



Housing LIN

**Housing Learning and
Improvement
Network**

ADASS Spring Conference: Housing Workshop

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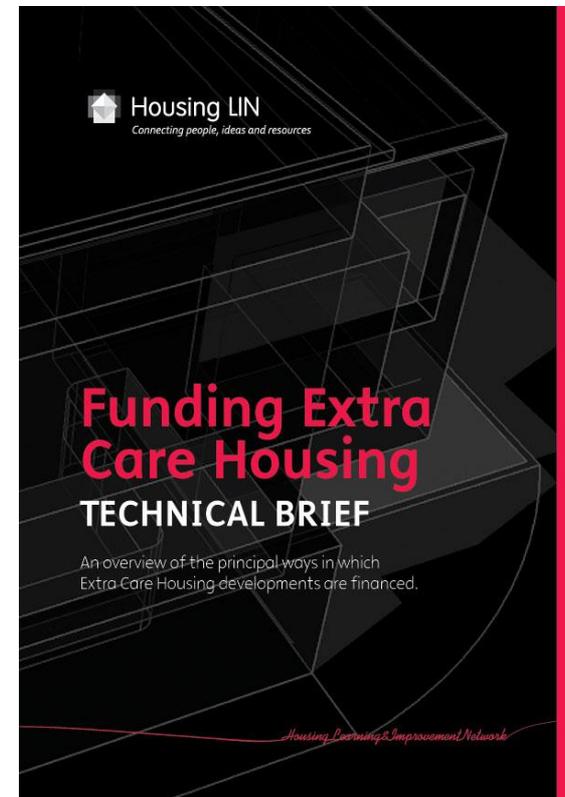
Warwick, 18 April 2013



Housing LIN

About the Housing LIN

- Previously responsible for managing the DH's £227m Extra Care Housing Fund and £80m Telecare in England grant
- Essential online resources on housing with care for older people to support commissioners, funders and providers in market development, innovation and investment
- Publish papers to brief on latest policy, research and practice developments in housing, care and support for older people
- Member of the Prime Minister's Challenge on Dementia Group
- 9 regional 'learning labs', dovetails with ADASS regions





Transforming health and social care

- *Societal changes*: demographic factors; consumer orientated; IT literate but still many excluded groups
- *Structural changes*: Out with the old (SHAs/PCTs), in with new (CCGs); Public Health into local government; creation of NHS England and Public Health England
- *System changes*: outcome focussed – NHS Mandate, social care and public health outcomes frameworks; HWBs & JSNAs
- *Resource allocations*: Health £20b efficiency savings; local government reduced spend; housing related support revenue support cuts; personal budgets/personal health budgets resulting reduced spend; Care & Support Fund (Dilnot, self-funder/partnership model) as well as welfare reform
- *Policy priorities*: Integrated care; care closer to home; prevention and managing long term conditions; market facilitation, NHS asset management; innovation/QIPP
- *Health and social care in the media spotlight*; Baby P, Francis Report, Winterbourne View Review, Leeds hospital heart unit
- *Brand reputation*: NHS is safe! Social care?



Why integration matters - drivers for health and social care system reform

Reduce Demand

- Prevent or reduce levels of demand e.g., acute (inpatient, A&E and outpatient care), primary (community health) and social care (residential, intensive home care, sheltered or extra care)

Reduce Costs

- Reduce unit costs e.g., tariffs for condition specific interventions
- Reduce costs of existing and new packages eg renegotiate block contracts
- Reduce staffing costs/overheads, redesign service

Contributions from citizens

- Use of personal budgets, self-funder market



Different levels of prevention: demand management

To stop people entering system

- Public Health – exercise, eating, drinking, etc

Health Care – the right treatment and preventive measures
(stroke recovery or falls prevention)

Information and Advice

- To reduce demand within the system
- 3'Rs' - recovery, re-ablement, recuperation
- Right level of health care

Partnership working to deliver improved outcomes

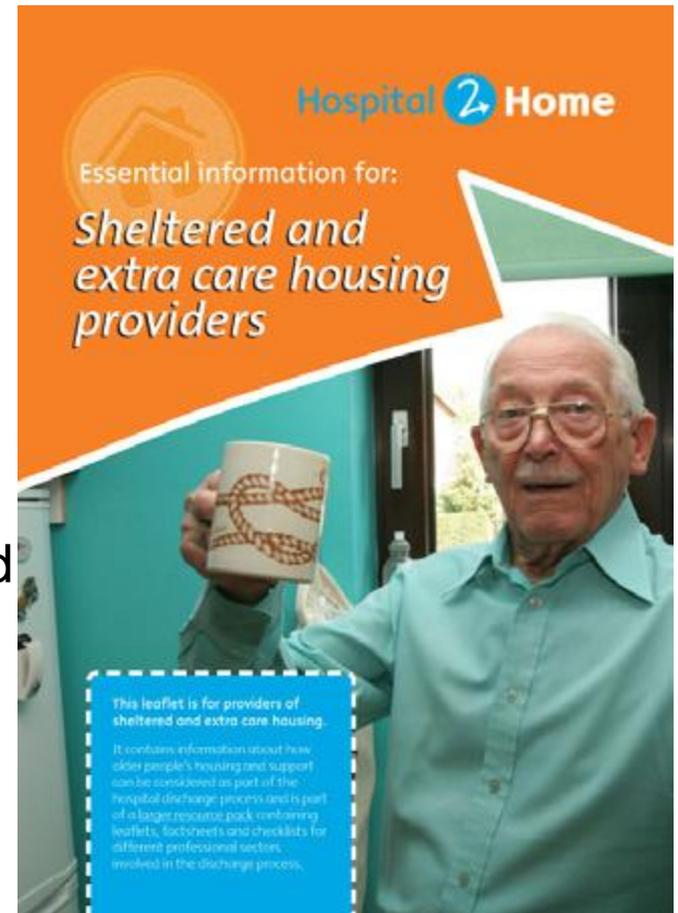
- Better housing choices, energy efficiency, tackling fuel poverty, telecare, aids & adaptations, equipment & advice



Achieving cost savings in social care

- Nursing care (average per person)
£570 per week (£29,640 per annum)
- Residential care (average per person)
£334 per week (£17,370 per annum)
- Rehab (average 6 weeks intervention)
£556 per episode (includes 6 clinical
hours / 30 hours assistant)
- Average personal care package £224
per week (£11,650 per annum) – based
on average rates for 2 hours per day

**Estimated average cost per annum of 6
week intervention plus care at home
£12,206, saving on nursing care and
residential care**





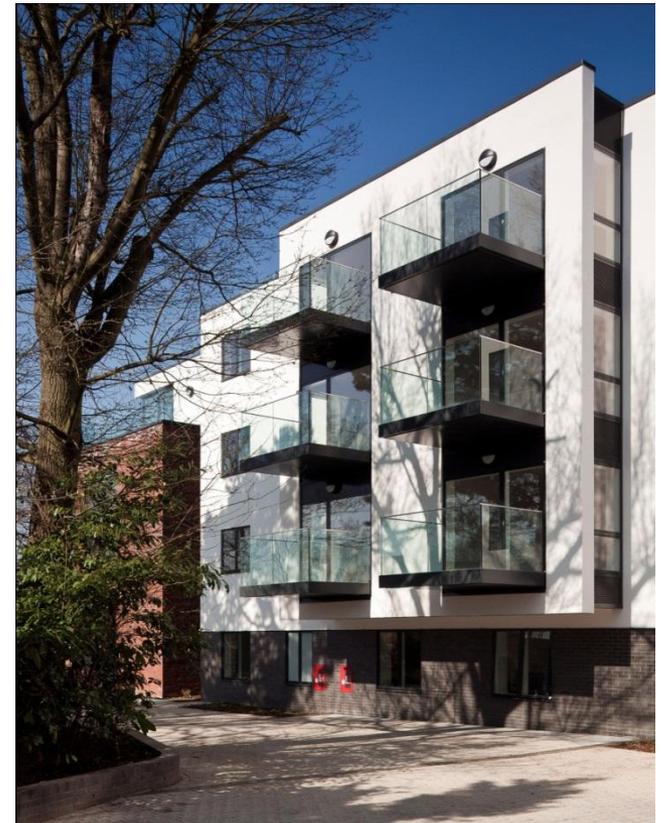
Making integration work: making housing count

- A consortia of housing providers have been meeting with the NHS Commissioning Board (now NHS England) to formulate a **Partnership Agreement** that recognises the role of housing
- Joint select committee report on Care and Support Bill recommended extending the scope of what constitutes wellbeing to include, **safe and settled accommodation**
- Department of Health £300m Care and Support Specialised Housing Fund higher quality thresholds to deliver **care ready** housing for disabled and older people that can improve health and wellbeing
- Forthcoming **government statement** on integration, will include reference to housing
- NHS Confederation briefing, Stronger Together, HWBs need **closer engagement** with providers, including housing



Capital and revenue investment

- HCA Affordable Housing Programme Guarantee (deadline 21 May)
- DH £300m specialised housing fund
- DH £261m social care capital grant (2013/2015)
- DH £40m contribution to DFG to support reablement, more ahead?
- 3 million lives campaign for telecare/health, but
- Impact of welfare reform and Supporting People in England - new HB arrangements and commissioning within tighter eligibility criteria and increasing self-funder market
- Use of equity release to move to 'downsize' to purpose-built 'care ready' housing and/or to pay for personal care and support





Alternative funding sources: what's new?

- Institutional lending/bond market
- Special Purpose Vehicles
- Social Finance
- Insurance-backed products
- Public/Private partnerships (new PFI/LIFT shared risk arrangements)
- 'Downsizer' market - personal equity/individual asset management
- Neighbourhood based solutions eg co-production/community led or co-housing
- Other public capital/revenue eg learning disability/mental health trusts
- Use of NHS Estate/ public land disposal (Building a better Britain)
- Home to Buy/Mortgage Guarantees





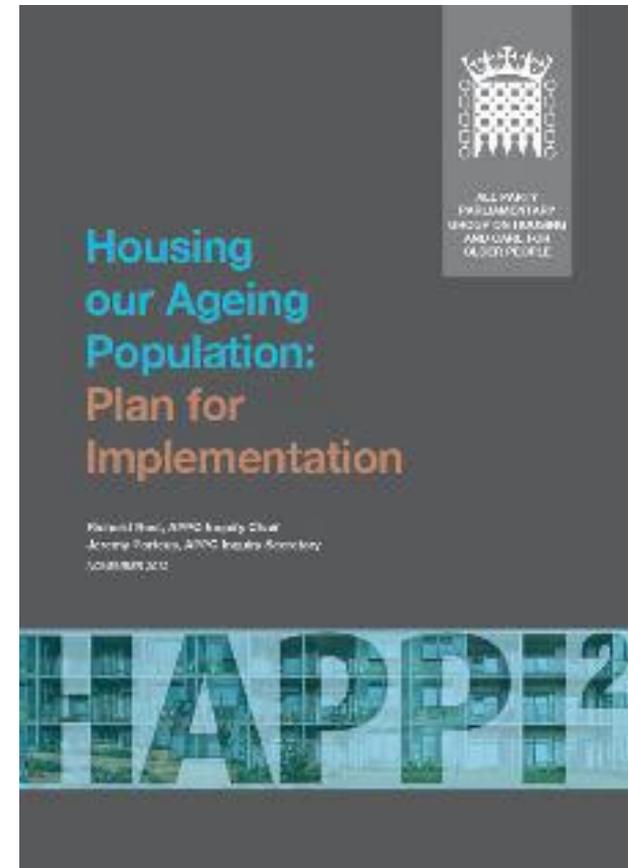
I-Care and I-Design: delivering better outcomes

I-Care

- Make best use of technology and equipment – from 4th generation telecare/health to Ipad/internet
- End of Life Care – avoid hospital admission
- Preventing costly health interventions eg, as a result of a fall
- Building effective social capital to enable greater community engagement/informal or family care/volunteering
- Less dependency on high cost care

I-Design

- Accessible and adaptable HAPPI homes
- Providing meaningful housing choices and lifestyle aspirations to meet personalisation objectives

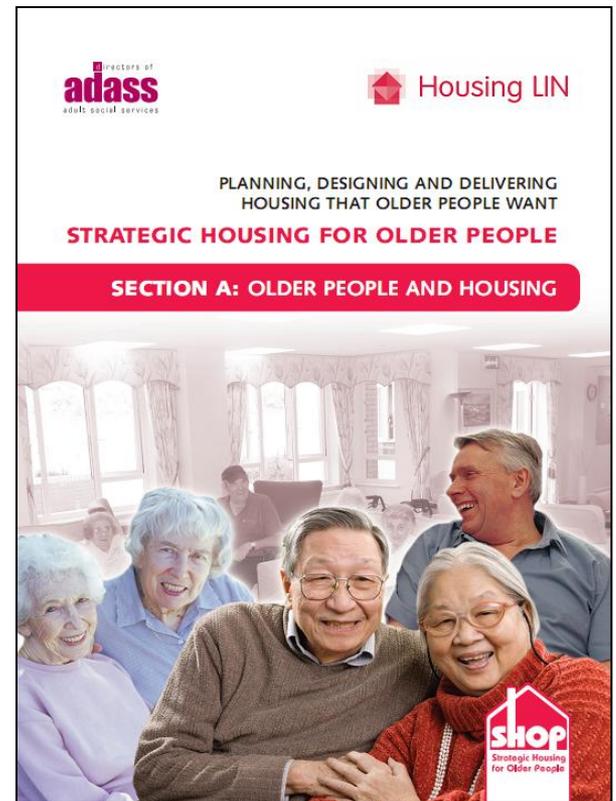




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Developing your Market Position Statement

- Working with DH, ADASS and IPC on how might accommodation and care for older people change over next 20-30 years – use Housing LIN SHOP@
- What impact will changing wealth and tenure on accommodation and services older people might want as opposed to might need
- What will the implications of levels of personal equity held (Dilnot link)
- What policies/strategies in place for Lifetime Neighbourhoods and future adaptability?
- Are you clear what your core business is in balancing choice and safeguarding housing for older and vulnerable people?





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Thank You

www.housinglin.org.uk/SHOPAT/

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