

Older People's Housing Taskforce

NCASC Conference
30th November 2023

Taskforce Workstreams

People

John Galvin (Chief Exec of the Elderly Action Counsel)
Kathryn Smith (Chief Exec of the Social Care Institute of Excellence)

This workstream will consider what people want, what they prefer, and what concerns they might have about their housing, now and in the future by:

- Building the evidence base
- Listening to the voices of older people
- Information, advice and guidance
- Diversity (incl. dementia)
- Integrating housing, health and social care

Places

Jon Rouse CBE (City Director of Stoke-on-Trent City Council)
Andrew Surgenor (Senior Director at CBRE)

This workstream is examining how to bring together the levers and partners in local systems to make change happen at the local level. This includes:

- Increasing investment to increase volume and diversity of housing options for lower- and middle-income older people
- Consider wider market conditions that impact investment into housing – e.g. planning rules and local factors

Products

Nick Sanderson (Chief Exec of Audley Group)
Ben Rosewell (Head of Investment, L&G Capital)
Jeremy Porteus (Chief Exec, Housing LIN)

This programme of work is currently examining what 'good' looks like in dedicated older people's housing and how we can make this more widely available, particularly for people of lower or middle income. This includes:

- design quality
- the use of smart technology to aid independent living (whether in specialised or mainstream housing).
- improving consumer confidence
- how to maximise options with different tenure models at different affordability levels

Deliverables – 6 Months on

Undertaken Substantial Engagement:

- We received 178 responses via our public Call for Evidence.
- Visited a variety of 21 sites across the country. Planned OP focus groups, with lived experience.
- Strategic conversations with key leaders (n=88) and DLUHC/DHSC policy experts (n=9).
- Undertaken 5 Surveys (housing officers, housing developers, planning professionals, private sector capital investors, and directors of adult social services). More research (evidence base and planning system)
- There are 12 planned roundtables (Policy research, Supported housing, LAs/DASS, ICS leaders, Inequalities, Information & advice, Home builders, Dementia, Heads of housing, Investment, Planning, Reputational issues)

Intensive Policy Development:

- Each of the work programme areas have developed and delivered a range policy proposal papers.
- These papers have been pivotal to debate and discussion across the taskforce and in helping to identify key priorities for the taskforce.
- These papers supported conversations with government and local policy experts.

Current Thinking

Improving Information, Advice and Guidance

New way to deliver impartial and independent information, advice and guidance for older people, their families and carers.

- Development of a new fully funded and fully integrated digital platform to help older people better understand the range of housing options available to them.

Planning and Design

- Changes to National Planning Policy and the introduction of a new Use Class to encourage the development of more specialist housing for older people (particularly where there is the possibility of reducing the strain on social and health care services).
- Future-proof design requirements for all new housing by designing with accessibility, health and wellbeing and for people to age well in place, making full use of 21st century design, technology and construction.

Consider the development of rights-based legislation, which would build on the Care Act (2014)

- A rights-based approach for what every single older person can legally expect by creating legally enforceable standards for housing with care and support.

Increasing Capacity

- Consideration of fiscal measures which might increase the supply of age-inclusive housing and support the wider housing market.

Local Housing Strategies

- Every local planning authority produces an Older Persons' Housing Strategy that identifies the estimated required level of supply of age-inclusive housing and how local demand for age-inclusive housing will be delivered, including specialist types. This should include a standardised methodology for forecasting demand and supply.
- Councils and their NHS partners make use of the local Integrated Care Systems (ICS) arrangements to align housing, care and health priorities for the local older population with housing planning and delivery, so the ICB is a signatory to both the local Supported Housing Strategy and the Older People's Housing Strategy.

New Regulatory Frameworks

- Developing and implementing new measures to protect consumers from hidden and poorly explained event fees, building on recommendations developed by the Law Commission in 2017.
- The development of an overarching regulatory framework setting out principles covering a broad range of issues related to consumer protection for older people's housing, including service charges and all financial implications of moving into purpose-built housing for older people, to cover every part of the sector.