that:

'NHS organisations that "salami slice" services and fail to integrate with housing and social care could have very serious consequences for standards in both health and social care.'

The Social Care White Paper is expected in May. The Federation is meeting with officials to build the strength of the narrative on housing throughout the White Paper. The Federation is meeting with officials to provide input on links with housing. David Orr has met Liz Kendall MP, Shadow Minister for Care and Older People, to

discuss the opportunities to look at housing and care in the home to improve offers to older people.

- You can read the select committee's full report on the parliament website: www.publications.parliament.uk/pa/cm201012/cmselect/cmhealth/1583/158302.htm
- Join us for our **Health and Social Care Bill conference** in London on 24 April 2012. Book online now: www.housing.org.uk/events/find_an_event/care_and_support/health_and_social_care_bill_co.aspx
- Read the Federation's post on the Guardian's housing blog on housing and older people's health: www.guardian.co.uk/housing-network/2012/mar/08/housing-key-role-improving-health



Image credit and Copyright St. Vincent's Housing Association

Lobbying on the Health and Social Care Bill

The Federation has been actively lobbying peers during the House of Lords committee and report stages of the Health and Social Care Bill. At the committee stage, we had five joint amendments debated. These amendments included:

- Testing where duties to reduce health inequalities for the most vulnerable take effect in the new health system
- Pressing for the inclusion of voices on housing and homelessness in the new local structures, health and wellbeing boards and Joint Strategic Needs Assessments (JSNA).

We have worked jointly with NCB, the children's charity, St. Mungo's and Homeless Link to push forward a range of amendments to the bill. At report stage, joint amendments on duties on local boards to integrate health and care with health-related services like housing and education, were discussed on Thursday 8 March. Beyond the bill, we have provided written feedback to the Department of Health (DH) on its draft guidance on local needs assessment and health and wellbeing strategies. This focused on the importance of making strong links with housing, looking at practical opportunities to do this through

its approach to integration of needs assessment and commissioning. There is some promising responses to our lobbying. The draft guidance does recognise housing as a key determinant of health outcomes, as well as a potential contributor to the JSNA and sector to which health and wellbeing boards can extend membership. We have also published a briefing for health commissioners with the NHS Confederation on the practical opportunities to using housing and support to improve mental health outcomes.

- Find out more about the latest version of the health Bill: <http://services.parliament.uk/bills/2010-11/healthandsocialcare.html>
- Read the draft guidance on local health and wellbeing strategies and JSNAs. <http://healthandcare.dh.gov.uk/files/2012/01/JSNAs-and-joint-health-and-wellbeing-strategies-draft-strats.pdf>
- Read our joint briefing for NHS commissioners with the NHS confederation on the links between housing and mental health: www.nhsconfed.org/Publications/Documents/Housing_MH_021211.pdf
- For more information, contact Jake Eliot, Policy Leader, Jake.eliot@housing.org.uk

Changing housing benefit rules for communal areas

The DWP has conducted an informal exercise to collect information about the recovery of charges for communal areas in supported housing in response to an upper tribunal decision (CH/322/2011). Regulations state that these costs are eligible for benefit in sheltered housing and the Federation has raised concerns with the DWP, that there are serious and damaging consequences to any change in the longstanding local practice to regard these as eligible charges in supported living projects.

A number of Federation members submitted evidence to show the serious short-fall tenants would face if these charges became ineligible, and the lack of meaningful control tenants have over heating, lighting and cleaning of communal areas. The Federation pulled together members concerns and provided some national figures to the Department. The DWP is now considering this evidence. Any change in regulations will go before the Social Security Advisory committee for consultation.

Welfare Reform Act 2012

The Welfare Reform Act ushers in the biggest change to the benefits system in 60 years. It sets out the framework for the universal credit, though much of detail will come in regulations. For briefings on parts of the act affecting the payment of benefit to cover housing costs see:

www.housing.org.uk/policy/social_inclusion_and_welfare/welfare_reform.aspx.

During the debate on the size criteria for social housing, we received a ministerial assurance that

people living in supported and sheltered housing would 'not be affected by this measure'.

On housing benefit in supported housing, the Government is still considering the responses it received to its consultation about reforming exempt accommodation and replacing it with new eligibility rules. The Federation is calling for a comprehensive response to the submissions received and further consultation on specific proposals.

Breaking the mould of older people's housing - support to manage transitions

Following our high profile Breaking the mould report, we are publishing examples of housing associations delivering health and care outcomes for older people by helping individuals to navigate transition points in their lives. This project, supported by the Housing Learning and Improvement Network will feature case studies from members on themes such as intermediate care, end-of-life care, supporting people with dementia and maximising the benefits of telehealth and telecare.

The results of the project will be published online later in the spring. The case studies and briefing will communicate to commissioners how housing models improve older people's care pathways, deliver better outcomes and achieve cost savings. The case studies will offer valuable insights and learning for members on working more closely with health partners and assist them to meet rising customer expectations and make better use of under-utilised stock. For more information contact Caroline Hawkings:

Caroline.hawkings@housing.org.uk

Housing Adaptations update

The Federation supports and promotes good practice in delivering aids and adaptations. The Department for Communities and Local Government (DCLG) has recently established a Disabled Facilities Grant (DFG) working group. Caroline Hawkings is part of the group for the Federation and other members include Foundations, the Royal College of Occupational Therapists and a small number of local authorities. Its primary focus is on how the DCLG can improve processes and delivery of DFGs.

The Federation held a successful Adaptations conference on Wednesday 7 March in London. Its focus was on improving delivery, outcomes and cost effectiveness in a rapidly changing health and social care context. Voted 'the best adaptations conference' by one of the delegates, the day included lively debate with high profile speakers from the DCLG and local government, and a range of practical breakout sessions from proactive asset management to supporting people with dementia.

The genHOME project on housing adaptation is a new research initiative being led by York St John University. This three-year study aims to develop a methodology to evaluate the effectiveness of housing adaptations and solutions for disabled people, by reviewing and mapping existing research. It will include working with occupational therapists working in the clinical area of housing and other stakeholders to create an accessible information database. For more information about the genHOME project and how you can contribute email: genhome@yorksj.ac.uk

Payment by results scheme to tackle rough sleeping in London

The DCLG and the London Mayor's Delivery Board have launched a £5m payment-by-results social impact bond to tackle persistent rough sleeping in London, to be run by the GLA. In line with the principles of social investment, provider charities involved will be paid on the basis of outcomes delivered. The outcomes the funding will be assessed against reducing the proportion of regular rough sleepers returning to London's streets; reducing admissions to hospital and Accident and Emergency; and increasing the number of rough sleepers moved into settled accommodation and employment. Find out more, read the DCLG press release:

www.communities.gov.uk/news/corporate/2100913

New pension obligations: implications for people with carers or personal assistants

People employing personal assistants or carers using direct payments will have new pension obligations when automatic enrolment is introduced. Starting from 2012, the largest employers will need to automatically enroll eligible workers into a qualifying workplace pension scheme. However, although automatic enrolment will start to be phased in this year, employers with less than 50 employees will not be brought into automatic enrolment until 2015 at the earliest. Where an individual employs people directly to assist with their care, they will need to comply with this obligation. The Pensions Regulator (TPR) will be writing to all employers to let them know when they will need to begin automatically enrolling their workers.

The DWP has produced a Workplace Pension toolkit, which provides some basic and straightforward information on automatic enrolment. There is a basic facts booklet, case studies and signposting through contacts pages, to other websites providing further information on automatic enrolment for employers and individuals.

- There is more information available for employers on the TPR website: www.thepensionsregulator.gov.uk/pensions-reform.aspx
- The toolkit can be found at www.dwp.gov.uk/workplacepension. If you have any queries or feedback about the toolkit, or to get the latest information about the workplace pension contact the DWP: automaticenrolment.stakeholdertoolkit@dwp.gsi.gov.uk

Three million lives campaign to extend the reach of telehealth and telecare

At least three million people in the UK, with long-term conditions and/or social care needs, could benefit from using telehealth and telecare, according to estimates by the DH. Using equipment installed in a person's home, telehealth involves remote monitoring of vital health signs, and telecare uses personal and environmental sensors that enable people to live safely and independently for longer.

The DH has launched a campaign: Three million lives, designed to promote partnership working with industry, the NHS, social care and professional partners, in order to stimulate capital investment. This includes a Concordat between the DH and the telecare and telehealth industry.

The DH has also released headline findings from its Whole system demonstrator programme. This randomised control trial of 6,000 people aims to provide a clear evidence base to inform future investment decisions and to show how telehealth and telecare supports people to live independently and take more control over managing their health. Headline findings from December 2011 show that, if delivered properly, telehealth can achieve a 15% reduction in A&E visits, a 20% reduction in emergency admissions, a 14% reduction in elective admissions, a 14% reduction in bed days and an 8% reduction in tariff costs.

Find out more about the campaign, research and Concordat at www.3millionlives.co.uk

How will we develop new supported accommodation? The Federation's Funding Future Homes project

The Federation is working with its members on a research project on the future funding models for development. This project is based on initial research from the Cambridge Centre for Housing and Planning Research (CCHPR), and policy analysis by the Federation. Between January and February, regional member discussion events took place, supplemented by stakeholder interviews and thematic roundtable discussions. This included a roundtable discussion on future funding models for supported and specialist housing. The final output will be a lobbying and influencing document based on our evidence and the responses of stakeholders and members to it. This will form the basis of the Federation's lobbying and influencing of Government post 2015. Documents from the project, including the Cambridge Centre's research paper are available on the members-only section of the Federation website: www.housing.org.uk/policy/investment.aspx

Better planning for older people

Local authorities should work with their partners to develop housing with care strategies that deliver a range of specialist housing choices for older people, according to a resource pack published recently. Strategic housing for older people: planning, designing and delivering housing that older people want, is published by the Housing Learning & Improvement Network (Housing LIN) in association with the Association of Directors of Adult Social Services. It is intended to help councils identify local supply and demand for various types of housing and the support needs of their older people. It also includes practical advice on a range of factors that influence the development of housing with care, from commissioning and funding to planning consent and marketing individual schemes. This pack aims to help partners in the public, voluntary and private sectors work together to provide housing that older people actually want to live in. The resources can be downloaded from the housing LIN website: www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOPv2/

Join Raceonline2012

Digital inclusion is more than a buzzword. It can make a big difference to both housing associations and their customers. The benefits of being online were the subject of the Federation's monthly blog for the Guardian's Older People's Network. John Genders, who regularly uses the day facilities at Housing 21's extra care supported housing scheme in Walsall, describes how being online has given him a new lease of life.

Read John's comments at www.guardian.co.uk/housing-network/2012/feb/06/digital-inclusion-elderly-housing

The Federation is pleased to be helping to promote Raceonline2012, a national campaign to get more people online. Of the 8.2 million adults in the UK who have never used the internet, 39% are over 65 and 38% are unemployed. As many of these people are tenants of social housing, providers of housing care and support are vital partners in meeting this digital challenge.

Visit Raceonline2012 to find out more. <http://raceonline2012.org>



Image credit and copyright Housing 21

Community Budget pilots move ahead

At the end of 2011, DCLG announced the areas selected to take forward the Community Budget whole area and neighbourhood level projects. Four areas have been selected for the whole area approach, twice as many as first planned, to run a Community Budget next year focusing on ways to create local growth and reduce dependency on the state. They are Cheshire West and Chester, Essex, Greater Manchester, and the tri-borough partnership of Hammersmith & Fulham, Kensington & Chelsea, and Westminster.

Ten areas, again more than originally planned, have been selected to take forward the neighbourhood level community budget work.

They are

- Hammersmith & Fulham
- Bradford Trident
- Kingston
- Birmingham
- Ilfracombe
- Tower Hamlets
- Tunbridge Wells
- Haverhill
- Westminster
- Newcastle

In addition to the pilots, a challenge and learning network will be set up to share learning from the pilots with other areas. The Community Budget prospectus is available on the DCLG website:

www.communities.gov.uk/publications/localgovernment/communitybudgetsprospectus

Helping older people choose the right home for them

EAC/FirstStop has produced a report examining a range of approaches to helping older people make informed decisions about their housing options. It explores the outcomes and financial benefits of different services for older people and how these contribute to making the most effective use of housing

stock. The projects include a Homeshare service, the Free Space pilot scheme (where home owners use equity on their homes to rent it out and downsize to more suitable accommodation), and a Care & Repair and home relocation service.

Download the full report from the EAC website:

www.eac.org.uk/eac-news/item-helping-older-people-choose-the-right-home-for-them-53129.aspx

Evaluation of handypersons schemes

The University of York's national evaluation of the Handyperson's scheme has shown that the small changes made by handyperson services can make a big difference to the independence of older people. The evaluation concludes that handypersons services offer an important safety net for older people, and they also enhance the effectiveness of health and social care provision through simple and very low cost interventions. Services are consistently highly rated by people who use them, and they are valued for their trustworthiness, reliability, quality, and crucially for the skills and respectful attitudes of the staff. The evaluation adopted a number of different methods including a literature review, surveys of local authorities, service providers and service users, and case studies focusing on a number of different services. Based on conservative modelling assumptions, the benefits achieved by the handyperson programme outweighed the costs of providing the programme by 13%. The biggest costs that can be avoided are in social services.

Download the full evaluation from the DCLG website:

www.communities.gov.uk/documents/housing/pdf/2075820.pdf



Health for Living - a new housing partnership for health

The Accord group has launched a new consortium called Health for Living, which brings together a range of housing and health partner organisations to improve the health and wellbeing of people in Sandwell. The consortium's key members are Black Country Housing Group, Murray Hall Community Trust and Sandwell Mind.

Health for Living has secured a £1.2m contract from Sandwell PCT to roll out a confidence and wellbeing service for people with long-term illnesses. The service includes health improvement programmes, help and support to assist people to manage their own conditions, stress and relaxation workshops, and food and mood activities. An online self-help tool will also be launched as part of the contract to offer people vital advice and support about managing different health conditions, ranging from anxiety management to weight management.

Find out more about Accord's work on its website: <http://accordgroup.org.uk/articles/107-Well-being-boost-for-Sandwell-as-new-health-consortium-launches>

Police and crime commissioners

The Home Office has produced a police and crime commissioners guide for partner organisations. It explores some of the implications of the policing reforms and their relationship with local authorities and other partners who jointly share an interest in improving outcomes and services in a range of areas. Some of these will be of central interest to housing and support providers as they include community safety, health and youth justice health. Visit: www.homeoffice.gov.uk/publications/police/pcc/what-partners-need-to-know



Housing LIN The latest highlights from the Housing LIN

The most recent edition of the Housing LIN newsletter Housing With Care Matters contains a number of items, which will be of interest to those working at the interface of housing, health and social care. It covers latest policy and funding news, new Housing LIN products and a range of other recent publications, calls for information and new research projects and details of regional and other networking opportunities. Read more at: www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Newsletter/HLIN_Newsletter51_Feb2012.PDF

The Housing LIN has also published two new viewpoints of interest to Care and Support News subscribers:

- **A progressive approach to accessible housing.** Julia Park of Levitt Bernstein Architects proposes a way of accommodating accessible housing within a more progressive approach to building design and related standards that can meet a diverse range of housing needs. Read the viewpoint: www.housinglin.org/pageFinder.cfm?cid=8426
- **Mutual support and social capital in retirement communities.** Jenny Pannell, at the Housing & Support Partnership, explores what it might mean to build social capital in specialist housing for older people and the opportunities and obstacles to doing so. It presents and reflects on good practice examples which are seeking to do this through volunteering, peer support, social enterprise, co-housing and co-production. Read the viewpoint: www.housinglin.org.uk/pageFinder.cfm?cid=8429

Equity release and older home-owners

The Joseph Rowntree Foundation has published an assessment of three pilot equity release schemes for older home-owners receiving Pension Credit. Three local authorities have tested an equity release product between 2010/11. The Home Cash Plan aims to provide small amounts of equity without any adverse impact on benefits. The product was

originally developed by Just Retirement and is now offered nationally through Age UK Enterprises and FirstStop. The report provides honest learning about the challenges of equity release and the importance of timely and relevant financial advice for older homeowners to make this work and alter the perception of drawing on the value of their home.

You can download the full report from the JRF website: www.jrf.org.uk/publications/equity-release-pilot-schemes or contact JRF for more information: Emma.Stone@jrf.org.uk

What can we learn from community buying? The Buy Better Together Challenge

BIS and Co-operatives UK have launched the Buy Better Together Challenge, to inspire new models of community buying, stimulate enterprise and promote shared learning. A £60,000 pot will go towards training and mentoring for stand-out projects, and £15,000 for the overall winner. The Challenge is open to organisations from any sector with ideas that will help individuals combine their buying power to purchase goods or services together to get better deals, better service, or better quality of products and services. This can be anything from heating oil to solar panels to food. You can find out more and apply online at: www.bis.gov.uk/buying

New tool for housing providers to support residents with sight loss

The Thomas Pocklington Trust have launched 'Evolve-for vision' a new assessment-based tool to help housing providers improve the quality of life for older people losing their sight.

The new tool is based on extensive research examining the quality of life of older people living in extra care housing. This found that buildings did not provide the full range of sensory support to enable people to live independently. Following this, Thomas Pocklington Trust funded a further study to look specifically at the needs of people with sight loss and to develop a specialist tool that could test buildings on their performance for this specific group. Evolve-for vision has a room-by-room checklist highlights almost 400 design features relevant to quality of life for older people with sight loss. The tool is available on the housing LIN website, www.housinglin.org.uk/ and more information is available on the Thomas Pocklington Trust website: www.pocklington-trust.org.uk/news/news/news_channels/evolvevision

Social Housing Equality Framework

The LGA has published the final version of the Social Housing Equality Framework to help social housing providers maintain momentum in mainstreaming their work on promoting equality and diversity. The self assessment framework also provides an opportunity for benchmarking with similar organisations and offers a peer challenge process. The framework covers customer knowledge, response services, leadership and partnership and workforce skills. The framework can be downloaded from the LGA website: www.local.gov.uk/equality-frameworks

UPCOMING EVENTS

Health and Social Care Bill Conference

**COMMONWEALTH CLUB, LONDON:
24 APRIL 2012**

With the Health and Social Care Bill becoming an Act, now is the ideal time for housing associations and care and support providers to explore the opportunities for their organisations to engage with the new health and care structures.

Participants at this event will learn about and discuss how housing associations can work with clinical commissioning groups, health and wellbeing boards and local authorities can to improve health, integrate services and reduce health inequalities as envisaged by the Health and Social Care Bill.

Speakers include John Wilderspin, National Director, Health and Wellbeing Boards, Department of Health and Dr Jim McManus, Director of Public Health at Birmingham City Council, as well as a range of expert providers from the sector.

Book online now: www.housing.org.uk/events/find_an_event/care_and_support/health_and_social_care_bill_co.aspx

Federation Housing, Care and Support Conference

**UNIVERSITY OF WARWICK,
COVENTRY: 2 - 3 JULY 2012**

Our sector is facing massive change across housing, support, health, care and welfare. How can organisations respond to these challenges and manage this change? The Federation's care and support conference 2012 will offer an unparalleled opportunity to engage with other leaders in the sector, and experts from across Government. The event will help you open up new conversations and consider ways to improve services.

Confirmed key speakers include:

- Mike Farrar, Chief Executive, NHS Confederation
- Andy Sawford, Chief Executive, Local Government Information Unit
- Lord Victor Adebawale CBE, Chief Executive, Turning Point

Reserve a place before 7 May to get £50 early bird discount on your place

Get more information and reserve your place on the Federation website: www.housing.org.uk/events/find_an_event/care_and_support/hcs0712.aspx

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The Federation supports and promotes the work that housing associations do and campaigns for better housing and neighbourhoods.

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