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# A place we can call home: A vision and a roadmap for providing more options for housing with care and support for older people (Roadmap priorities)

Commission on the Role of Housing in the Future of Care and Support





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This is an excerpt from the report **A place we can call home: A vision and a roadmap for providing more options for housing with care and support for older people.**

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# A roadmap for providing older people with housing and care in the future

## Summary

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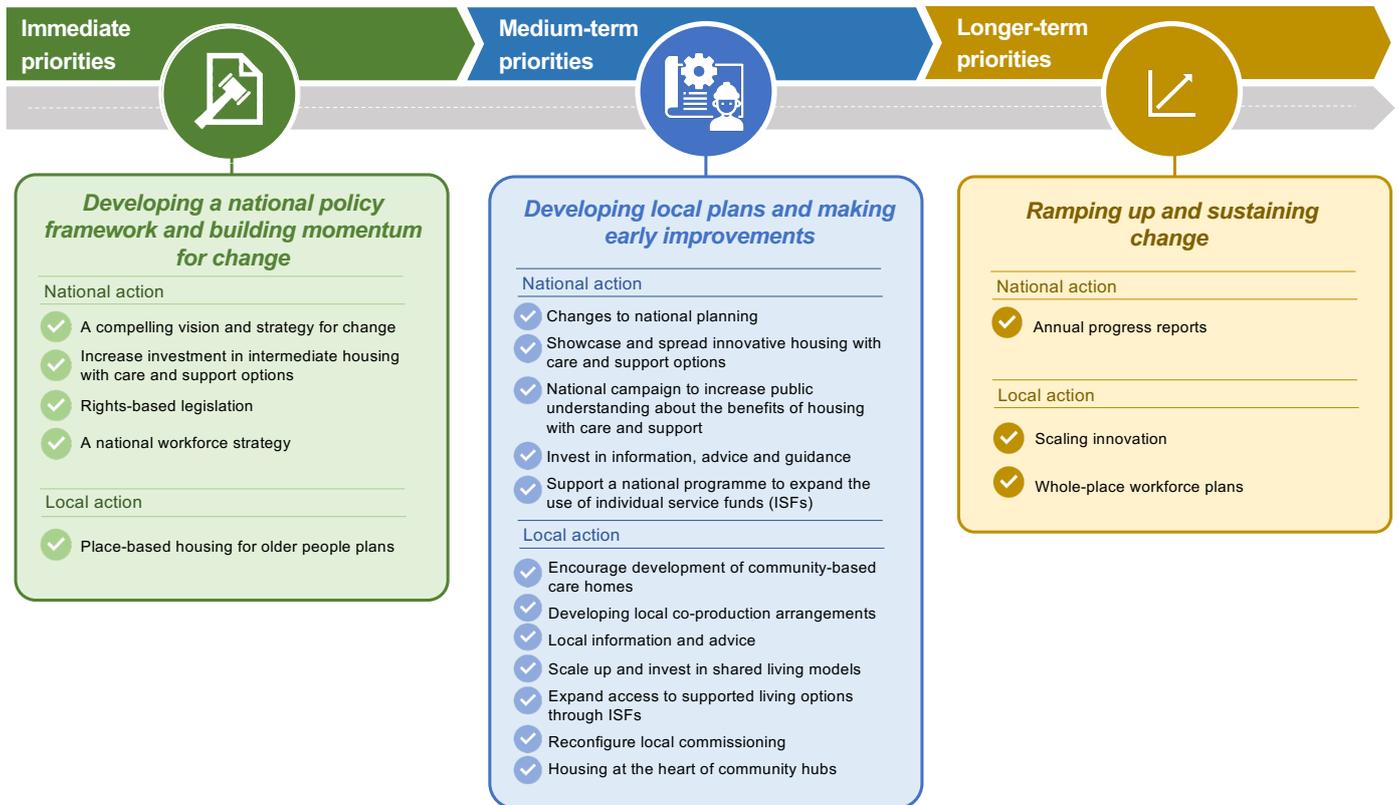
- The Government needs to develop a vision and long-term national strategy for housing with care and support for older people. This should be co-produced with people who draw on support and their carers/families.
  - The Government should invest significantly in housing with care and support and establish a new Housing Futures Fund to invest in coordinated action in local areas.
  - To deliver on this vision, we need concerted action. We set out immediate, medium- and longer-term priorities over the next 10 years.
  - The Government should report annually on progress.
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To realise the vision described earlier, concerted and coordinated action at national and locally is required, we envisage over a period of at least 10 years.

Whilst a 'Big Bang' change may be welcome – and certainly some of the action required is urgent – we believe a phased, incremental approach will be needed, building on some of the examples of best practice we have identified.

It is difficult to put exact timings on what needs to happen, so we have separated the actions which need to be taken forward into immediate, medium- and longer-term priorities.

Figure 8: The roadmap



## Immediate priorities



### National action

#### *A compelling vision and strategy for change*

The Government needs to create a vision and at least a 10-year strategy for housing with care and support. This should:

- be co-produced with older people, their carers and families
- adopt the Social Care Future vision as driving statement of intent
- include a clear and more widely agreed definition of housing with care and support
- build a more preventative approach to care and support to help people live independent and fulfilling lives for as long as possible
- demonstrate how it will tackle injustice and long-standing inequalities in access to housing with care and support
- include a strategy for promoting the right conditions for investment from the private and voluntary sector across the country
- create a sense of ownership, responsibility and accountability for all partners involved in delivering this vision.

### *Increase investment in intermediate housing with care and support options*

To level up communities and tackle the growing gap in housing with care and support, the Commission calls for a substantial increase in investment in housing with care, especially in extra care and other forms of housing for people with intermediate needs. A Housing Future Fund should be created, which will:

- combine local authorities' housing and care budgets, together with a contribution from the NHS and from central government
- be made available to local authorities who have a clear plan for housing with care and support (as highlighted in the 'local action' section below), that is joined up and outcomes focused and meets a set of nationally agreed measures
- make allowances to be used to support private and public partnerships so that it can be used to leverage further commercial investment.

### *Rights-based legislation*

The Commission calls for rights-based legislation, which builds on the Care Act, which creates legally enforceable standards for housing with care and support which each person can expect from any housing with care and support provided.

### *Changes to national planning and design codes*

The national planning framework should be revised so that it clearly defines housing with care options within the planning system and sets targets for the delivery of more choice and diversity of housing with care and support, particularly for those with 'intermediate' needs.

Strengthen the guidance notes for local authorities on the access requirements contained in the National Model Design Code by making reference to older people and also including specific reference to the **HAPPI** principles.

### *A national workforce strategy*

- The Commission calls on the Government to develop a national workforce strategy for the adult social care workforce, including the growing number of people working in housing with care and support settings. The development of this should be led by Skills for Care, in collaboration with sector partners and people who draw on care and support.

## **Local action**

### *Place-based housing for older people plans*

Local areas should be obliged through new legislation to produce a single place-based plan for housing with care and support for older people which is shaped by the local authority, the NHS, local planning authorities, other local

partners, and people who draw on care and support. Where responsibilities for housing are split between county councils and district councils in two-tier local authority arrangements, rare two-tier local authorities (county councils and district councils, local authorities should be encouraged to work more closely together). Each plan should include a:

- vision and action plan to support improved health, care, wellbeing and the local economy through investment in housing with care and support for older people
- robust analysis of current supply and future needs
- comprehensive evidence base on the economic and social benefits of developing additional housing with care and support
- targets for how housing demand will be met
- strategy for tackling inequalities in access
- prospectus for investors and developers (see Central Bedfordshire example)

## Medium-term priorities



### National action

#### *Showcase and spread innovative housing with care and support options*

The Government should consider establishing a targeted innovation fund enabling councils and their partners to make a rapid shift towards prevention and person-centred care through more innovative forms of housing with care and support.

#### *National campaign to increase awareness of the benefits of housing with care and support*

The Government should organise a national promotional campaign on the health, wellbeing and aspirational aspects of the different types of housing with care and support, along with information about tenure options and costs involved for different options.

#### *Invest in information, advice and guidance*

The Commission calls for the Government to make a housing information and advice fund available for local authorities to fund the development of more holistic advice services.

#### *Support a national programme to test the feasibility and expand the use of Individual Service Funds*

Think Local Act Personal (TLAP) should be funded to run a national programme to test the feasibility and support the expansion of Individual Service Funds (ISFs) in supporting the development of supported housing and other forms of housing with care and support.

## Local action

### *Encourage development of community care homes*

There should be increased investment in community care homes which are an active and visible part of one's community, such as those which are co-located with community services.

### *Develop local co-production arrangements*

Local areas develop comprehensive arrangements for co-producing plans for housing with care and support with local people.

### *Local information and advice*

Local areas should develop local information, advice and advocacy hubs for housing with care and support which enables people to plan for the future, understand housing options, and understand the finances involved.

### *Scale up and invest in shared living and co-housing models*

Local authorities, working with other statutory partners including the NHS, should invest in and set ambitious targets for scaling up shared living models of housing with care and support such as Shared Lives, homeshare, co-housing, community care homes, and innovative models of extra care.

### *Expand access to supported living options through ISFs*

Local commissions should dramatically increase the level of investment in ISFs to commission supported living for older people.

### *Reconfigure local commissioning*

Where possible, longer-term contracts – up to 10 years – should be introduced to encourage providers to invest in innovative models of housing with care and support. Including supported living and Shared Lives.

### *Housing at the heart of community hubs*

Local authorities and their partners should develop housing-based community hubs which connect different types of housing with care and support to a broad range of community services based on a single site such as community rooms, gyms, bistros and shops, and volunteering opportunities.

## Longer-term priorities

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### National action

#### *Annual progress reports*

To ensure transparency and confidence in the national strategy, the Government should produce an annual 'State of the Nation' report setting out what progress has been made on delivering on the strategy.

### Local action

#### *Scaling innovation*

The Commission calls on local authorities, in partnership with other partners such as the NHS, to develop plans which set out how they will support the growth of small-scale, but promising, models of housing with care and support

As local authorities, the NHS and other statutory bodies reduce their office footprint – this land should be made available for housing with care and support developments

Local planning authorities should explore ways to redesignate land currently occupied by unused offices and retail outlets for use by housing with care and support.

#### *Whole-place workforce plans*

Local place-based integrated health and care partnerships should develop whole-place workforce plans which create more equitable and transparent career pathways across health, social care and housing, making it easier for people to 'passport' into different jobs.