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Toolkit for place-based plans for housing for older adults

1) What is a place-based plan for housing?



A place-based plan for housing is a document that describes how many and what type of housing is needed for older people in an area. The plan explains what older people need and want in terms of housing and support, what is available, and what is missing. The plan explains what types of housing are needed and what the priorities are.

2) Why are place-based plans important?



Place-based plans help organisations and people living in a local area to understand what housing is needed for older people and what the plan is to provide it. A plan can also describe what is important when designing new housing for older people, their location and what they may cost.

3) What do we mean by toolkit?



This toolkit describes how local areas can develop their place-based plans for housing for older people. It is divided in 10 steps and each step is a separate leaflet that can be downloaded from SCIE's website.

4) What are the 10 steps?



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Step 1: Understand demand



Understanding demand means finding out how much housing is needed now and in the future. It includes understanding how many older people are living in that area and how many are needing or will need housing in the future.

How can I contribute to this step? Some examples:

WANTS | NEEDS



I describe the local housing needs and preferences for older people.

There is nobody better to describe what older people need other than older people themselves.



I help decide which characteristics and other information about the local population should be prioritised.



I help define how the older population might change over time and say what impact these changes will have in housing for older people.



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Step 2: Map current provision of housing for older adults



This step will help to identify how many and what type of housing for older people is available in your local area. This helps us to understand if there are enough housing units to meet older people's needs now and in the future.

How can I contribute to this step? Some examples:



I say what is working well, what needs to be improved, and what types of housing are missing.



I help decide what is most important to understand provision of housing for older people. For example, what types of housing to include, what types of housing are more popular, and what is working well in my local area.



Information about the local housing numbers will be shared with me so I can help decide what is missing and what are the priorities.



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Step 3: Understand the local market



This step will help to understand the local housing economy and how it is likely to change in the future. This would include understanding how much different groups of people can afford when considering housing options, and how much it costs to live in different types of housing.

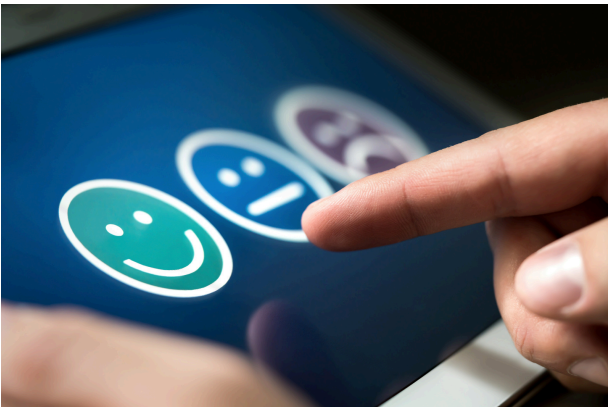
How can I contribute to this step? Some examples:



I say how costs, income, bills, options of housing available, quality of housing and other factors influence my experience of accessing housing in my local area.



I say what are the most important factors to prioritise when describing the local housing market.



I describe my views of and experiences with the different local organisations developing and delivering different types of housing for older people.

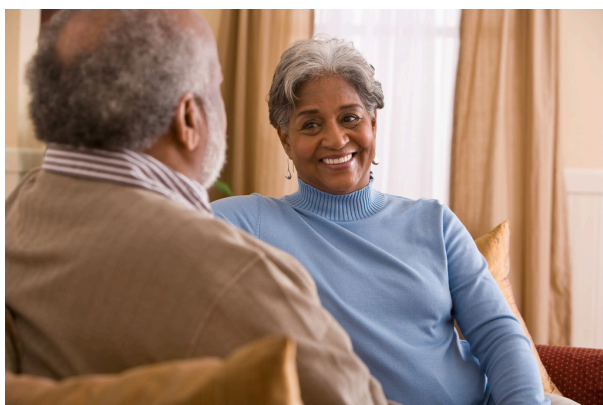


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Step 4: Identifying older people's preferences and needs



This step will help to understand what local people want from housing for older people. People will be asked about their preferences, such as location, space, design and if they would rather rent or own where they live. Older people who may face additional challenges accessing housing services will be included in this step to make sure their preferences and concerns are understood.

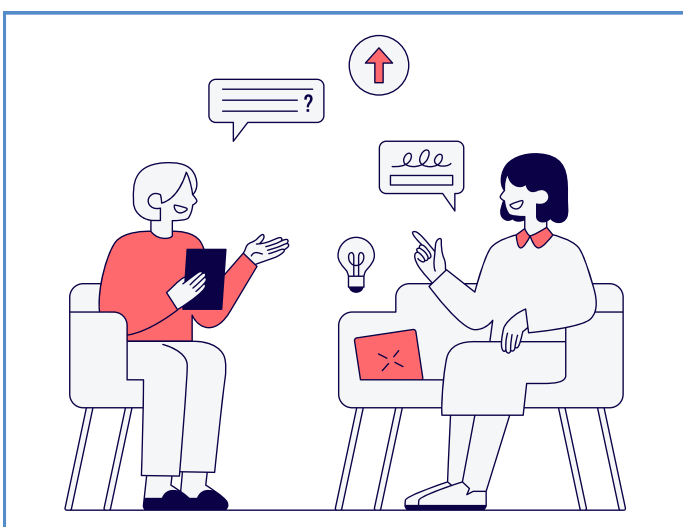
How can I contribute to this step? Some examples:



I help define the key areas and topics to be covered by the research with local people.



I help create the questions that local people will be asked and make sure they are easy to understand.



I help decide the best way to find out the preferences of older people. For example, if it is better to talk to people individually or in group, face-to-face or online, using questionnaires (surveys) or having conversations.



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Step 5: Understanding the commissioning landscape



This step will help to understand how decisions about social care and housing are made in your area. It is about understanding how organisations are contracted to deliver services by commissioners. This helps people and organisations understand how a key part of the system for housing for older people is funded and where the opportunities and risks are.

How can I contribute to this step? Some examples:



I am supported to understand what commissioning is, how local organisations work together to deliver housing, and how it affects my access to services and housing for older people.



I ask questions that would help me to understand local commissioning. I help to describe local commissioning and how it affects housing options and access to services so that others can understand it too.

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Step 6: Drawing on best practice



This step is about learning from good examples of housing for older people developed in other parts of the UK. It also includes looking at research and learning about new types of housing, designs and services that can support older people to have a better life.

How can I contribute to this step? Some examples:



I have the opportunity to learn about best practice in relation to different types of housing options, design and support.



I say what is important to me in terms of the housing that best suits my needs, how it is designed and support that could be included.



I help decide which examples of housing should be considered best practice and should be considered in my local area.



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Step 7: Assess cost and benefits



This step is about working out how much different types of housing for older people may cost as well as the benefits. It includes costs and benefits to people, the community, local authorities, the NHS and other local partners.

How can I contribute to this step? Some examples:



I am supported to understand the costs of different types of housing. I am supported to understand how costs relate to if an older person funds themselves or is partly or fully funded.



I understand the key benefits of different types of housing, how they can affect my life and the wider health, social care and housing system.



I help to decide what costs and benefits should be prioritised in the business case.



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Step 8: Reviewing findings with stakeholders



This step is about talking to other local people and organisations to present all the information gathered so far in Steps 1-7. This helps to keep everyone informed and to ask for feedback.

How can I contribute to this step? Some examples:



I help to build a list of people and organisations that we should talk to and help to plan how we should share our information with them and ask for their feedback.



I have the opportunity to speak with people and organisations about my views on housing for older people and the business case.

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Step 9: Exploring commercial options



This step is about finding out ways in which housing for older people can be funded. It is about understanding national funding schemes, local opportunities, and private and charitable organisations could help to fund or support housing locally.

How can I contribute to this step? Some examples:



I am aware of the different ways that housing for older people can be funded in my local area.



I understand the role that different organisations play at the national and local level, in funding housing for older people.



I help decide which funding information should be included in the business case.



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Step 10: Social value of investment



This step is about identifying all wider benefits of housing for older people – these are called social values. For example, housing for older people can help the local economy by providing jobs, help people to connect with their community and reduce loneliness, and be better for the environment by using less energy.

How can I contribute to this step? Some examples:



I understand what social value is and the key benefits of developing housing for older people to the local economy, NHS, and social care system.



I decide what implications and benefits are most important to me and should be included in the business case.

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