



Homes fit for living and ageing

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Chartered Institute of Housing

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Ideology

"change must win a deep commitment to social inclusion in our structures, institutions and personal lives. Only with such a deep transformation can non-disabling spaces and places be socially valued as important, and therefore socially conceived and produced".

Iris Marion Young, Philosopher



Homes Fit for Living




**WELCOME
TO OUR
HOME
SWEET
HOME**



Bad housing and the numbers

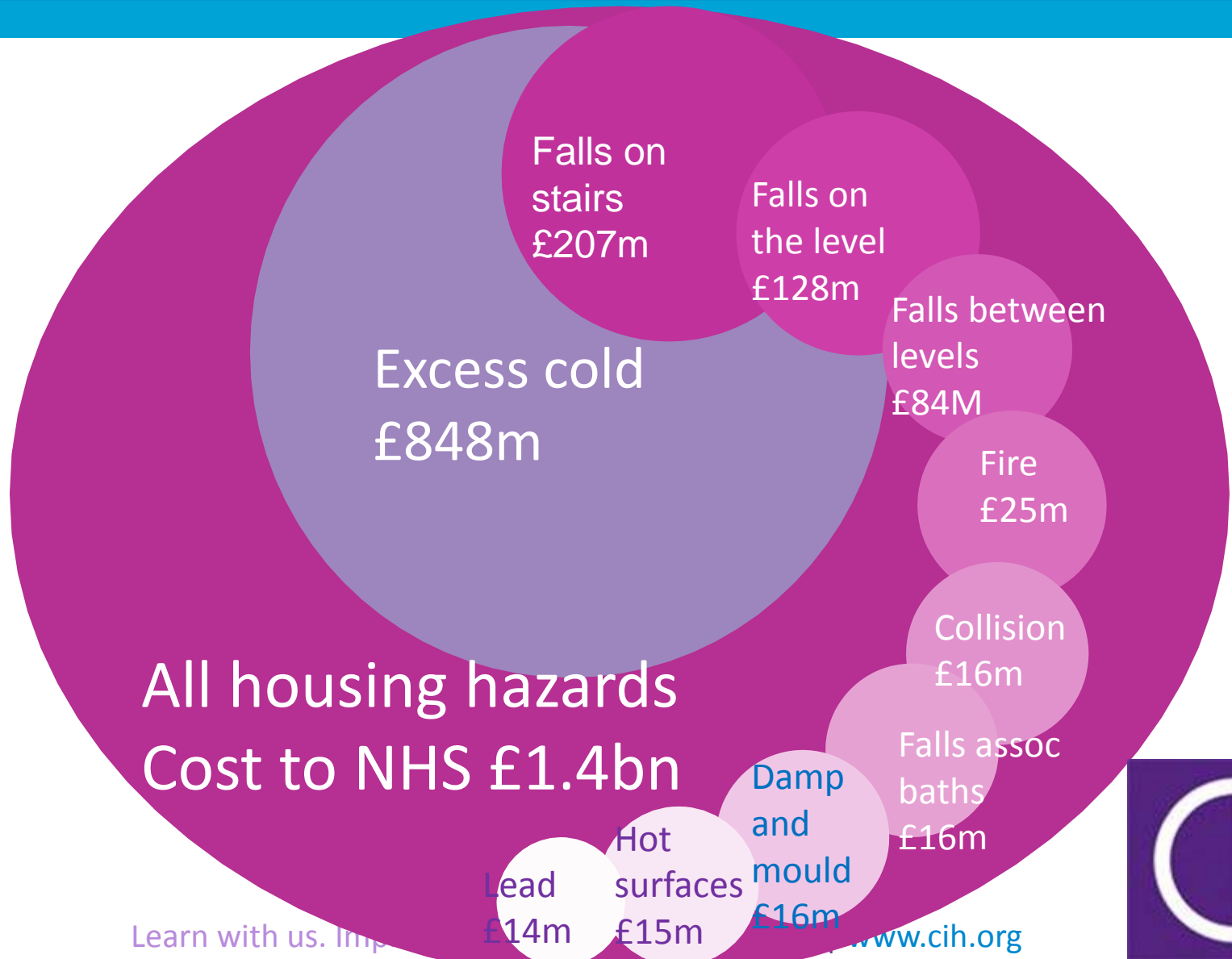
- Failed to meet the decent homes standard
- Overcrowded against bedroom standard
- Failed Housing Health and Safety Rating System - HHSRS
 - 3.6 million children
 - 8.2 million working age adults
 - 2 million pensioners
 - 4 in 10 private renters – 3.3 million

NatCen research for Shelter 2013

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BRE Health costs of poor housing



Some more numbers.....

40,000+ needless hospital days = £11.2m

Falls & fractures
= 4m hospital
days

£12,300 hip
replacement.

£28k pa residential care

£6,800
av. grant

23% non decent housing

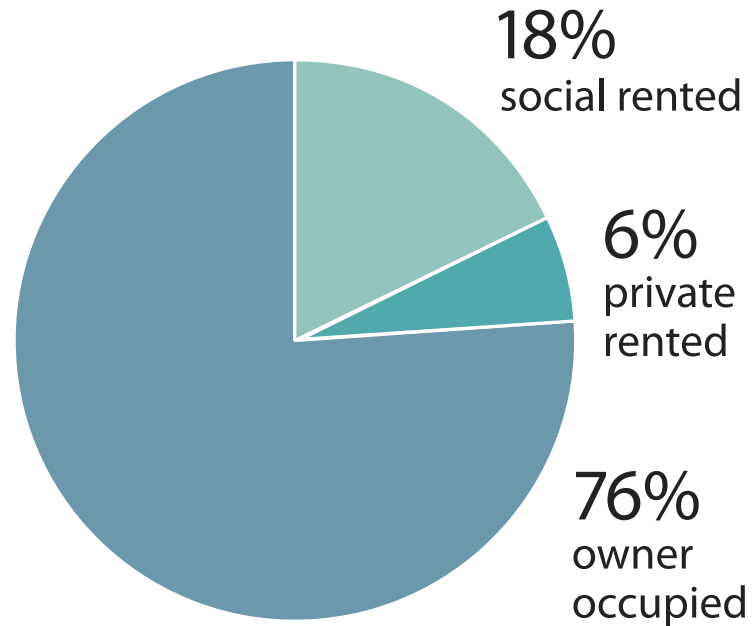
870,000
unmet
needs



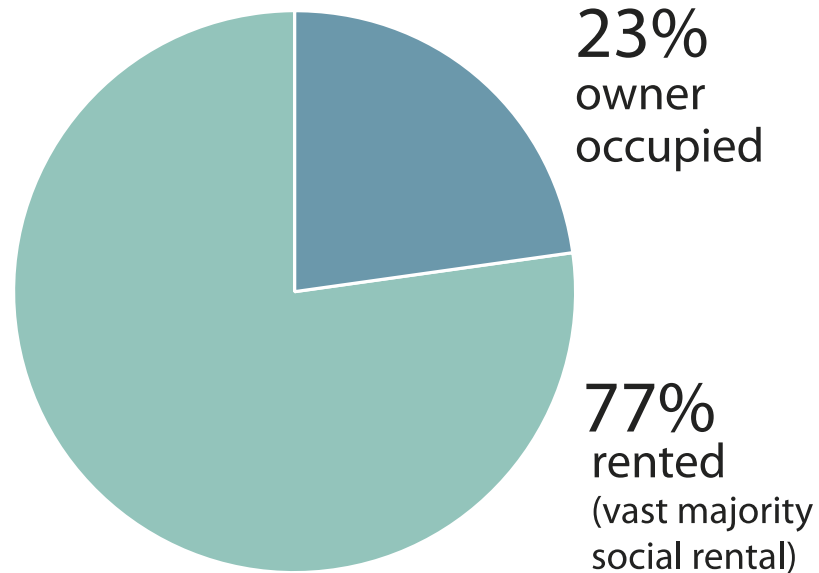
Homes fit for ageing & caring?



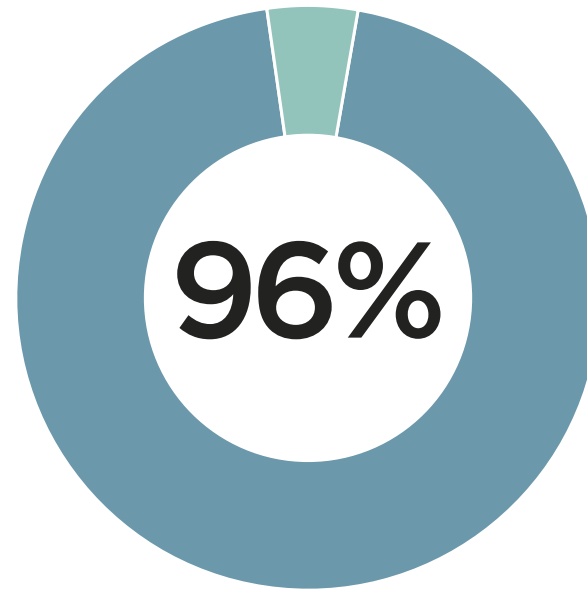
**Most older
people are
owner
occupiers**



**500,000
specialist
homes**
(sheltered,
extra care,
retirement)



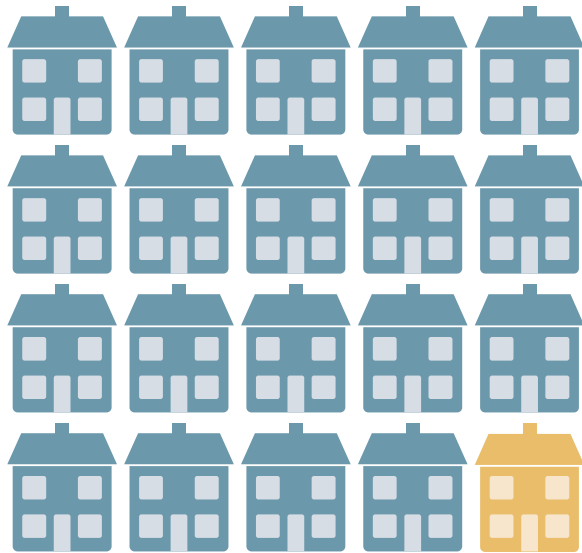
**96% of older
households live
in mainstream
homes**





2 million older households are living in non-decent* homes

*home has a serious (Cat 1) hazard which puts the occupant at risk

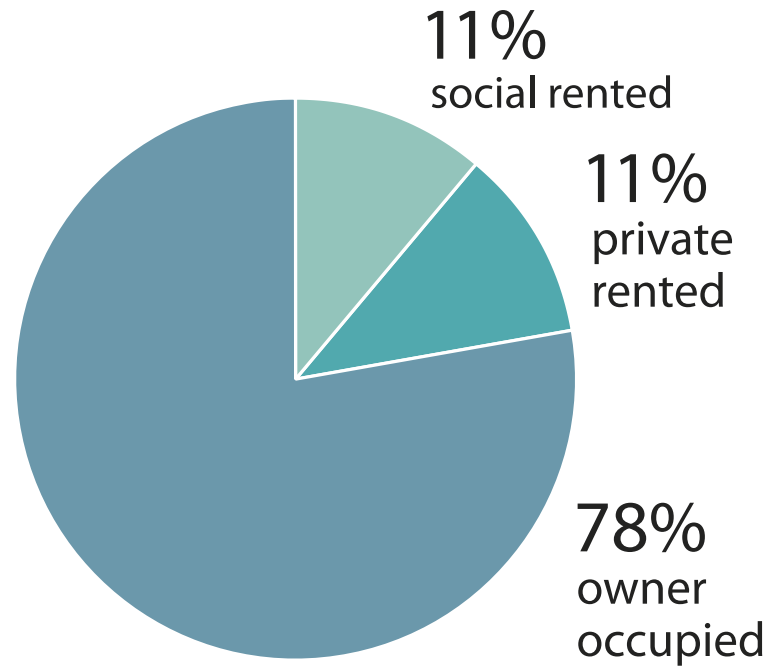


**95% of homes
lack even basic
accessibility
features**



Older people (55+) live in 43% of all homes (9.5m older households)

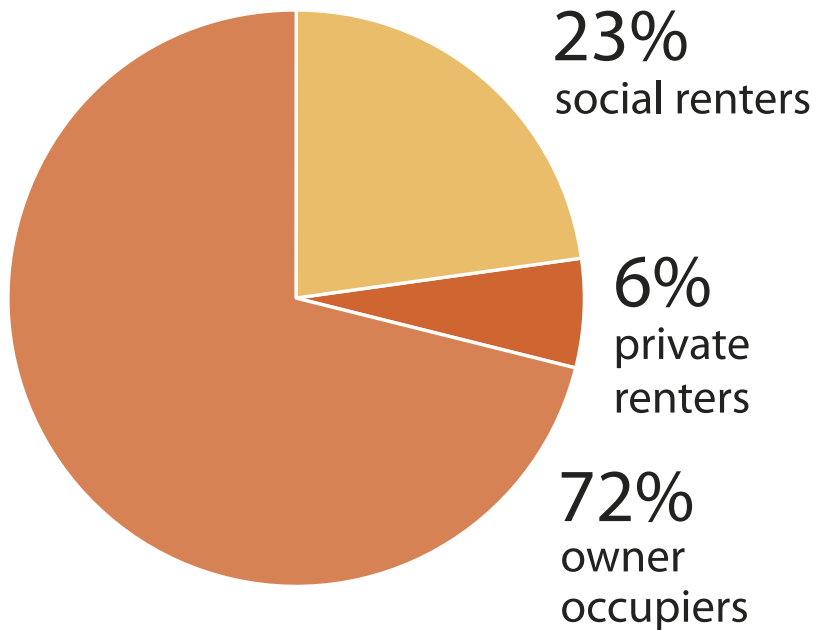
**Most
non-decent
homes lived
in by older
people are
owner
occupied**



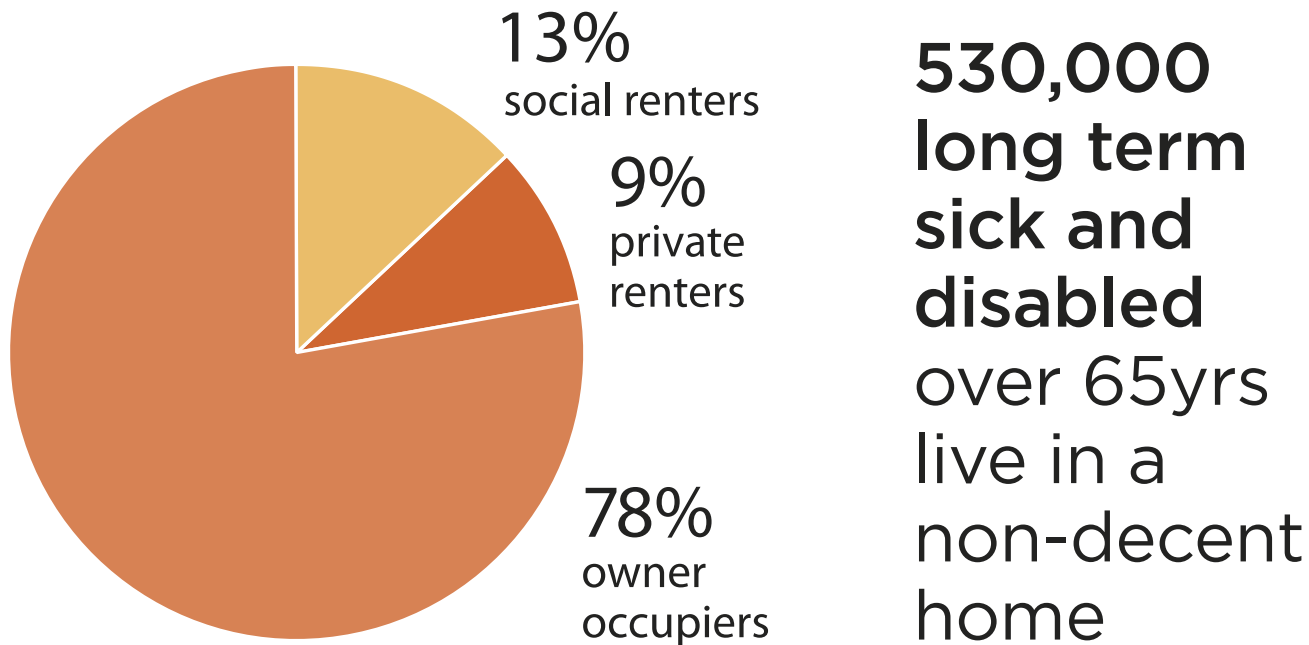


Older people are not universally well off.

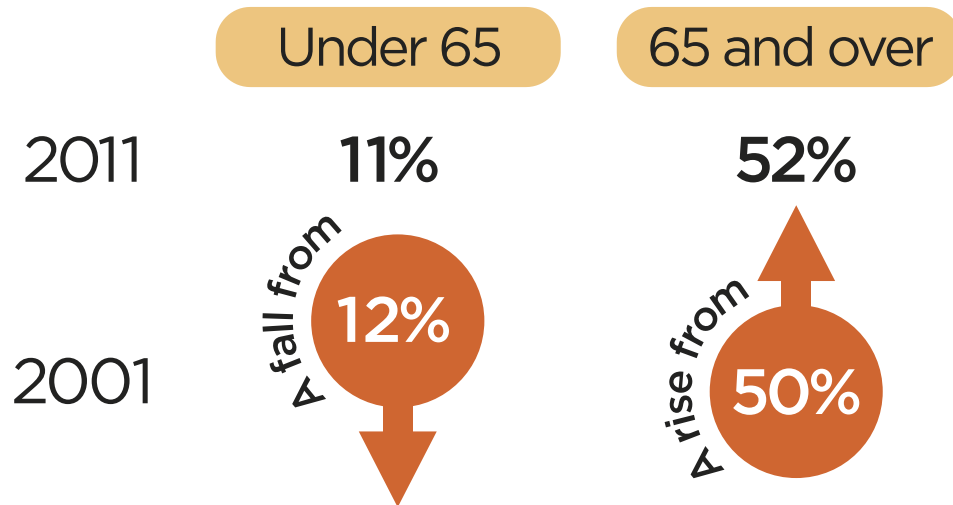
- 4 in 10 pensioners experienced 'persistent poverty' (2010-13)
 - 67% of pensioners in poverty are owner-occupiers
-



There are
2.5 million
long term
sick or
disabled
people
over 65yrs

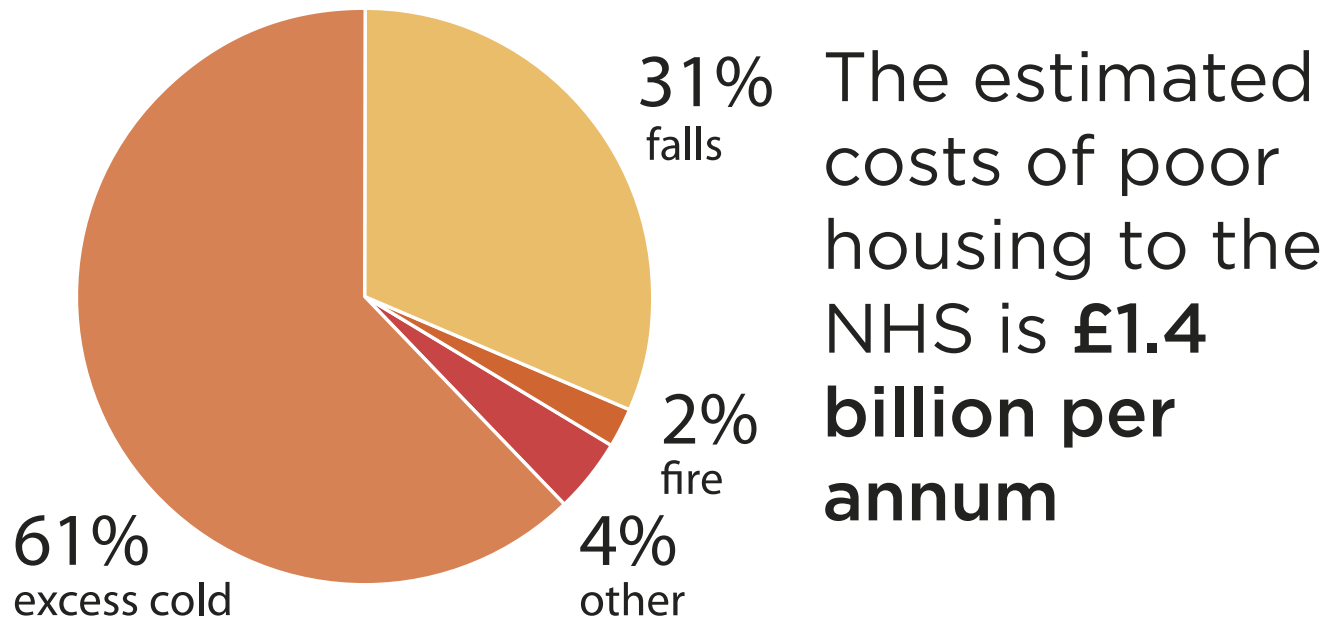


Daily activity-limiting long term health problem/disability trends





**47% of women & 39%
of men over 65yrs
report difficulty walking
a moderate distance**

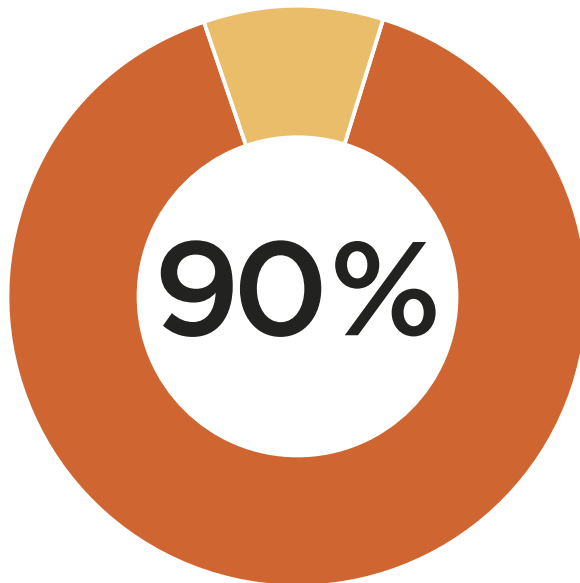




40% of the NHS's budget is spent on caring for people over 65 yrs



300 older people can be helped by a handyperson for the same cost of **one place** in a care home for a year



Home adaptations
**improved quality
of life for 90%** of
recipients, as well
as for carers

HA-API 3 June 2016

- ‘Later life buyers’ are owner occupying £820 billion of property wealth.
- Eight million people over 60, in 7 million homes, are interested in ‘downsizing.’
- If half did so, 3.5 million properties – of which two thirds are family homes with three or four bedrooms – would become available, unlocking 18% of the property market.



HAPPI 3 June 2016

- The country needs roughly 210,000 homes a year until 2037 to keep pace with the expected rise in overall demand, which is driven by both population growth and the changing nature of households.
- 1% of Britons in their 60s are living in tailor-made retirement properties, compared to 17% in the US, and 13% in Australia and New Zealand.



HAPPI 3 June 2016



- Homes designed for those retiring or in their 'extended middle age' achieve cost savings and have significant benefits in health and wellbeing, including tackling isolation and loneliness, while also releasing capital to improve the incomes and quality of life of older people.
- The number of homes built specifically for older people each year has fallen from 30,000 in the 1980s to fewer than 8,000 in recent years.

Under-occupation



- Of the 8 million households that under-occupy, just over half (4.2 million) are older person households;
- 57 per cent of all older households under-occupy, but the proportion is different between tenures: 68 per cent of owner-occupiers but only 19 per cent of social renters;
- Among older people, the rate of under-occupation falls with age – even so, half of those aged over 85 who own their home under-occupy.
- When older under-occupiers do move, around half of the properties they vacate continue to be under-occupied by other households.



THE CARE ACT 2014

Care Act 2014

- INDEPENDENCE – *‘Supporting people to live as independently as possible, for as long as possible, is a guiding principle of the Care Act’*
- CHOICE – *‘[LA must] put in place a system where people have the information they need to take control of their care and support and choose the options that are right for them’*
- CONTROL – *‘the local authority should assume that the person themselves knows best their own outcomes, goals and wellbeing’*



Care Act Guidance

- A local authority **must** provide or arrange for the provision of services that contribute towards preventing, reducing or delaying the needs for care and support.
- The **provision of suitable living accommodation** can be a way to prevent needs for care and support, or to delay deterioration over time.
- **Getting housing right** and helping people to choose the right housing options for them can help to prevent falls, prevent hospital admissions and readmissions, reduce the need for care and support, improve wellbeing, and help maintain independence at home.



Integration, co-operation and partnerships



- Housing is a *health –related function* for the purpose of the act - Section 3 (5)
- Section 23 – marks the boundary between statutory care and housing services, but it does not stop joint working
- Key imperatives relate to:
 - ✓ Preventing needs (delay and reduce)
 - ✓ Information and advice
 - ✓ Improving quality and outcomes



Care Act and Housing



Carers in England: *housing design, condition & indoor environment critical*



- There are around 5.4 million people in England who provide unpaid care for a friend or family member
- Carers make a major contribution to society. Estimates show that the care provided is equivalent to £119 billion every year
- Increasing hours of care often results in the general health of carers deteriorating incrementally
- Caring responsibilities can have an adverse impact on the physical and mental health, education and employment potential of those who care
- Carers attribute their health risk to a lack of support, with 64% citing a lack of practical support ([In Sickness and In Health](#)).

Cost benefit: Hospital/Care v. Home

- C. 66% of general and acute hospital beds are occupied by people 65yrs +
- *70%+ of hospital bed days = emergency admissions*
- *80% of emergency admissions for 2 weeks or more = over 65yr olds*

Housing hazards/ poor/ unsuitable homes can contribute to all of above – need to constantly quantify at the individual/household level





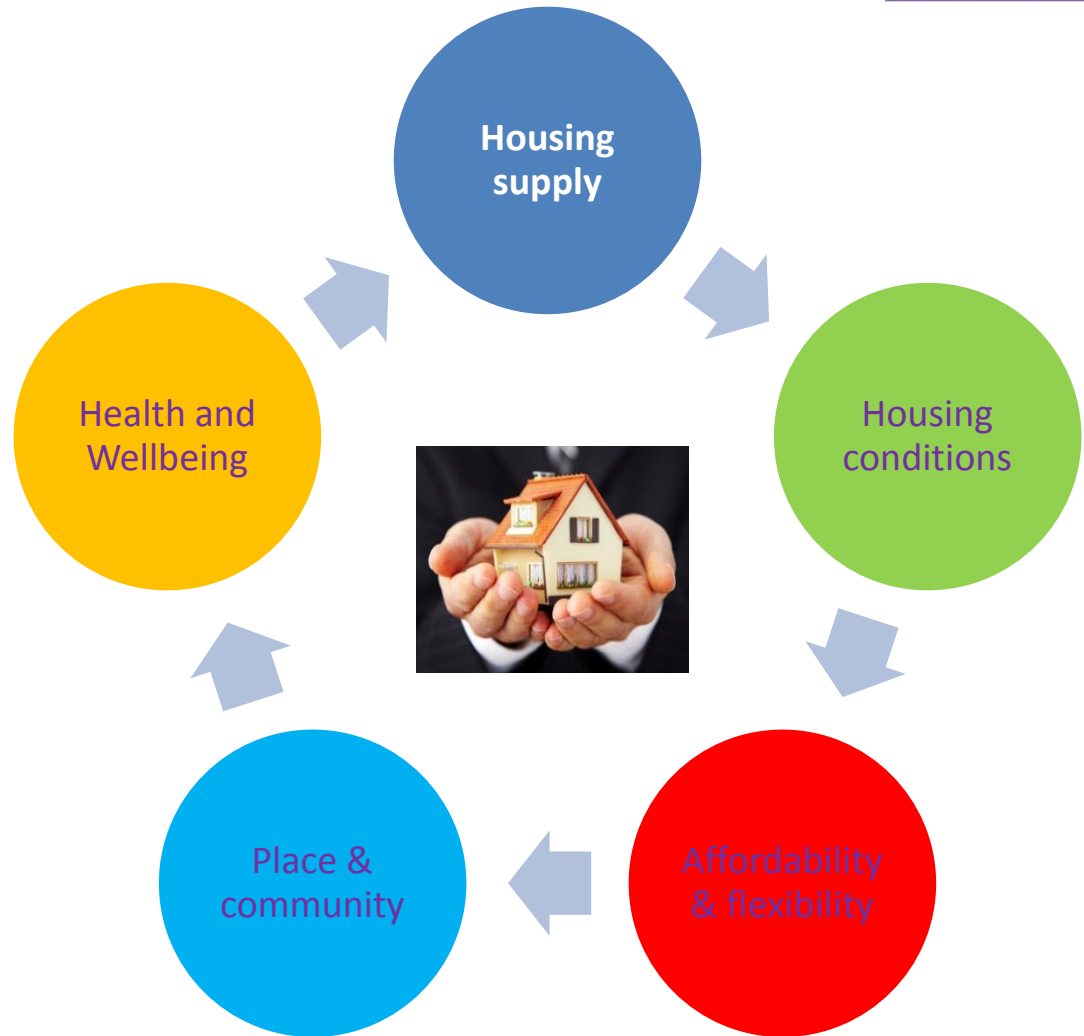
SUMMARY

Housing's virtuous circle



‘The right home,
in the right
place, at the
right time, at the
right cost’

- Affordable
- Healthy
- Connected
- Accessible
- Supported



Thank you for listening.
Your thoughts and questions ..

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<http://careandrepair-england.org.uk/facts-figures/>