



Population Ageing Inquiry
Housing Opportunities & Challenges
for Local Government

Practical Housing Solutions

Sue Adams, CEO, Care & Repair England

Local Government: At the heart

Duties and functions include:

- Planning the built environment
- Public health
- Social Care
- Housing supply and stock condition
- Housing related services
 - *Eg Duties concerning home adaptations (DFG) and community equipment, information & advice across housing, care & finance*

Local Government: Opportunities

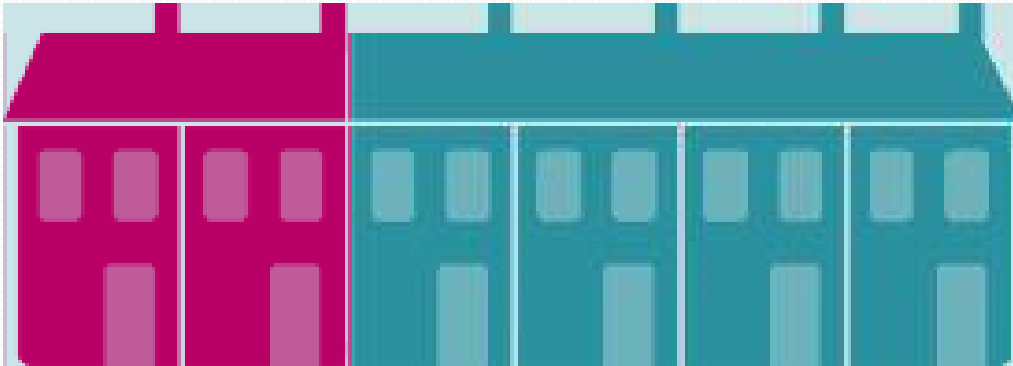
- **Planning** – *are we planning places that enable health, inclusive ageing?*
- **Public health** – *connection made to housing/planning?*
- **Social Care** – *prevention & health: Is housing in there?*
- **Housing supply and stock condition** – *taking the longer view on quality of stock and connection to health and social care plus well-being of citizens*
- **Housing related services** – *opportunity to link to health & care/ pool resources/ do what works eg home adaptations, information & advice enabling self help*

Ageing is not a disaster

- It is a social change, not a catastrophe (*unless we fail to change the way we do things*)
- Older people are making a huge contribution to communities (*back bone of volunteering/ cross generational support/ institutions etc*)
- Most need little from LA s for most of life



Reality – where older people live

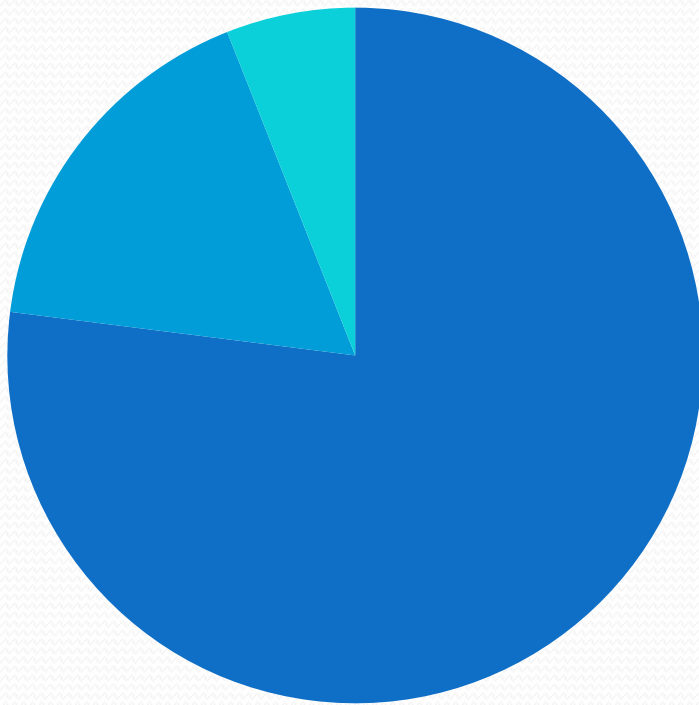


- **7 million***
**older
households**
- **Live in c. third
of all homes**
- **500,000
*specialist
housing units***

** UK statistics*

Reality – where older people live

Tenure



■ O.Occ

□ 75-77 % owner occupier

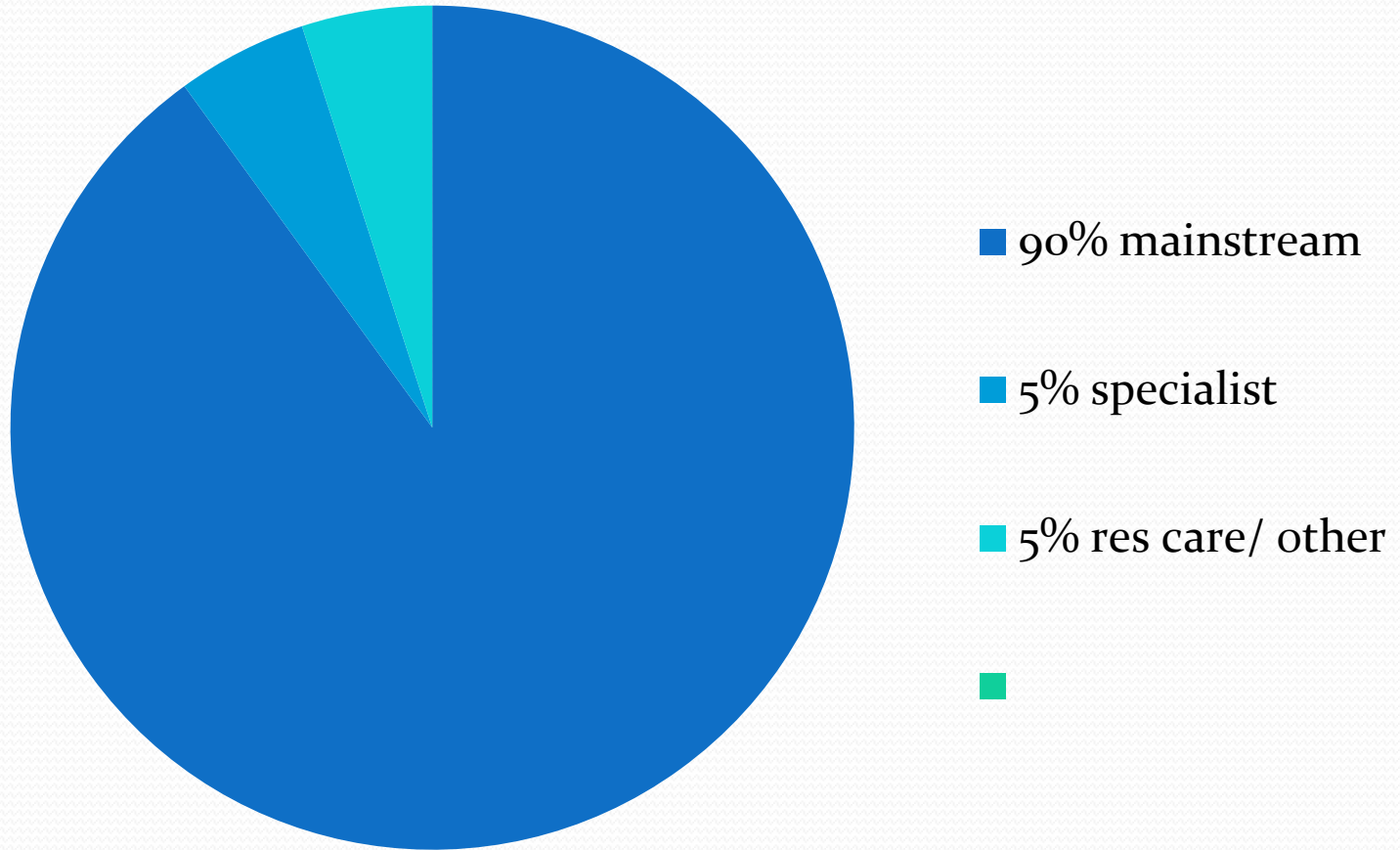
■ Social rent

□ 17-19% social rental

■ Private rent

□ 4/6% private rental

Older people – housing type



Homes good for ageing?

Stock Condition

- **22% of homes still fail to meet the Decent Homes standard**
- *Low income older homeowners over-represented in non-decent homes*

Health Consequences

- Poor housing costs the NHS at least £1.3 billion a year due to hazards in the home and medical problems associated with fuel poverty and energy inefficiency (*Nichol 2014*)

Homes good for ageing?

Adaptability

- Only 4% of homes meet four basic standards*
(25% *have none*)
- Newer homes – *smaller, often less adaptable*

* *Level access, flush threshold, wide doors & circulation space, WC at entrance level*

Consequences

- **Falls**
1 in 3 (65yrs+) and 1 in 2 (80yrs+) falls each year
- *home the most common place*
- **Loss of independence/ dignity/ more reliant on others**
- **Higher care costs**

Common conditions affecting people 65yrs +

Common conditions	Incidence	Adaptation enabling independence
Arthritis	50 %	Grab rails/ bathroom / stairlift/ equipment eg kitchen
Cataracts and other visual degeneration	26 %	Better lighting, colour contrast decoration etc
Mobility problems / daily living tasks difficult	35 %	Grab rails/ bathroom / stairlift/ equipment eg kitchen

Opportunity to change focus

- **Housing focus has been primarily on social rented stock** – *Integration with health, means need to look across tenure and quality of all housing*
- **Care Act and Public Health** - *Remit means looking afresh at housing stock condition and suitability*
- **Misconceptions about disadvantage** - *Low income home owners outnumber low income tenants, 50% of equity in London and SE*

Practical Housing Linked Solutions



- Most older people happy where they live
- Most don't need any help, some '*just that bit*' of practical help
- Need impartial information to make a choice (*external pressures*) – no 'right' way for all

Good Example: West of England

West of England Care & Repair

- ❑ Joint commission by four LAs
- ❑ Handyman service
- ❑ Carry out larger repairs and adaptations
- ❑ Safety/ security/ warmth checks/ remedial work
- ❑ Practical support to enable people to come home from hospital safely



WECR Prevention and Self help

- **Housing Options** information & advice
- **Mutual support** by older volunteers (Silverlinks) plus planning ahead workshops
- **Practical help to move or prepare / repair/ adapt own home** for future
- **Trusted contractors list**
- **Home Independence Centres**
www.wecr.org.uk



Good Example: Nott & Notts

Age UK Nottingham and Nottinghamshire

- HIA, handyperson home safety service - repairs & adaptations
- Options information and advice – a FirstStop partner - & support to move home all tenures
- Hospital advocacy service and befriending
- Peer to peer & planning ahead - Silverlinks project



Good Example: Middlesbrough

LA HIA relocated to be part of Social Services

- Reactive repairs & adaptations *but also more prevention focus*
- FirstStop information and advice partner – *shift to holistic service eg hospital discharge planning, GP link, sustaining independence*
- Taken on CCG telecare contract, working on dementia

www.middlesbrough.gov.uk/spa



Silverlinks

- **Connecting** older people facing life changing housing decisions
- **Workshops, Training–**
Housing Options, Thinking ahead
- **Blog**
silverlinksprogramme.wordpress.com/



In Common

- ❑ *Innovating, responding imaginatively to change, taking risks*
- ❑ Focus on prevention as well as reaction to crisis
- ❑ Enabling self help & encouraging thinking ahead
- ❑ Working across health, housing and social care eg. *Living Safely & Well at Home* outreach
- ❑ Impartiality – trust - focussed on older people themselves



Recognising what people want

■ *LA s role to promote a shared aim across health, housing & social care?*

“Enable positive, healthy & active ageing at home”



LOCAL AUTHORITIES: 3 Key Steps

HERE & NOW

- **Enable older people to make informed choices** *eg I& A to straddle housing/care/ finance, Display Centres, planning ahead*
- **Enable older people to maintain, repair & adapt their homes** - *making best use of their own resources if they have them, financial help if on low incomes, alongside practical housing help with building work*

TAKING THE LONGER VIEW – Planning for ageing

- **Build all new homes** to lifelong, healthy, adaptable quality & standards
- **Build a variety** of new specialist housing for older people

Most of these require minimal or no extra public expenditure but result in significant financial gains

Who?

- **Care & Repair England;** *national housing charity aims to address poor and unsuitable housing conditions amongst the older population, particularly low income home owners (est. 1986)*
- **Pioneers local initiatives;** *local Care & Repair services, Handyperson, Housing Options Info & Advice, Healthy Homes, Older People's "Housing Action"*
- **Policy shaping:** *Older people's housing – Chair Housing & Ageing Alliance, Home Adaptations Consortium, HCA, DCLG, NHS England Integration Task Group, DH Care Legislation*

Contacts

□ info@careandrepair-england.org.uk
silverlinksprogramme.wordpress.com/
(new website in the new year.....)

□ **Older People's Housing Champions**
housingactionblog.wordpress.com/

□ **Impartial information and advice - FirstStop**
www.firststopcareadvice.org.uk

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