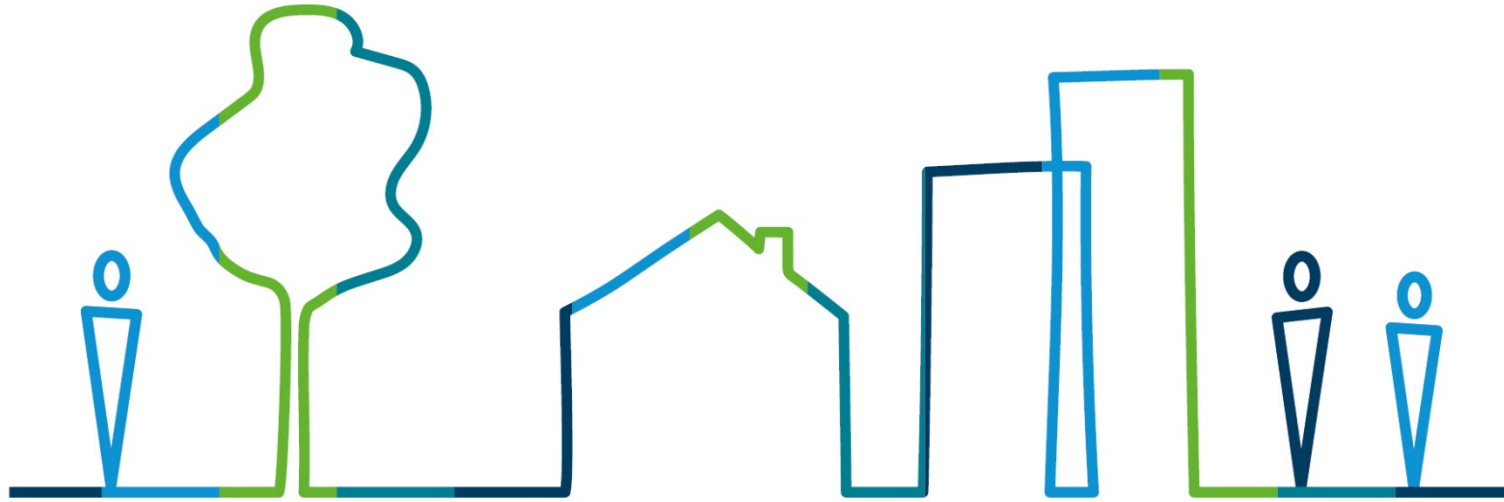


Housing (2)



Is housing responding to the diverse needs of older people?

Housing 21



Is housing responding to the
diverse needs of older people?

Welcome

Stephen Hughes
Chairman, Housing 21

#H21Conf2021



Housing(21)



Is housing responding to the
diverse needs of older people?

Lord Richard Best OBE

Professor Karen West

University of Bristol

#H21Conf2021

Responding to diversity and difference: some critical reflections.



KAREN WEST, PROFESSOR OF SOCIAL POLICY AND AGEING, SCHOOL
FOR POLICY STUDIES, UNIVERSITY OF BRISTOL

What do we mean by diversity and difference?

- ▶ To talk of diversity is to talk of difference.
- ▶ Diversity and difference gets us away from presumption of burden and decline.
- ▶ But, *uncritical* talk and thought about diversity may also constrain.



4 pitfalls of uncritical thinking about diversity and difference in later life



Reducing diversity to choice;

Not being mindful of how we create difference;

Ignoring 'difficult' diversity;

Not thinking about how ageing complicates questions of diversity.

More than just choice.

- ▶ Choice really matters to having a sense of wellbeing.
- ▶ For many reasons, older people have been left out of the 'choice revolution' in adult social care
- ▶ There are deep-seated structural issues that also need to be addressed - e.g. lack of housing options, assumptions about family support, smaller care budgets, over-stretched care staff, lack of support to make choices meaningful.

How organisations and policy makers *create* difference



Coping with bereavement

Living with grief and loss



Giving voice to 'difficult difference'





Being mindful
that ageing
complicates
questions of
diversity.



Conclusion?

Let's respond to
diversity, but not at
face value!

Housing (21)



Is housing responding to the
diverse needs of older people?

Questions

#HC21Communities

Housing (21)



Is housing responding to the
diverse needs of older people?

BAME communities and housing – a case study of cohousing

Chair: Abdul Ravat, Ageing Well in BAME
Communities Network

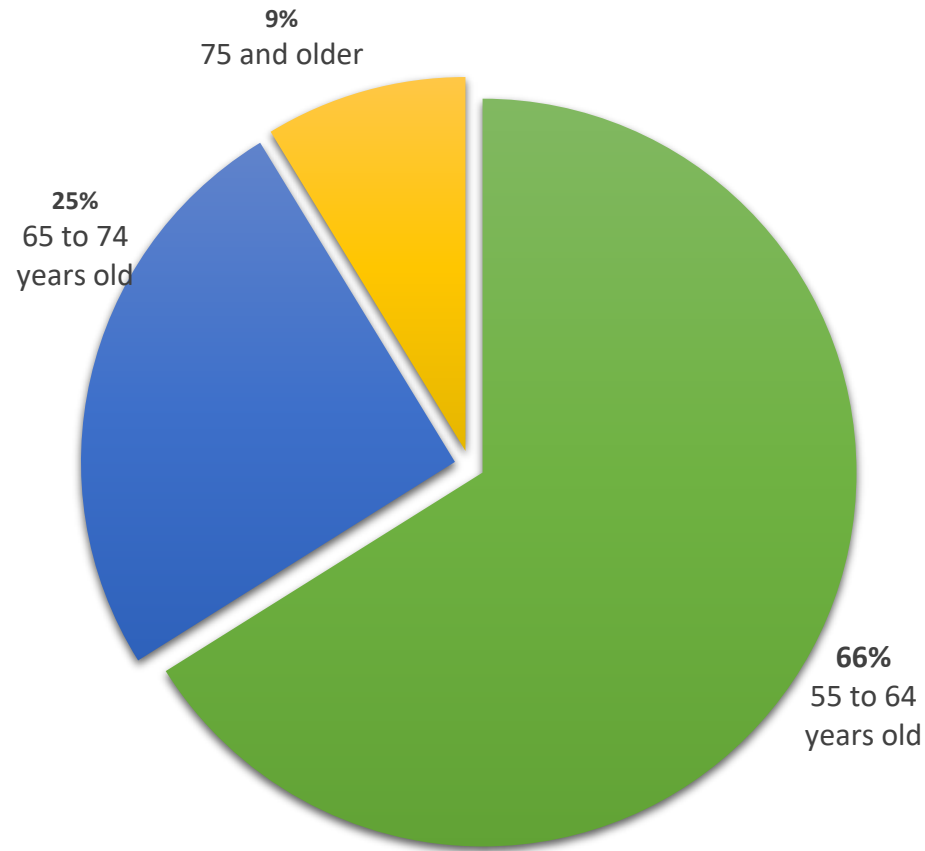
#H21Conf2021



IS HOUSING RESPONDING TO THE DIVERSE NEEDS OF
OLDER COMMUNITIES
6TH OCTOBER 2021

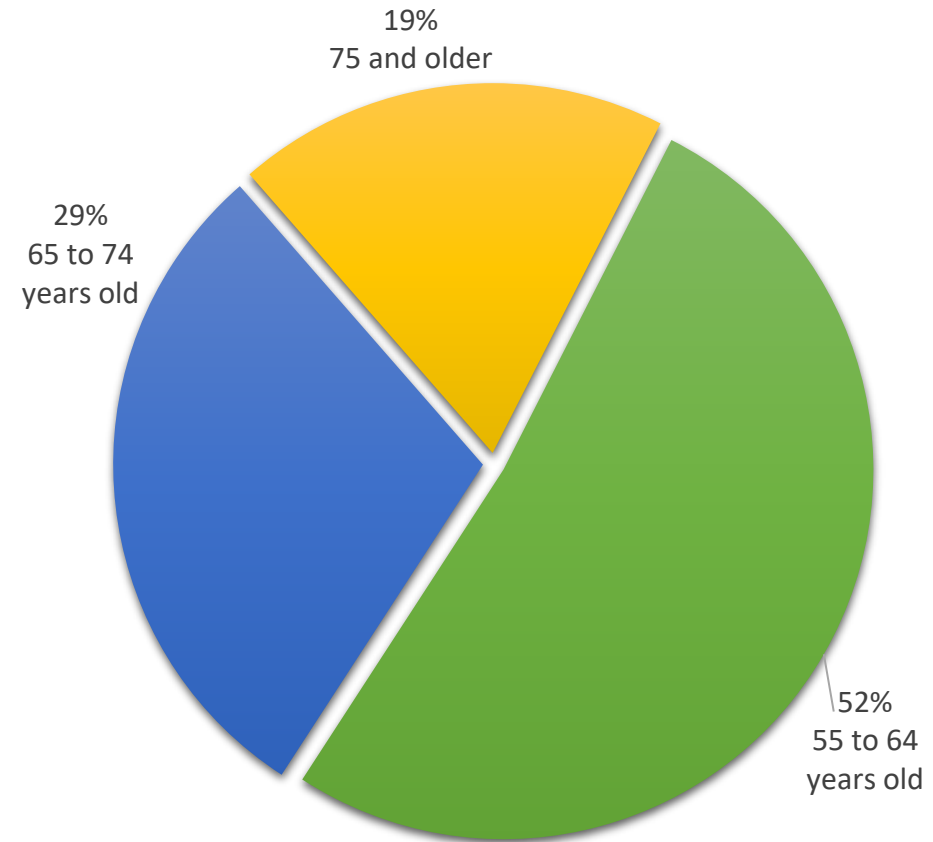
Abdul A Ravat – Session Chair
Ageing Well - BAME Communities & Housing
A case study in Cohousing

BAME people aged 55 + from 1991 Census



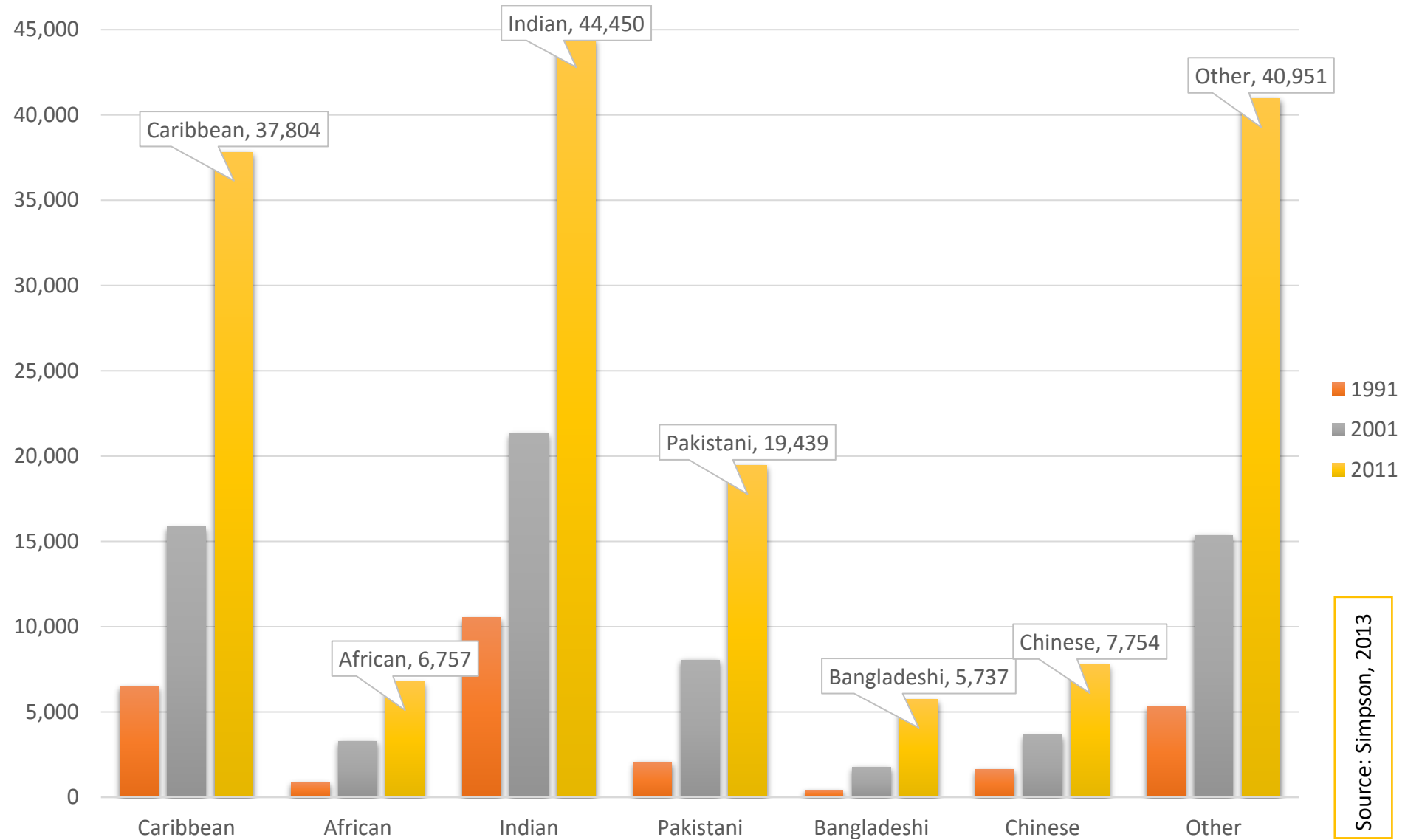
n = 282,799

BAME people aged 55 + from 2011 Census



n=860,892

Change in the age breakdown of BAMEs over the age of 55 according to 1991 and 2011 Censuses



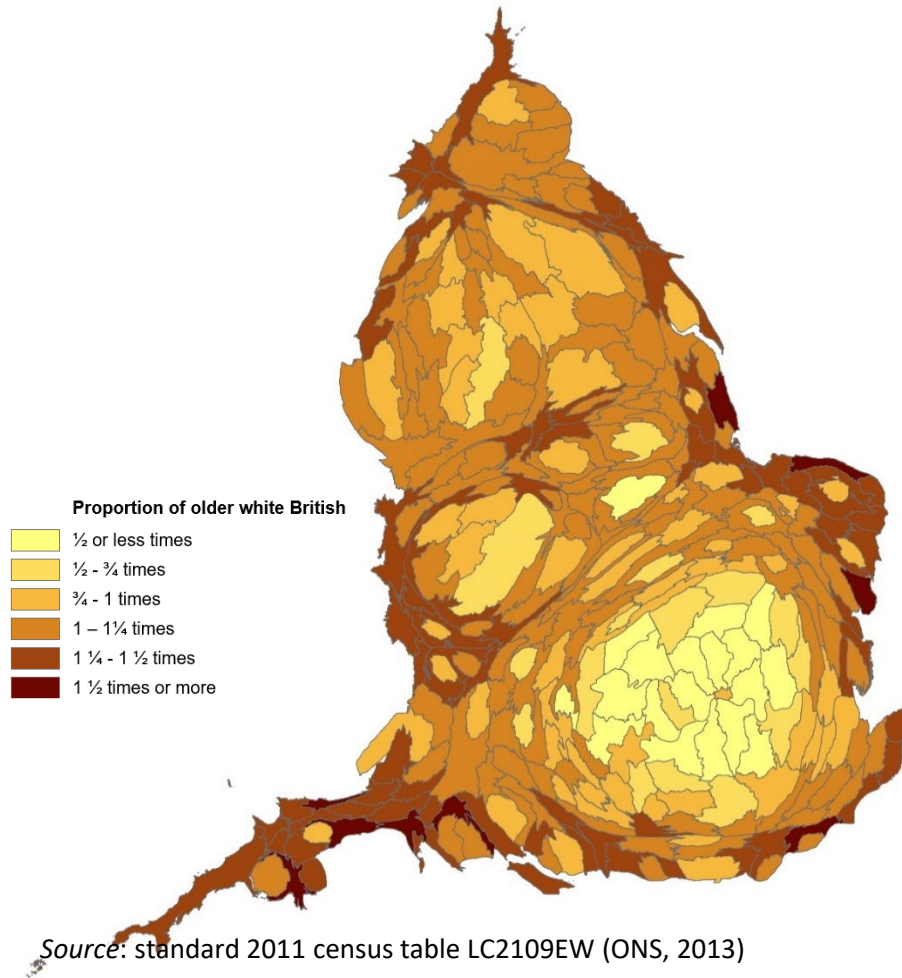
BAME people 75 years and older, 1991 to 2011

	Age	Housing Deprived
White British	50-59	18,234 (6%)
	60-69	13,492 (5%)
	70-79	8,963 (5%)
	80 or over	7,750 (7%)
BAME	50-59	8,371 (20%)
	60-69	3,071 (14%)
	70-79	1,916 (14%)
	80 or over	710 (13%)

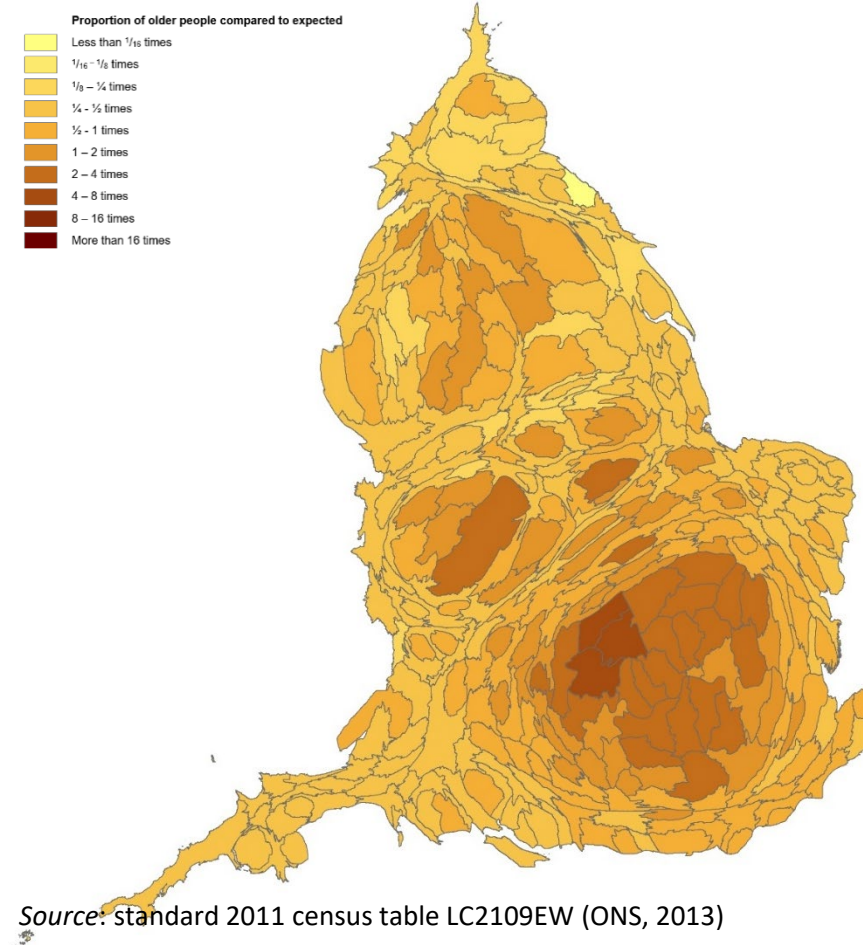
Noronha (2019), Housing and the older ethnic minority population in England, Race Equality Foundation

Housing deprivation

Standardised comparison of White British over 50s by LAs



Standardised comparison of BAME over 50s by LAs



Noronha (2019), Housing and the older ethnic minority population in England, Race Equality Foundation

Concentrated in urban areas ...



Thank You

Abdul A Ravat

E: a.ravat@abbeyfield.com M: 07766 421 123

Housing 21



MCB
The Muslim Council of Britain

Housing (21)



Is housing responding to the
diverse needs of older people?

Councillor Hussain

Birmingham City Council

#H21Conf2021

Housing (21)



Is housing responding to the
diverse needs of older people?

Harry Randhawa

Triangle Architects

#H21Conf2021



social housing



extra care



healthcare



community



private residential



refurbishment

Harry Randhawa
Director

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Accommodating diversity

Housing design in a multicultural society



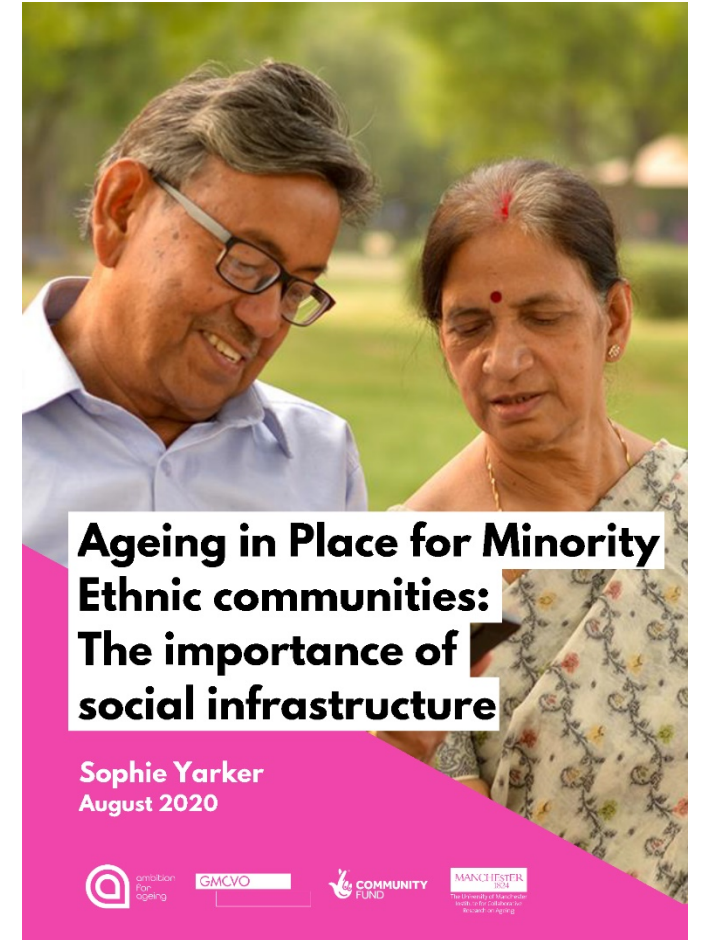
Levitt Bernstein



NON-MAINSTREAM HOUSING DESIGN GUIDANCE





Literature review

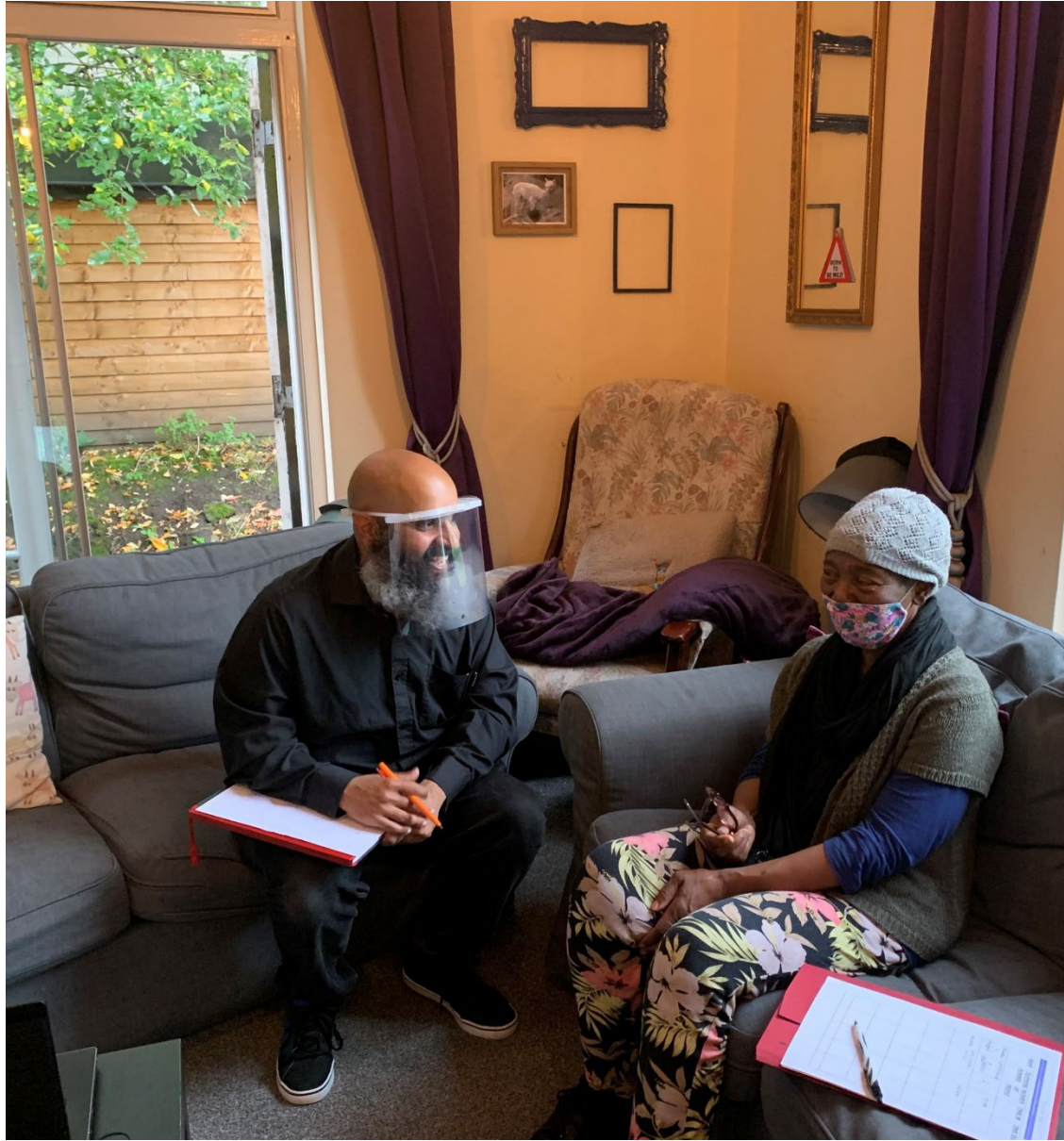
January 2012

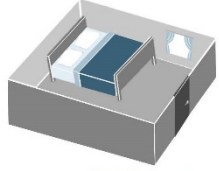


Ageing in Place for Minority Ethnic communities: The importance of social infrastructure

Sophie Yarker
August 2020





One Bedroom
একটি বিডেব্রুম

Housing 21



Small Kitchen
ছোট রান্নাঘর

Housing 21



Cooking with Friends
বন্ধুদের সাথে
রান্নাবান্না করা

Housing 21



Large Living Room
বড় লভিহি রুম

Housing 21



Gardening with Friends
বন্ধুদের সাথে বাগান করা

Housing 21



Private Garden
ব্যক্তিগত বাগান

Housing 21



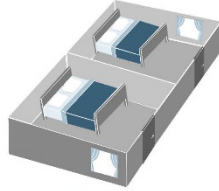
Growing Vegetables
শাকসবজি উৎপাদন

Housing 21



Kitchen & Living Room
Together
একসাথে রান্নাঘর ও
লভিহি রুম

Housing 21



Two Bedrooms
দুইটি বিডেব্রুম

Housing 21



Large Kitchen
বড় রান্নাঘর

Housing 21



Small Living Room
ছোট লভিহি রুম

Housing 21



Meeting with Friends
বন্ধুদের সাথে সাক্ষাৎ
করা

Housing 21



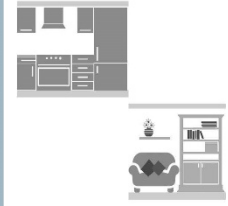
Movie Nights
মুভি নাইটস

Housing 21



Group Classes
দলবদ্ধ ক্লাস

Housing 21



Separate Kitchen
আলাদা রান্নাঘর

Housing 21



নব্বিশোবলী

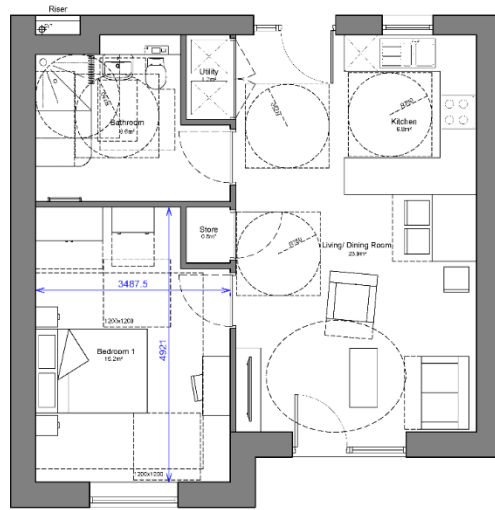
আপনি কখনো অপশনগুলো
পছন্দ করেন তা আমাদেরকে
জানান এবং সগুলো আমাদে
কাছে ফেরত পাঠান।



Housing 21

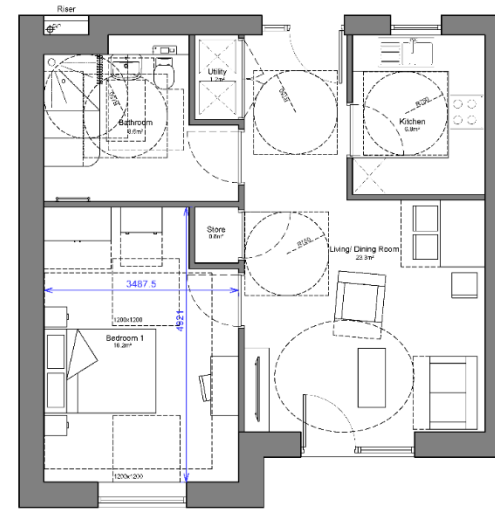






Type A.1 (1 Bedroom 2 Person)
Floor Plan (Internal Area 58.2m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Open plan arrangement to provide greater wheelchair accessibility
- Larger living room for more visitors
- Bathroom layout to allow for En-suite access at later date

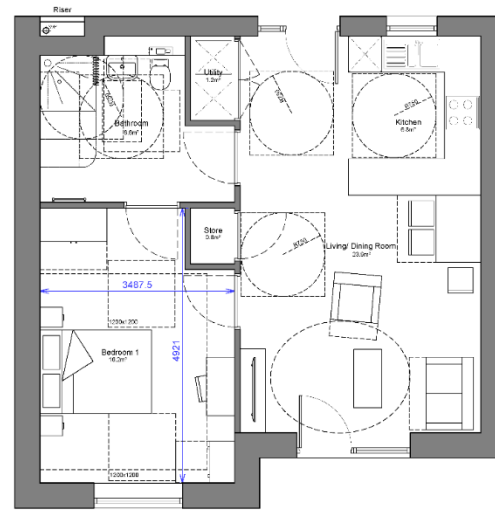


Type A.2 (1 Bedroom 2 Person)
Floor Plan (Internal Area 58.2m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Enclosed kitchen to manage smells and separate space for interaction
- Bathroom layout to allow for En-suite access at later date

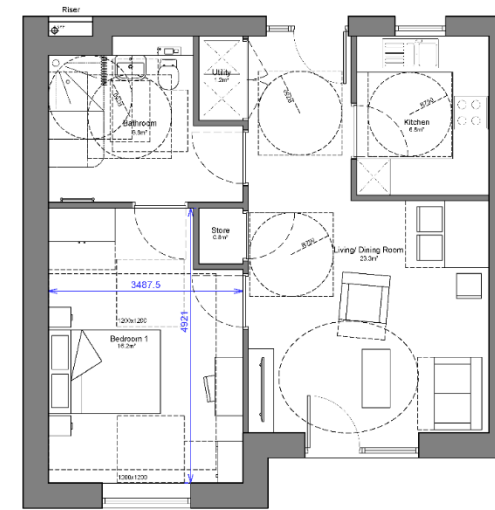
NATIONAL SPACE STANDARDS (March 2015)	
✓	The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
✓	A sleeping unit for two or more people has an overall low bed area for every bedroom.
✓	In order to provide wheelchair access, a single bedroom has a floor area of at least 7.0m ² and a clear width of 750mm.
✓	In order to provide wheelchair access, a double or three bedroom property has a floor area of at least 13.0m ² .
✓	One bedroom (or more bedrooms) is at least 7.0m wide and every other double (or twin) bedroom is at least 3.0m wide.
✓	At least one bedroom of less than 7.0m in any direction within the Gross Internal Area is used as a study for storage of the area, or is available to be used for storage, unless a general floor area of 7.0m ² with the floor internal height of 2.0m or more is provided for storage, or a double or three bedroom property has a floor area of at least 13.0m ² .
✓	Any other area that is used solely for storage and has a headroom of 2000-2500mm (such as under stairs) is counted as 50% of the floor area, and any area under floor stairs is not counted at all.
✓	At least one wheelchair route between the Gross Internal Area and bathroom floor area is provided, but should not reduce the floor area of the route below the minimum width set out above. The bathroom area of 5.0m ² is a double bed room and 6.0m ² is a single bedroom space to cover the built-in storage requirement.
✓	The minimum floor-to-ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Minimum gross internal floor area and storage (m ²)	
Number of Bedrooms	Built-in Storage
1	1.0
2	1.5
3	2.0
4	3.0
5	3.5
6	4.0



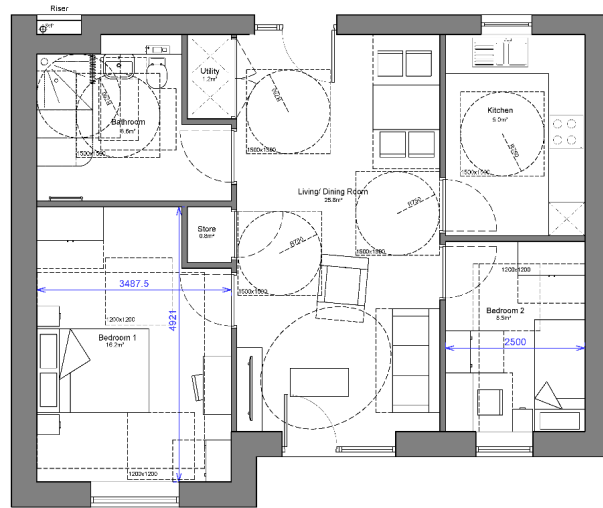
Type A.3 (1 Bedroom 2 Person)
Floor Plan (Internal Area 58.2m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Open plan arrangement to provide greater wheelchair accessibility
- Larger living room for more visitors
- En-suite bathroom access provided



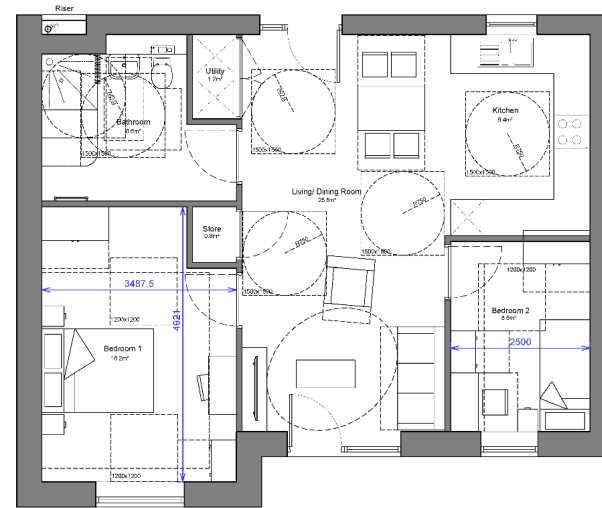
Type A.4 (1 Bedroom 2 Person)
Floor Plan (Internal Area 58.2m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Enclosed kitchen to manage smells and separate space for interaction
- En-suite Bathroom access provided



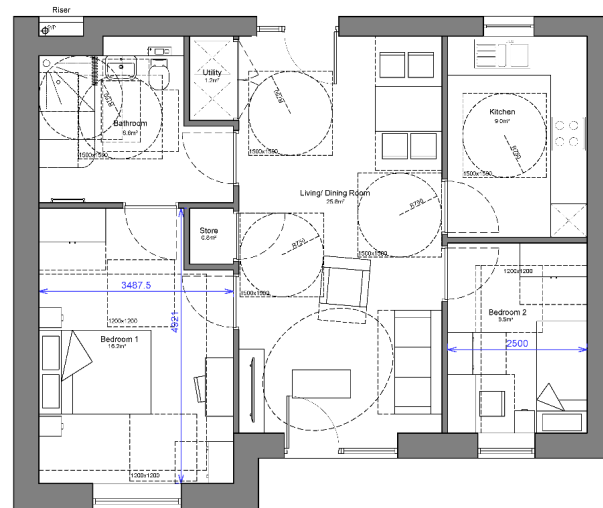
Type B.1 (2 Bedroom 3 Person)
Floor Plan (Internal Area 71.9m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Enclosed kitchen to manage smells and separate space for interaction



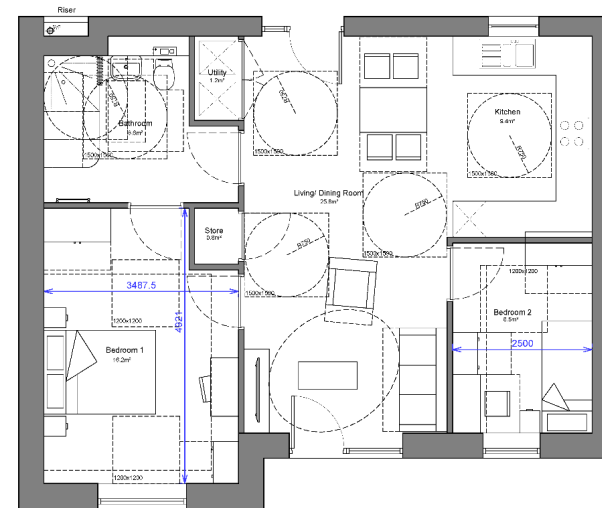
Type B.2 (2 Bedroom 3 Person)
Floor Plan (Internal Area 71.9m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Open plan arrangement to provide greater wheelchair accessibility



Type B.3 (2 Bedroom 3 Person)
Floor Plan (Internal Area 71.9m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Enclosed kitchen to manage smells and separate space for interaction
- En-suite Bathroom access provided



Type B.4 (2 Bedroom 3 Person)
Floor Plan (Internal Area 71.9m²)

- Room areas and arrangements developed to allow adaption to full Category 3 requirements.
- Separate Washer and Dryer space Room
- All rooms viewable from living room area
- Open plan arrangement to provide greater wheelchair accessibility
- En-suite Bathroom access provided

NATIONAL SPACE STANDARDS (March 2016)	
✓	The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
✓	A dwelling with two or more bedrooms has at least one double (or full) bedroom.
✓	In order to provide one bedroom, a single bedroom has a floor area of at least 7.0m ² and is at least 2.15m wide.
✓	In order to provide two bedrooms, a double (or full bedroom) has a floor area of at least 11.0m ² .
✓	One double (or two bedrooms) is at least 2.70m wide and every other double (or full) bedroom is at least 2.05m wide.
N/A	Any area with a maximum of 100mm ² is not counted within the Gross Internal Area unless used solely for storage. The area under the stairs is to be used for storage, unless a garage. Floor area of 1m ² within the Gross Internal Floor Area under the stairs is to be used for storage, unless a garage. Floor area of 1m ² within the Gross Internal Floor Area under the stairs is to be used for storage, unless a garage. Floor area of 1m ² within the Gross Internal Floor Area under the stairs is to be used for storage, unless a garage. Floor area of 1m ² within the Gross Internal Floor Area under the stairs is to be used for storage, unless a garage.
N/A	Any other area that is used solely for storage and has a maximum of 1000mm ² of gross area is not counted as 50% of its floor area, and any area below 5000mm ² is not counted at all.
N/A	Buildings made up of two or more flats have the Gross Internal Area and built-in storage area requirements. Buildings that do not meet the effective width of the open space. The minimum width is set out above. The built-in area in excess of 0.7m ² in a single bedroom and 0.3m ² in a single bathroom is to be used for storage, unless a garage.
✓	The minimum floor-to-ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Minimum gross internal floor area and storage (m ²)	
Number of bedrooms (N)	Flat in Storage
1	12
2	15
3	20
4	25
5	30
6	35
7	40



Elevation - Balconies
1 : 100

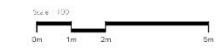


Elevation - Brise Soleil
1 : 100

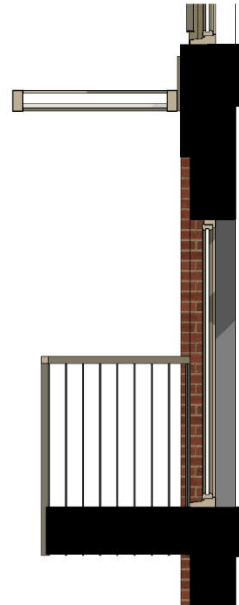


Elevation - Both Options
1 : 100

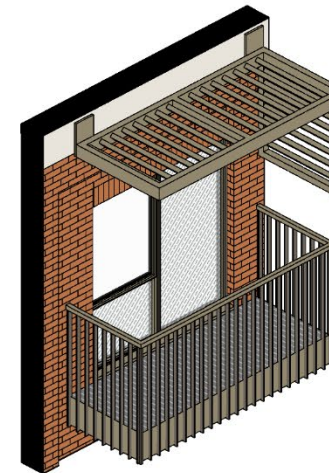
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Elevation Detail
1 : 25



Section Detail
1 : 25



3D Balcony detail

P01 30.09.21 JM Planning Issue
 Rev Date By Remarks

Client:	Housing21		
Project Name:	Chain Walk Co-housing		
Drawing Name:	Balcony Options		
Drawing Purpose:	PLANNING		
Project Number:	Drawing Number:	Revision	
20-003	2410	P01	
Project	Origin	Vol/Srs	Level Type Role Number
CWC - TRI - ZZ - ZZ - DR - A - 2410			
Status	Scale @ A2	Drawn	Checked Date
S0	As indicated	JM	HR 27/07/21

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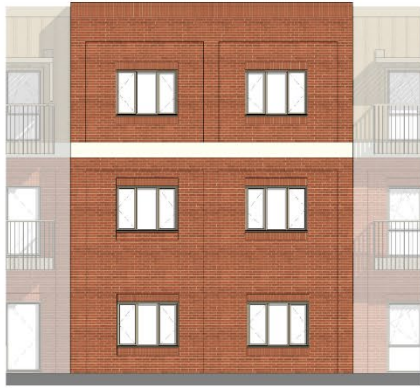
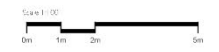
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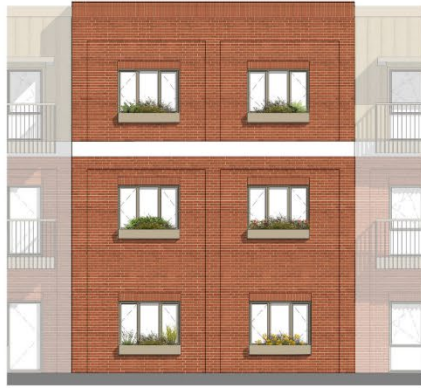
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CHECK ALL DIMENSIONS ON SITE.

DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:



Elevation - No Window Boxes
1 : 100



Elevation - Window Boxes
1 : 100



Elevation - Mixed
1 : 100



Elevation - Window Box Detail
1 : 25



Window Box Section
1 : 25

P01 30.09.21 JM Planning Issue

Rev. Date By Remarks

Client: **Housing21**

Project Name: **Chain Walk Co-housing**

Drawing Name: **Window Box Options**

Drawing Purpose: **PLANNING**

Project Number:	Drawing Number:	Revision:
20-003	2411	P01

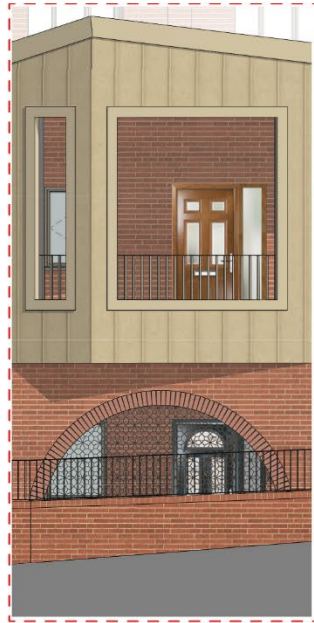
Project	Origin	Vol/Sys	Level	Type	Role	Number
CWC	TRI	ZZ	ZZ	DR	A	2411

Status	Scale @ A2	Drawn	Checked	Date
SO	As indicated	JM	HR	27/07/21



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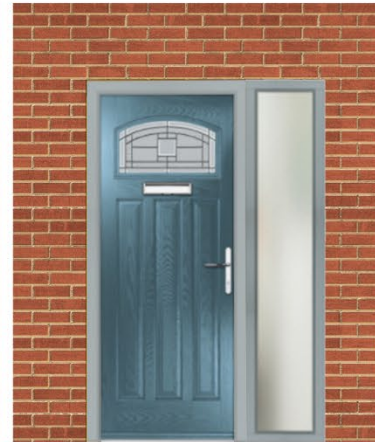
Elevation - Door Detail
1 : 50



Door Colour Options
NTS



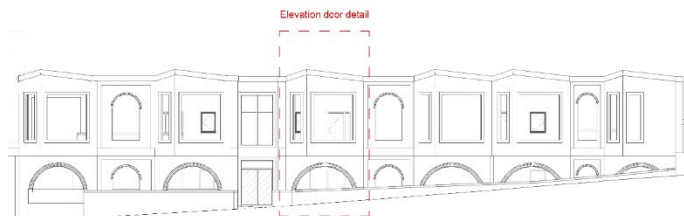
Door Detail - Example 1
1 : 20



Door Detail - Example 2
1 : 20

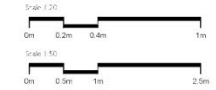


Door Detail - Example 3
1 : 20



Elevation Key - Chain Walk
1 : 200

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P01 30.09.21 JM Planning Issue

Rev Date By Remarks

Client:	Housing21		
Project Name:	Chain Walk Co-housing		
Drawing Name:	Door Options		
Drawing Purpose:	PLANNING		
Project Number:	Drawing Number:	Revision	
20-003	2412	P01	
Project	Origin	Vol/Srs	Level Type Role Number
CWC	TRI	ZZ	ZZ - DR - A - 2412
Status	Scale @ A2	Drawn	Checked Date
S0	As indicated	JM	HR 27/07/21

Ground Floor Plan



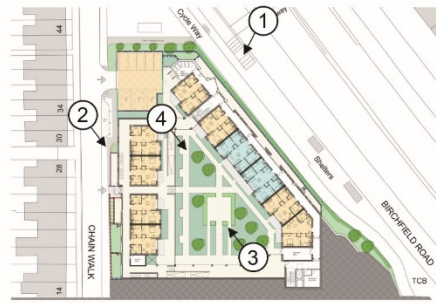
First Floor Plan



Second Floor Plan

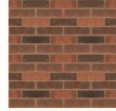


View Plan

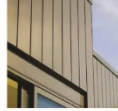


Proposed Materials

Brick
Red 'Multi-tone'



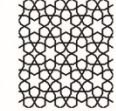
Metal standing seam
Buff / Champagne



Stone Panels
Portland White



Perforated metal screen
Buff/ Champagne (pattern tbc)



View 1. Birchfield Road



View 2. Chain Walk



View 3. Internal Courtyard



View 4. Internal Courtyard







social housing



extra care



healthcare



community



private residential



refurbishment

Harry Randhawa
Director

[@TriangleArch](https://twitter.com/TriangleArch)
[@trianglearchitects](https://www.instagram.com/trianglearchitects)
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Housing (21)



Is housing responding to the
diverse needs of older people?

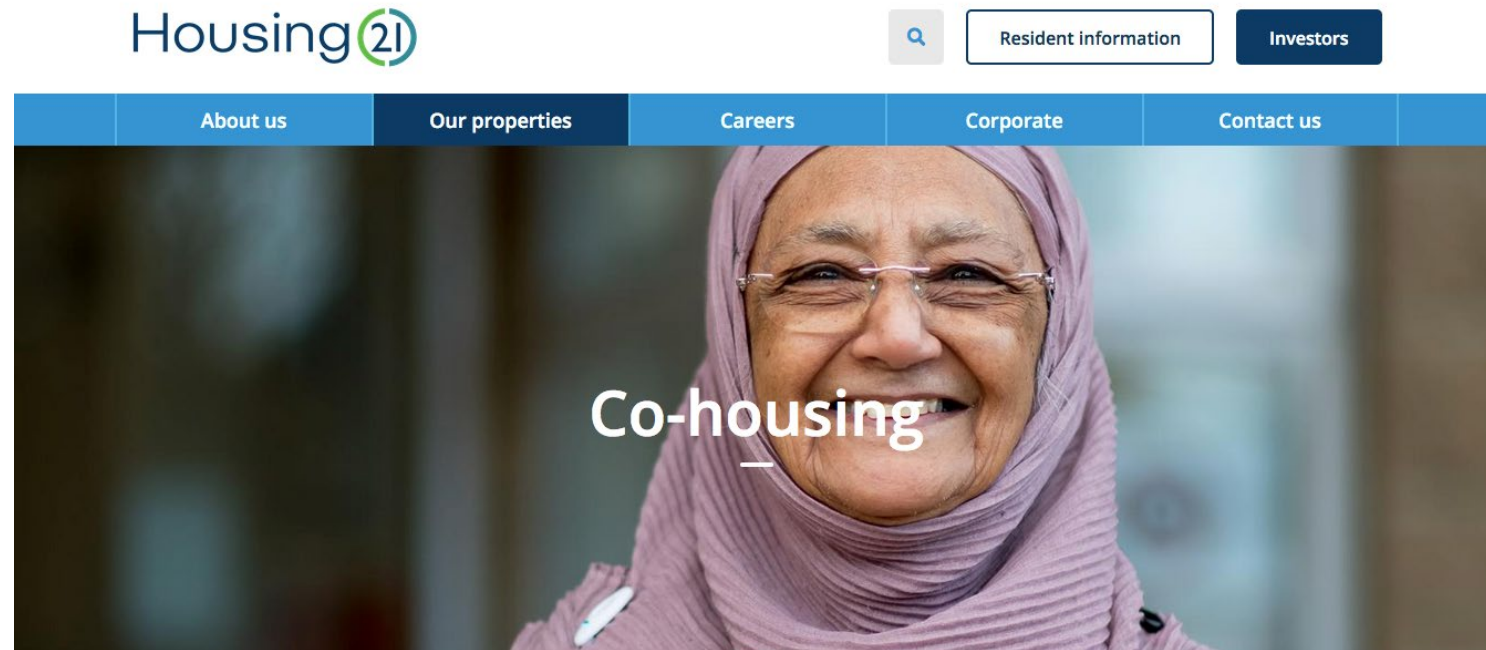
Owen Jarvis

UK Cohousing Network

#H21Conf2021

Housing 21 Cohousing: Game Changer?

The challenge of keeping the spirit of cohousing alive

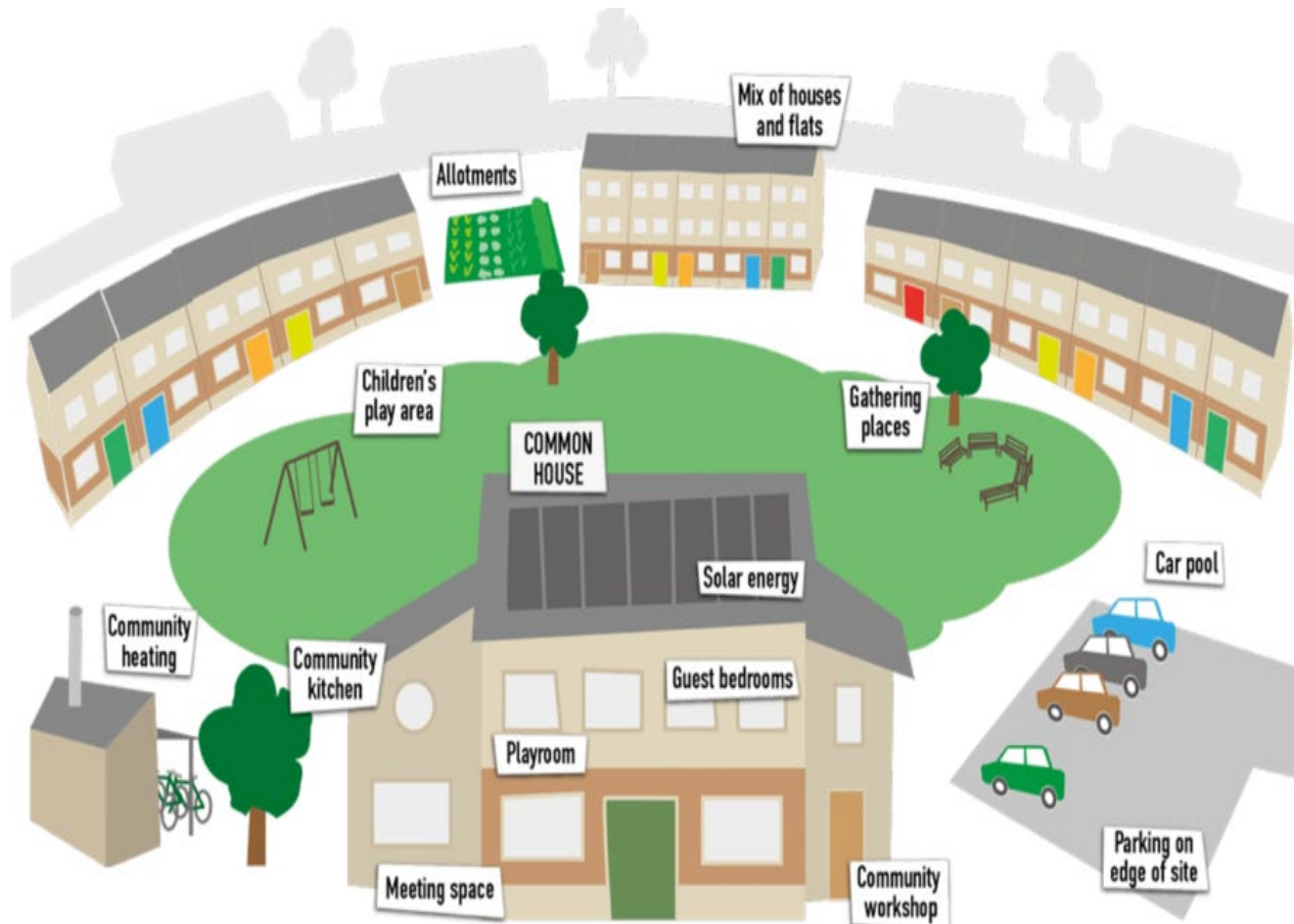


NaCSBA has united with the Federation of Master Builders, the UK Cohousing Network and the National Community Land Trust Network under a common banner to create a new group, Housing Diversification. It is calling on Government to give more support to the broad sector that we, as a group, represents.



The Cohousing Recipe: community-led, sociable

Physical Design Principles



Social Design Principles

Community led - residents involved in design, development and management

“Nothing about us without us”

Democratic – everyone has a say in how things run, shared budgets, new projects and policies

Sociable – bringing individuals and families together sharing common aims and activities, bump into your neighbor

Commitment to give/get of supportive community living

Open and generous – connected to the wider neighbourhood

Why Cohousing? An antidote to downsides of modern living



LSE research on Loneliness

Chaco Cohousing – laying foundation stones



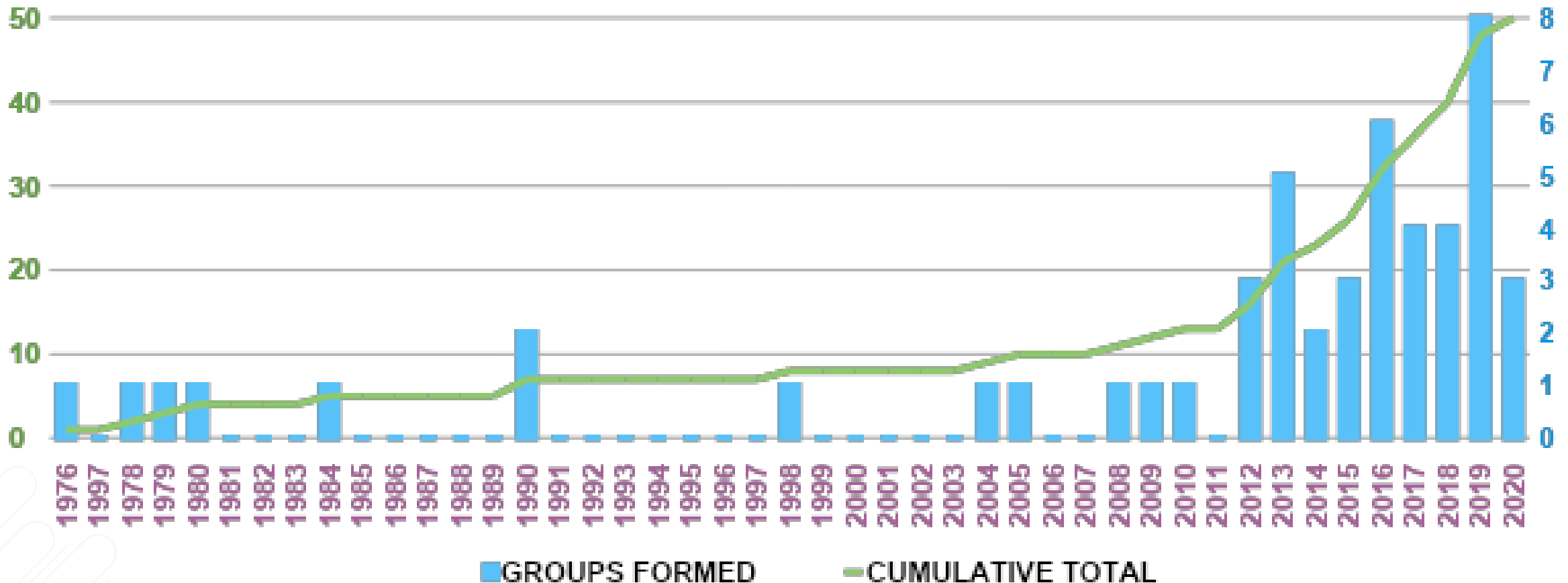
**The UK's biggest cohousing project:
53 sustainable, affordable eco-
homes to buy and rent.**

***Cohousing to date – a movement of independent pioneers
Award Winning, Ever Changing***

Cohousing: overcoming the barriers to growth?



Whilst there are cohousing schemes going back 30-40 years the movement has come alive in the last 10 years, potential of the movement held back by access to affordable land and finance



Current routes to cohousing

Community Led

Halton Senior Co-housing Project

Halton Mill, Mill Lane, Halton, Lancaster, Lancashire UK LA2 6ND



Developer Enabled



TOWN.

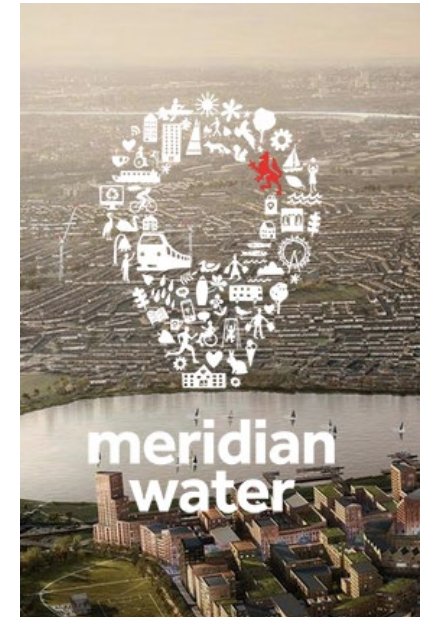
Housing Association Enabled



Housing (21)



Developer Led



Housing 21 Cohousing: Game Changer?

The challenge of keeping the spirit of cohousing alive

Concern

- Flock of geese or top-down decision making?
- Ageing a number or a process?
- Community as a verb
- Fewer partnerships with community led housing groups

Hope

- Housing 21 has muscle to scale cohousing
- Greater focus on diversity
- More social rental in cohousing
- New ideas and ways of doing things



Housing (21)



Is housing responding to the
diverse needs of older people?

Yael Arbell

Centre for Regional Economic
and Social Research (cresr),
Sheffield Hallam University

#H21Conf2021



INCLUSION AND DIVERSITY IN COHOUSING

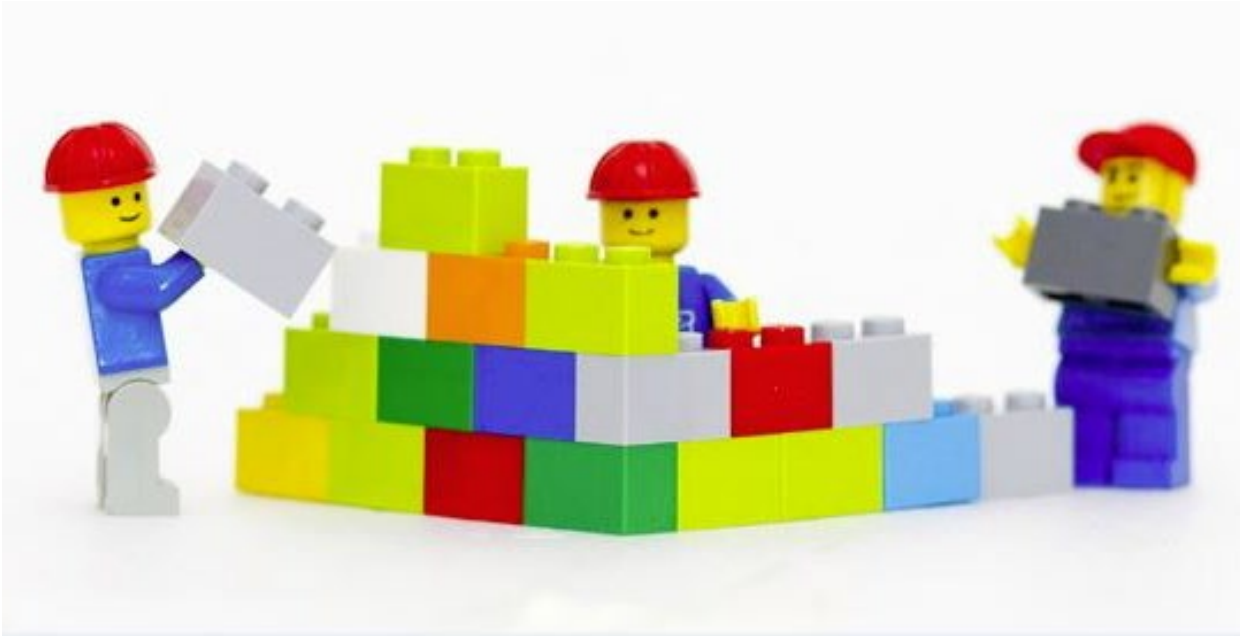
DR Yael ARBELL



Overview

- The impossible task of cohousing
- Implications for diversity in the sector
- ways forwards: risks and opportunities

The impossible task of cohousing



The expensive, complicated, long and tedious job of managing a large building project and building a community on a tight budget and by consensus... all this done by amateurs in their spare time, without sufficient financial support

- **Who can possibly do it?**
- **Who might possibly want it?**



Who's in?

Mostly White

Highly educated

Homeowners

More women than men

More 'Other Whites'

Fewer Black and South Asians

Progressive values

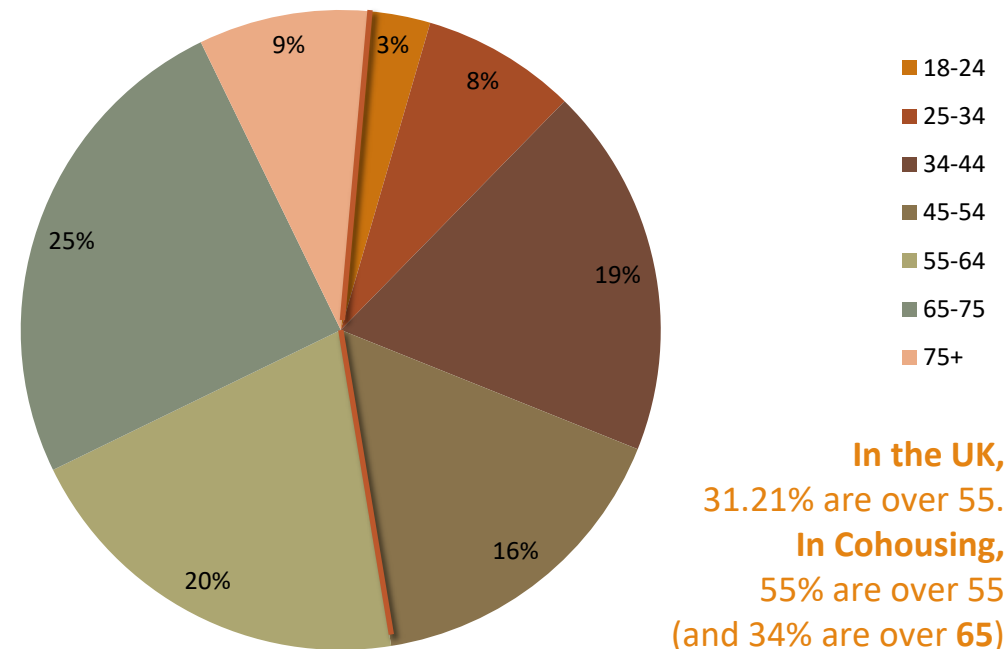
Age

Cohousing is an attractive option for older people.

They are also in a good position to join in terms of homeownership, time and motivation.

...But who are these older people?

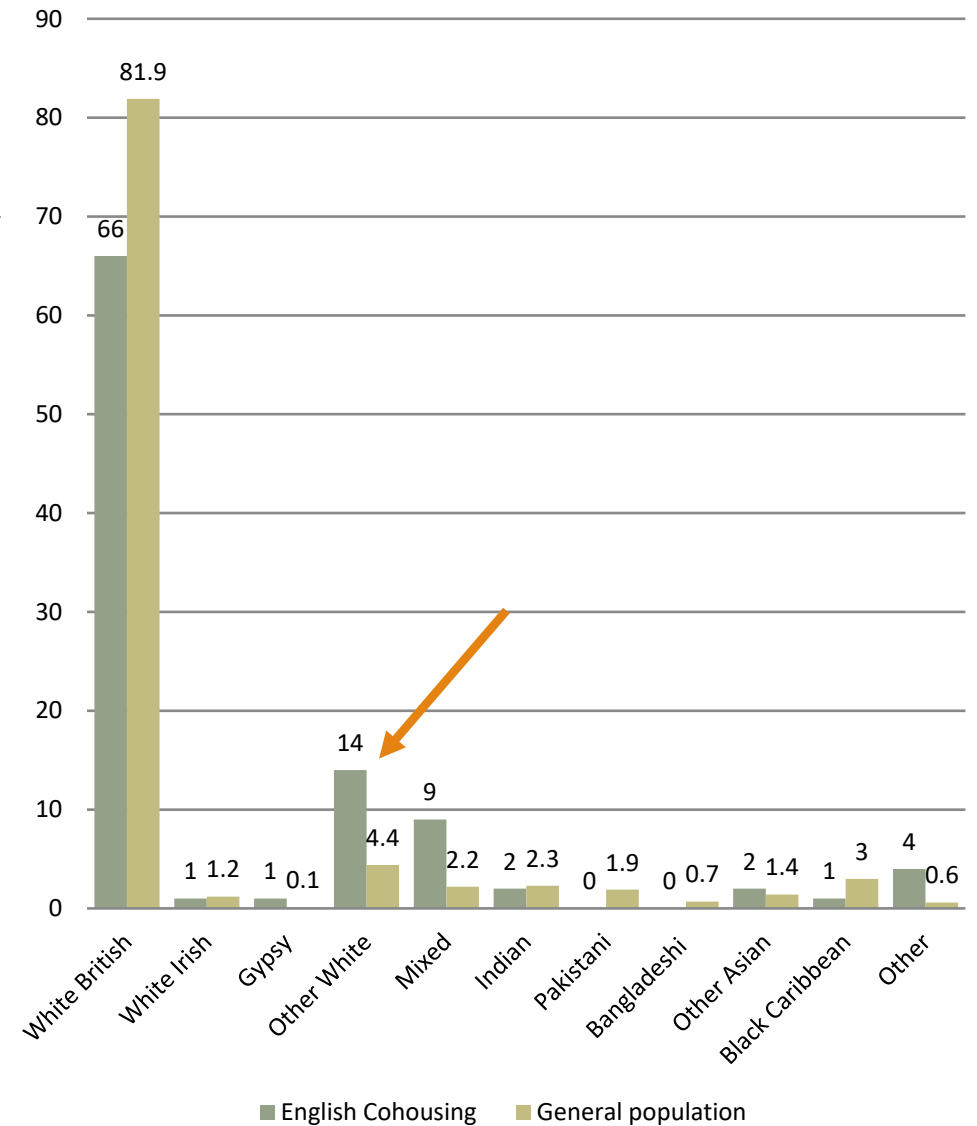
Age of adult members
(children not included)



Ethnicity

Cohousing is more ethnically diverse than the general population, but some groups are missing and some over-represented.

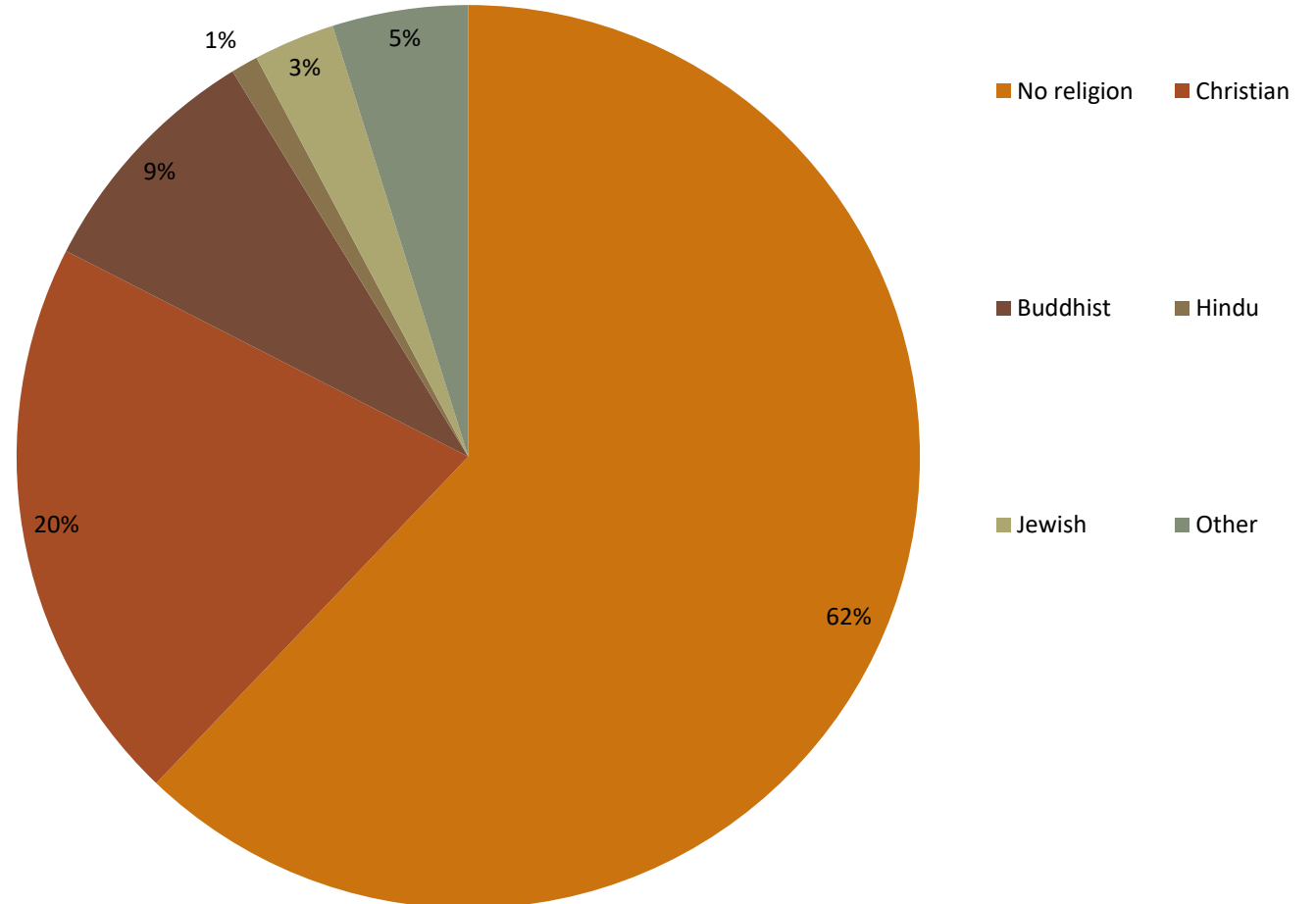
“None of our own Muslim friends and neighbours have yet seen cohousing as something practical for themselves. The ones we know best have strong family obligations (...) I think they might fit in well, but it's a big 'not normal' jump for their wider families”



Religion

The current religious make up of the sector may deter under-represented groups from joining.

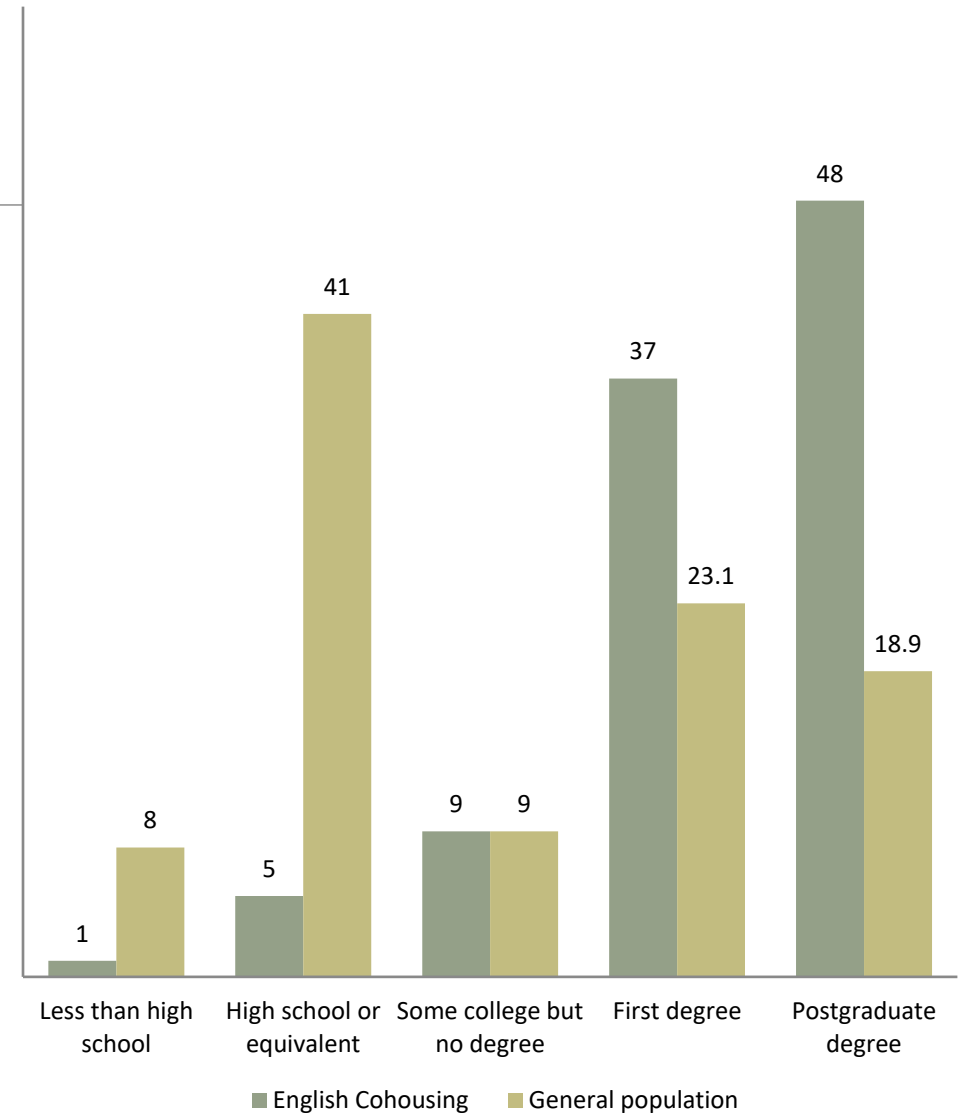
4.3% of people in England are Muslim



Education

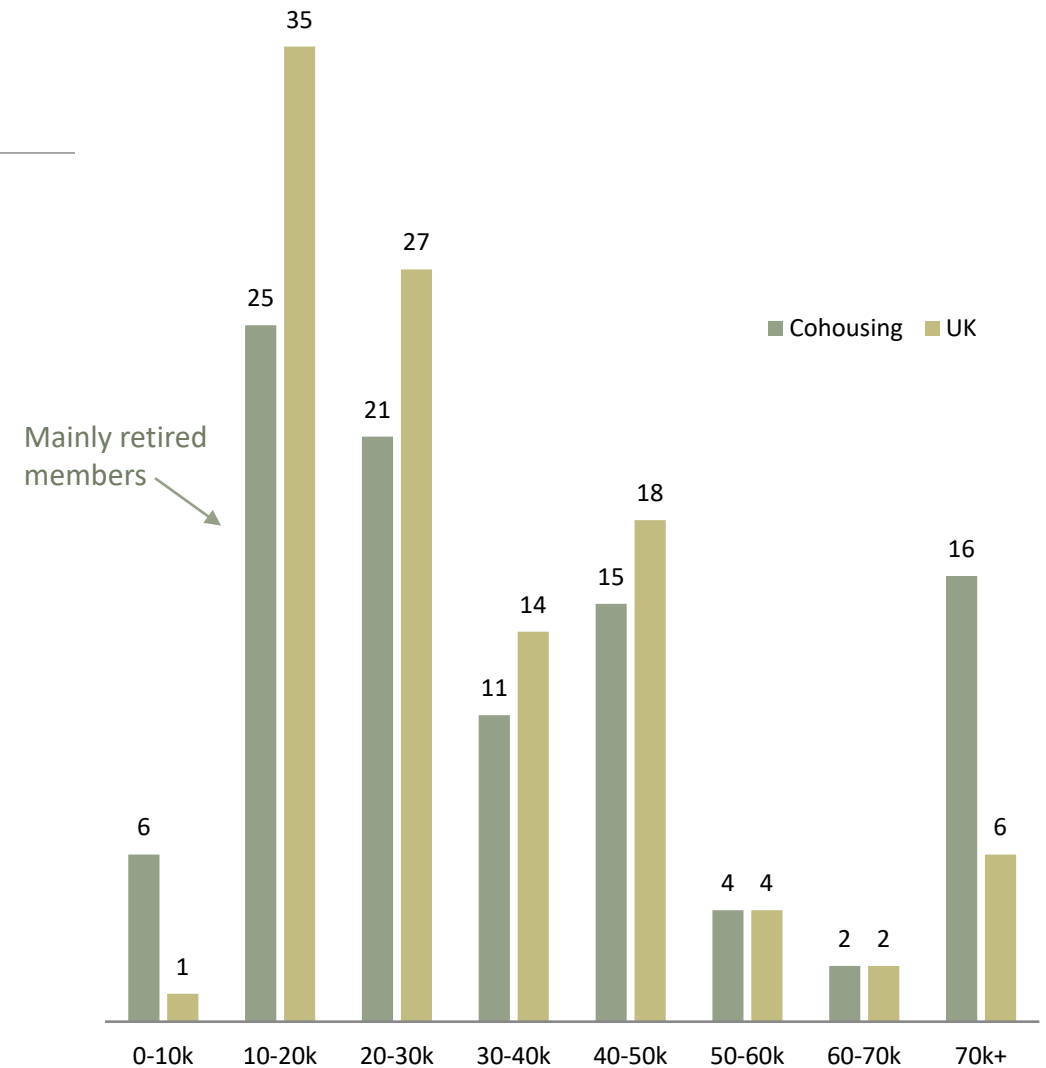
Cohousing members tend to be highly educated. Members believe this is reflected in the running of the communities, and may be a barrier to participation.

“you want other people joining things but they find it difficult, you know, because people are not, you know, we don’t speak the language that you guys know how to”



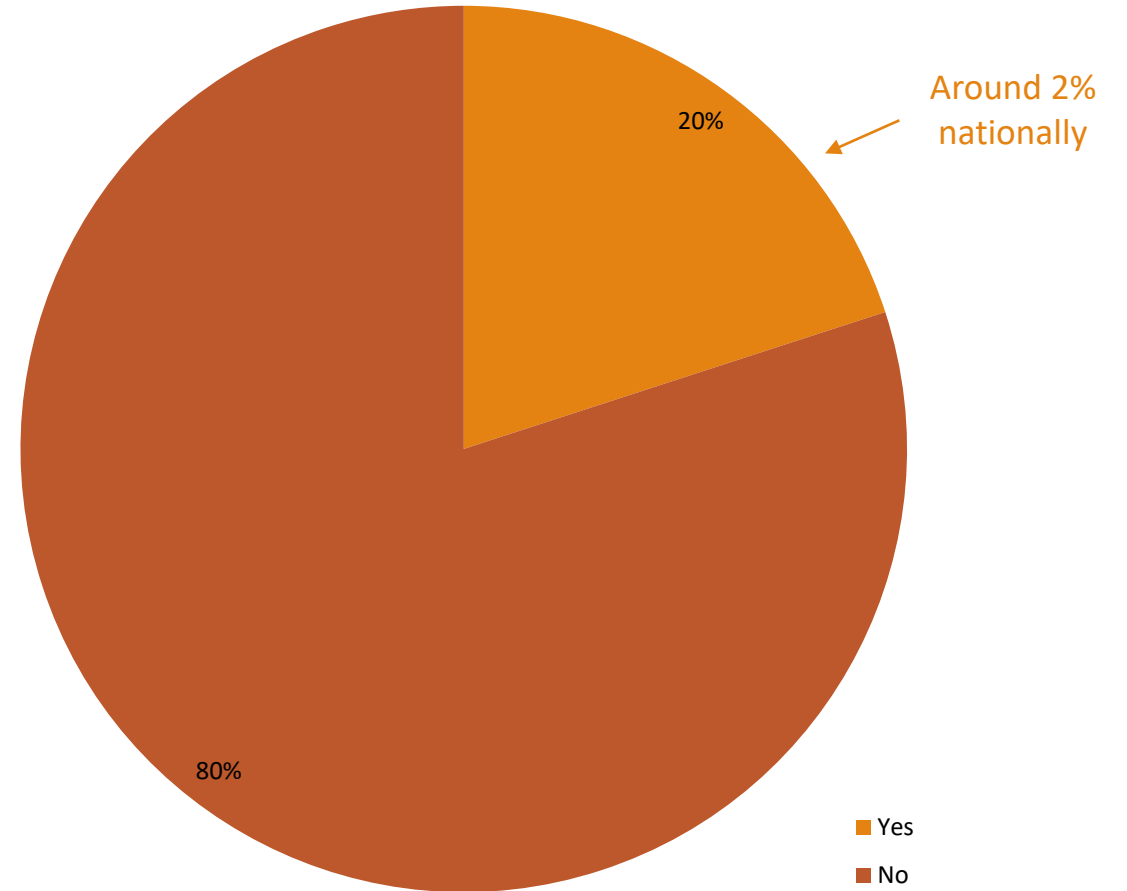
Income

A significant share of cohousers do not have high income, but most of them own their homes outright or with a mortgage (77% ownership, and inc. shared ownership: 85% of the sector)



LGBT+

Cohousing values can make the community a safe space for LGBT+ members



“A good fit”

Affordability is a barrier but not the first one: values, needs and belonging are the first barrier to diversity

Like-minded people

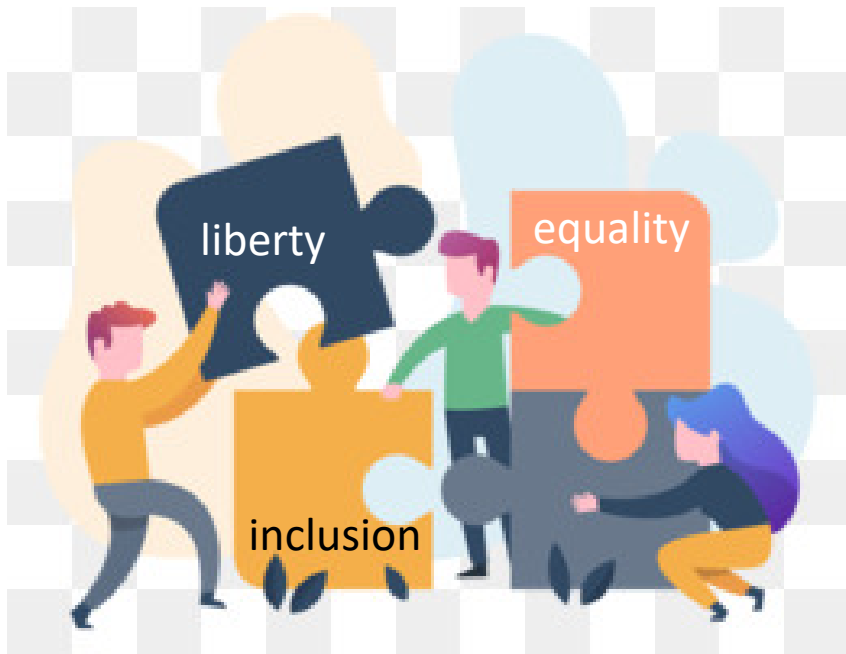
Experience in activism

Progressive and communitarian values

Selecting “safe” new members

Effective communication





Going forward

Cohousing is all about social connection and participation

Aim for:

- Inclusive decision making, training and confidence
- Who's the boss? Allow room for members' control

Thank You!



Dr Yael Arbell
y.arbell@shu.ac.uk

**Sheffield
Hallam
University**

Housing (21)



Is housing responding to the
diverse needs of older people?

Questions and panel discussion

#HC21Communities

Housing (21)



Is housing responding to the
diverse needs of older people?

Coffee break

#HC21Communities

Housing (21)



Is housing responding to the
diverse needs of older people?

LGBT+ affirming retirement community

Chair: Sarah Jones, Anchor Hanover

#H21Conf2021

Housing (21)



Is housing responding to the
diverse needs of older people?

Bob Green OBE LGBT Foundation consultant

#H21Conf2021

SPOT THE DIFFERENCE

20006

2036

SPOT THE DIFFERENCE



THERE IS NO DIFFERENCE



**GOING
SPARE**



**SOLDIER
ON**

WILL THE FUTURE BE DIFFERENT?



The image shows a Twitter profile card for the Department for Levelling Up, Housing & Communities. It features the department's crest, a 'Follow' button, and a bio describing their mission to regenerate towns and support communities across the UK. The card also displays the number of followers (122.6K) and a list of people following them, including several MPs.

  **Follow**

Department for Levelling Up, Housing & Communities

@luhcgovuk

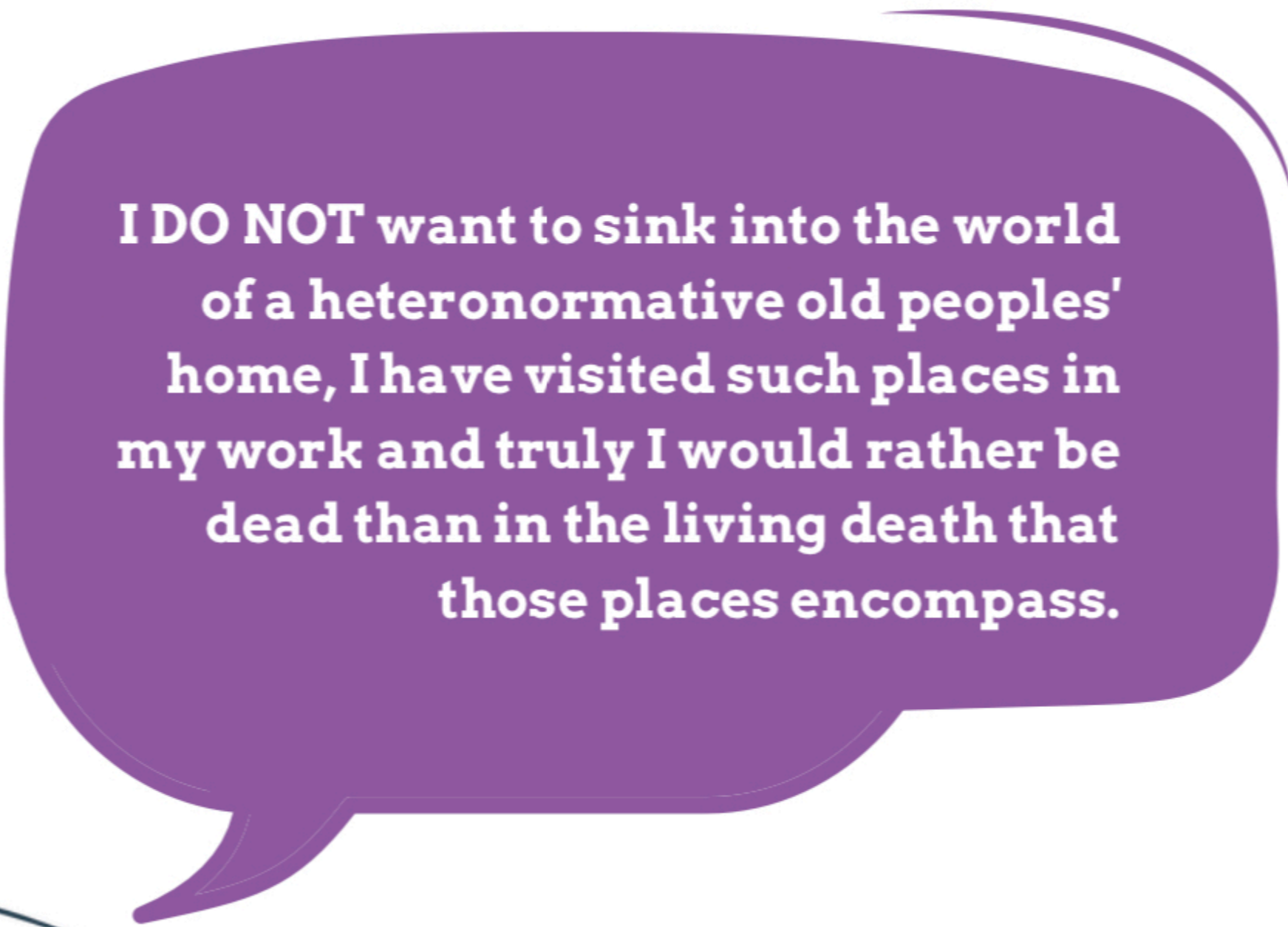
We are levelling up the UK, regenerating towns and high streets and supporting communities across the country.

 [United Kingdom](#)  gov.uk/mhclg  Joined July 2008

640 Following **122.6K** Followers

 Followed by Peter Gibson MP, Oliver Dowden, Sara Britcliffe MP, and 333 others





**I DO NOT want to sink into the world
of a heteronormative old peoples'
home, I have visited such places in
my work and truly I would rather be
dead than in the living death that
those places encompass.**

Housing (21)



Is housing responding to the
diverse needs of older people?

Anna Kear

Tonic Housing

#H21Conf2021



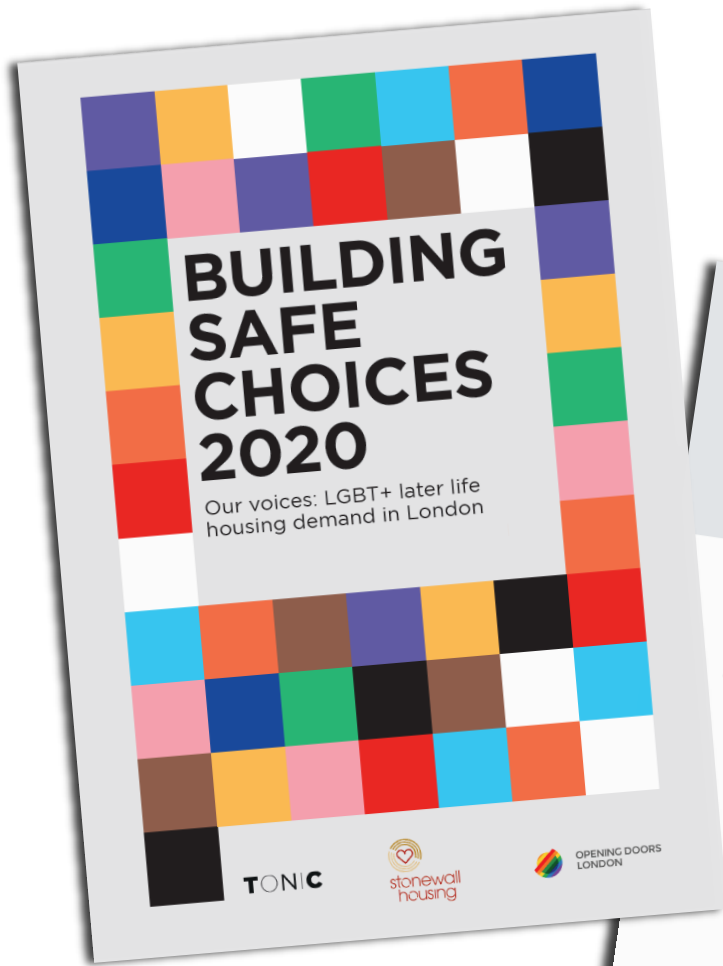
Tonic@Bankhouse

Tonic & One Housing

A partnership to create LGBT+ affirming retirement communities

Anna Kear, CEO, Tonic





Read the full report at

bit.ly/2020buildingsafechoices

<p>“WE FEEL LIKE THE FORGOTTEN GENERATIONS”</p>		<p>“I AM PREPARED TO DOWNSIZE, BUT WANT TO STAY IN LONDON”</p>
	<p>“WHEN WILL SOMETHING TANGIBLE BE AVAILABLE FOR LGBT+ PEOPLE?”</p>	
<p>“THE FINANCIAL IMPLICATIONS OF BEING TRANS IMPACT ON YOUR HOUSING OPTIONS”</p>		<p>“I’M SCARED OF MY NEIGHBOURS FINDING OUT I’M GAY”</p>
	<p>“UNLESS YOU HIDE YOUR TRUE IDENTITY YOU WILL NOT RECEIVE SUPPORT FROM YOUR FAMILY”</p>	



WE'VE MADE LGBT+ HOUSING HISTORY

Tonic@Bankhouse
Sales are now open

TONIC



TONIC One Housing

PRESENT

BANKHOUSE MOVIE CLUB



SHOWING

PRISCILLA
QUEEN OF THE DESERT

TUESDAY 28th SEPTEMBER

SPEAK TO JASON OR DANNY FOR MORE INFORMATION



THIS IS
HOW WE
LIVE OUR
LIVES OUT

JULY 2021
TONICHOUSING.ORG.UK

TONIC
@BANKHOUSE

@tonichousing
tonichousing.org.uk

TONIC

Housing (21)



Is housing responding to the
diverse needs of older people?

Tina Wathern Stonewall Housing

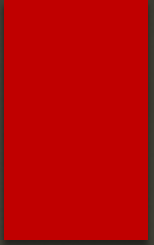
#H21Conf2021



stonewall
housing

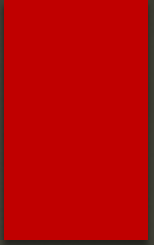
Changing Practice in Adult Social Care



- 
- ▶ Online training to carers and others working with older people
 - ▶ Commissioners training
 - ▶ Commissioners guidance
 - ▶ E-learning package
 - ▶ Quality Mark



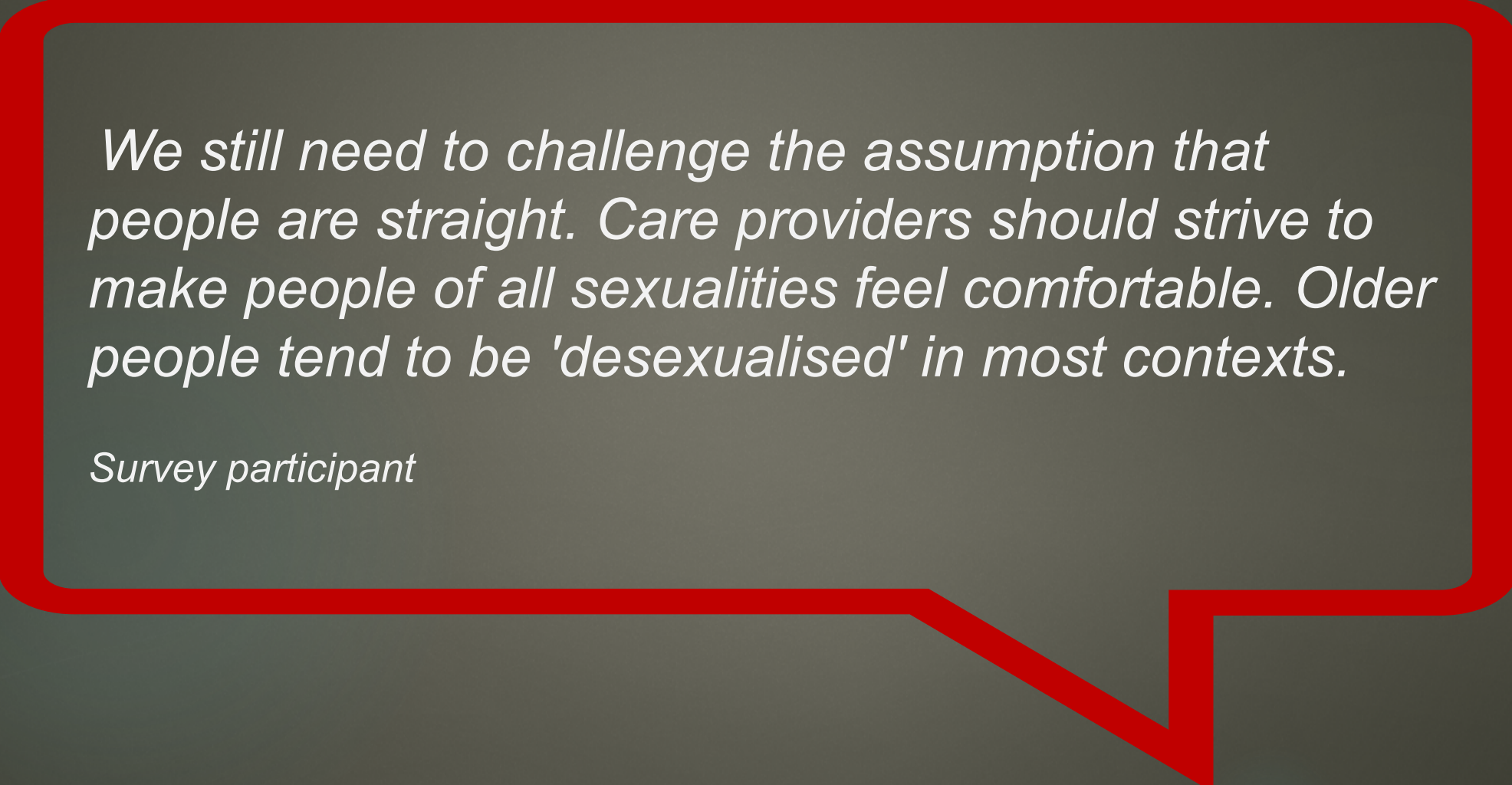
Why does it matter?



80% of older LGBTQ+ people will age as single people without a life partner compared to less than **40%** of the general population.

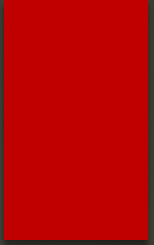
Up to **75%** of older LGBTQ+ people live on their own in later life compared to **33%** of the general population.

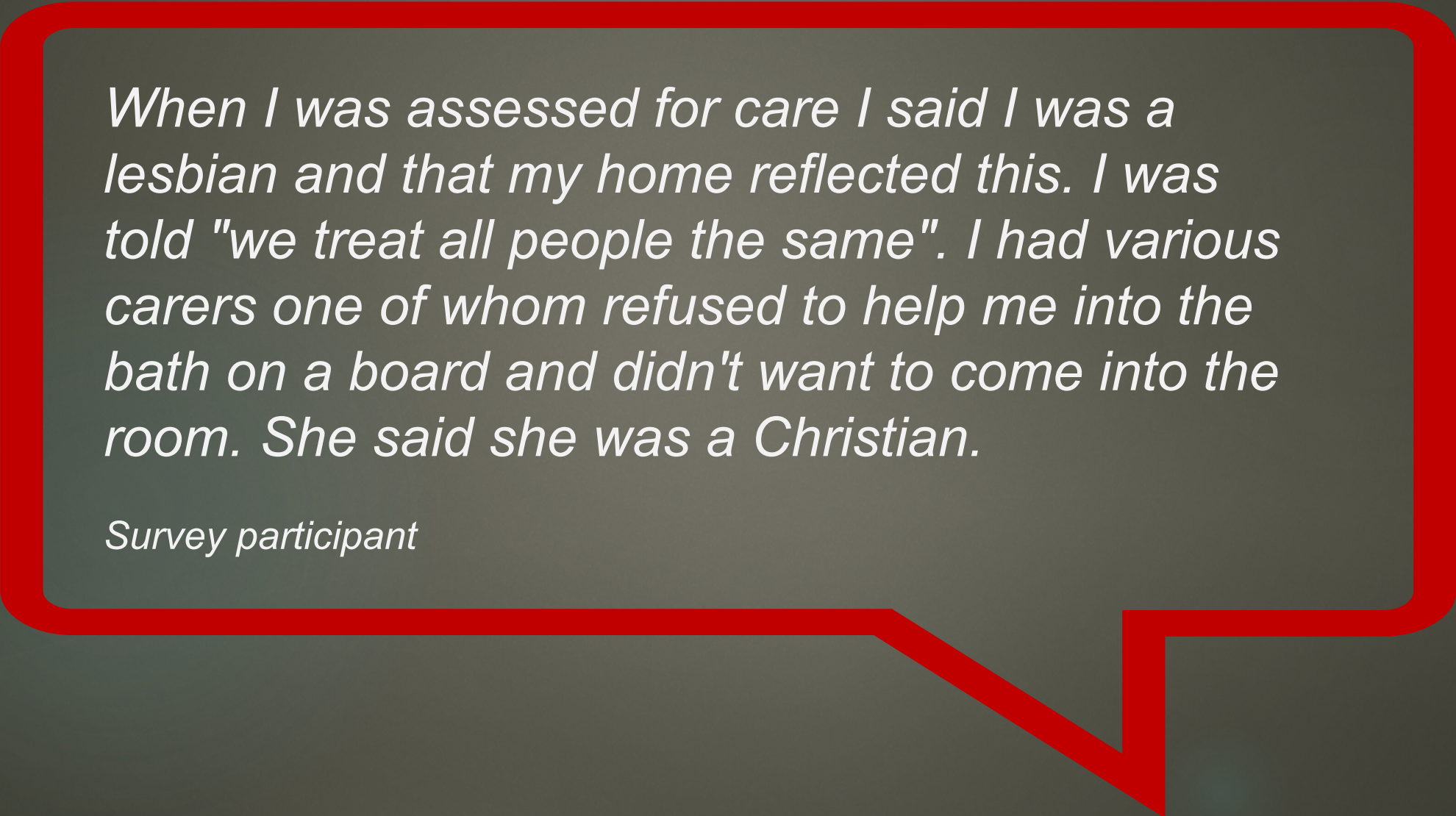
90% of older LGBTQ+ people have no children compared to **20%** of the general older population.



We still need to challenge the assumption that people are straight. Care providers should strive to make people of all sexualities feel comfortable. Older people tend to be 'desexualised' in most contexts.

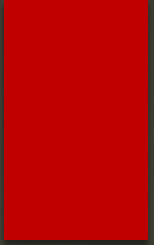
Survey participant

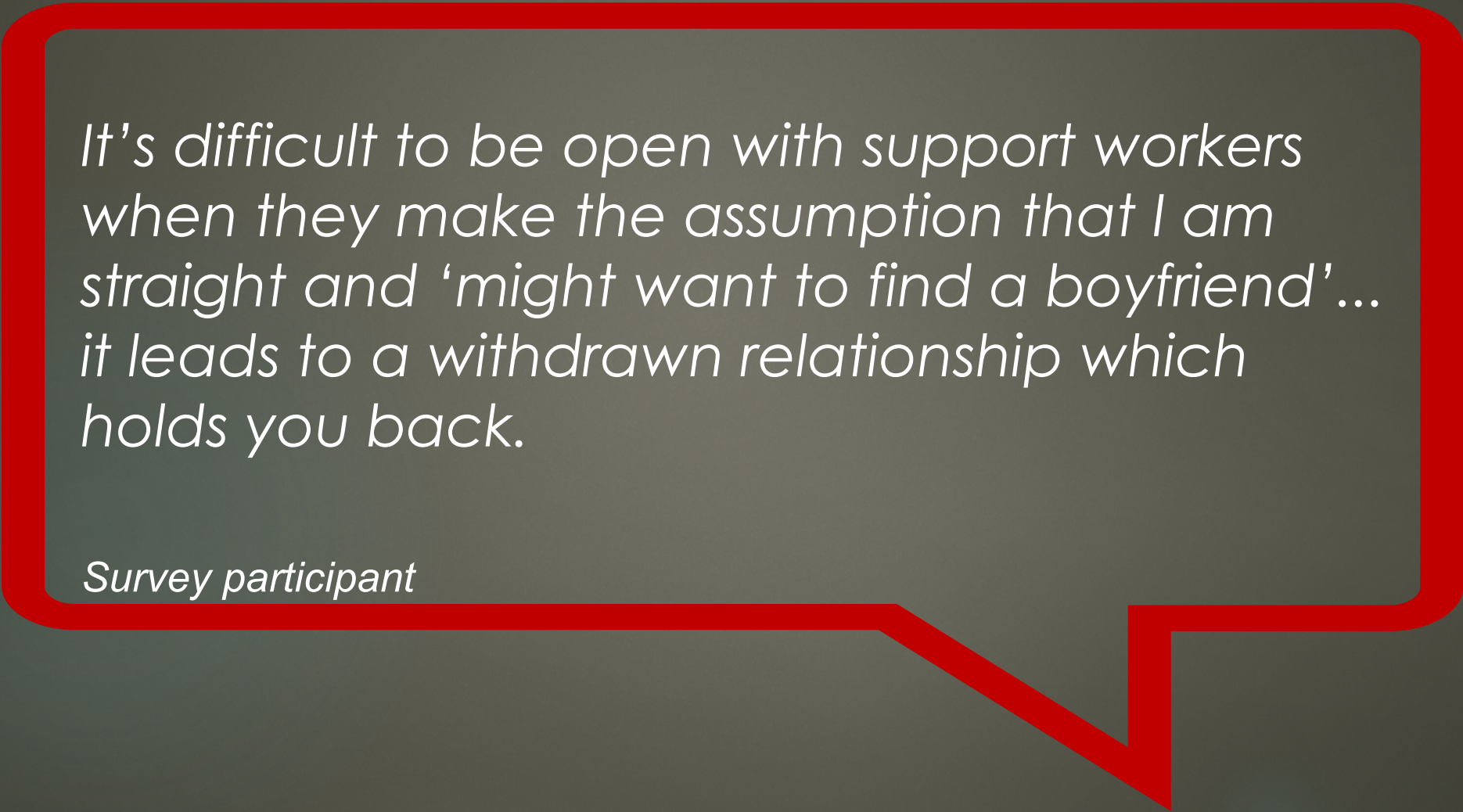
- 
- Be at greater risks of coronary heart disease, stroke, diabetes, alcohol related illness and cancer
 - Be less likely to access necessary services for their health or well-being if part of the process involves disclosing their sexuality or gender identity
 - Statistics for older people's sexual orientation are often not gathered and as a result the older LGBTQ community is often overlooked

A large red speech bubble graphic with a white border, containing text. The bubble has a tail pointing towards the bottom right. In the top right corner of the slide, there is a solid red rectangular block.

When I was assessed for care I said I was a lesbian and that my home reflected this. I was told "we treat all people the same". I had various carers one of whom refused to help me into the bath on a board and didn't want to come into the room. She said she was a Christian.

Survey participant

- 
- Fear of asking for support- unsure of response/confidentiality of services
 - Lack of family support- due to sexual orientation/no children
 - Heteronormative/cisnormative assumptions

A large red speech bubble with a white border, containing text. The bubble has a tail pointing towards the bottom right. In the top right corner of the slide, there is a solid red vertical rectangle.

It's difficult to be open with support workers when they make the assumption that I am straight and 'might want to find a boyfriend'... it leads to a withdrawn relationship which holds you back.

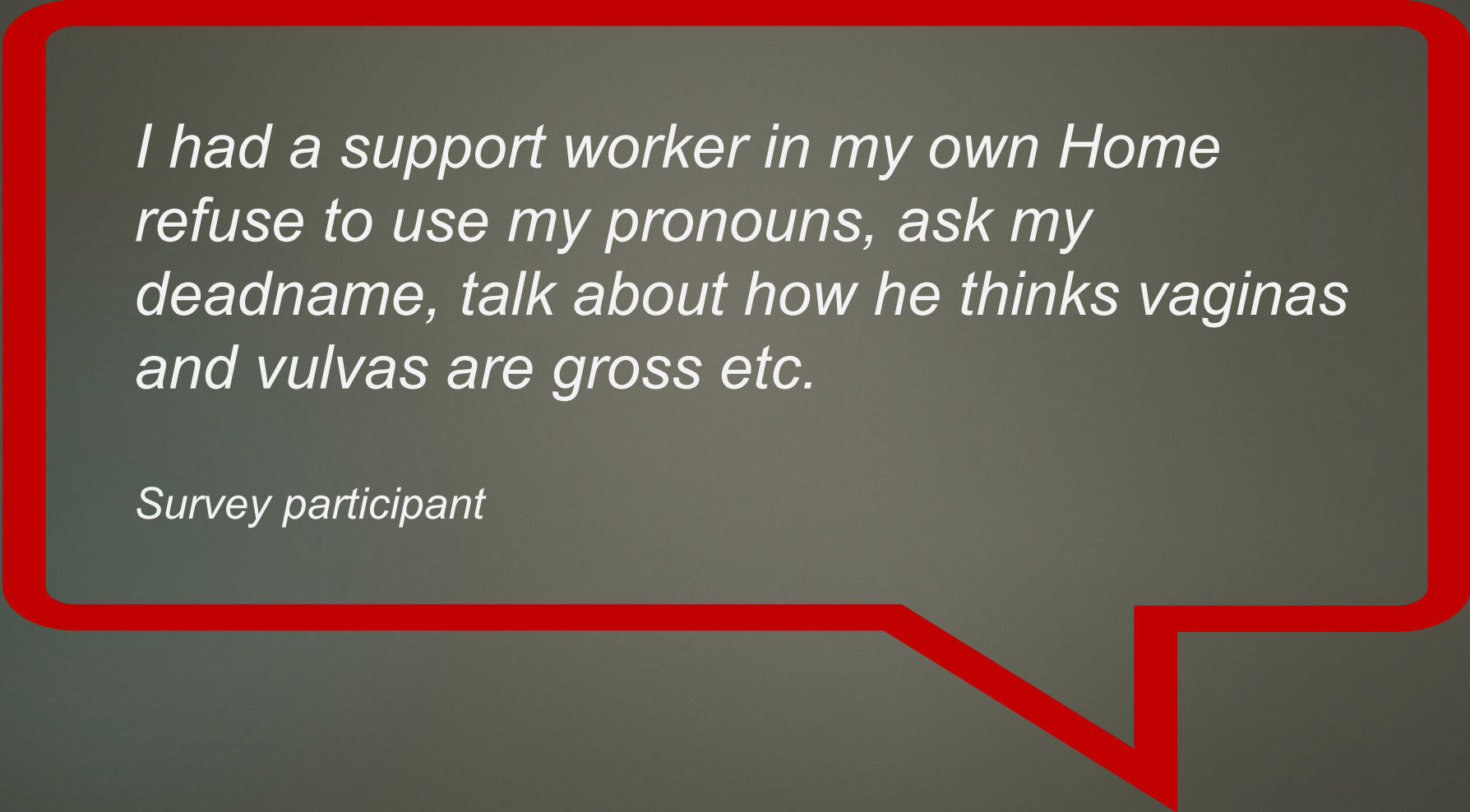
Survey participant

What did the people we surveyed tell us about their care in Birmingham?

49% of them described their care as below average

33% experienced homo/bi/trans phobia from carers

83% of them had care in their own homes

A large red speech bubble with a white border, containing text. In the top right corner of the slide, there is a small red rectangular block.

*I had a support worker in my own Home
refuse to use my pronouns, ask my
deadname, talk about how he thinks vaginas
and vulvas are gross etc.*

Survey participant

Future Housing

- 58% of survey respondents had concerns about housing later in life but 72% had not made any plans in relation to their future housing.
- Concerns expressed about discrimination in mainstream housing for older people.
- When asked about housing with care, older lesbians, bisexual women and gay men all preferred more specific types of housing. Trans people were more divided and concerned about transphobia in LGBTQ+ specific housing as well.
- 75% felt that an accreditation scheme to identify LGBTQ+ inclusive organisations would be useful.

Secure, Accessible, Friendly, Equal (SAFE) Housing

The housing experiences, concerns and preferences of Older LGBT* people





Future Housing

Needs identified around
accessibility and wanting
to maintain connections
to LGBT+ friends and
communities

56% wanted LGBT+
specific/affirmative
housing provision

64% wanted LGBT+
specific/affirmative care
providers

25% wanted LGBT+
accredited care provider

Housing with Pride

A knowledge exchange project to increase LGBTQ+ resident inclusivity in the social housing sector

Professor Andrew King and Frances Sanders (University of Surrey) and John Stevens (Clarion Housing Group and Co-Chair, HouseProud)

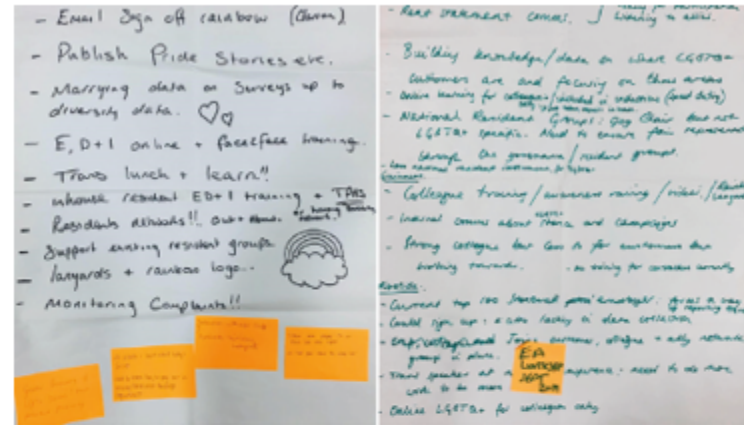
XX November 2020

Housing with Pride

- ▶ May 2019 – Feb 2020 (Stage One)
- ▶ To raise awareness of issues faced by LGBTQ+ social housing residents
- ▶ Raise awareness in the sector of the Pledge Scheme
- ▶ To support progress of those adopting the Pledge Scheme
- ▶ Collect data about the knowledge exchange process and what was learned
- ▶ Created an Animation Video to communicate findings of '[No Place Like Home](#)'
- ▶ Blog and report available [here](#)
- ▶ Stage Two underway now

Engagement with LGBTQ+ residents should be...

- **Supportive** - initiated by residents' concerns and issues (not organizational targets).
- **Regular** – not a one off, but a series of planned meetings and actions.
- **Purposeful** – providing the space and resources for residents concerns to be addressed is essential.
- **Enabling** – LGBTQ+ residents have an enormous range of skills and providing ways to enable these skills to be brought to any diversity and inclusion initiative is important and empowering.



Key messages from the research

LGBTQ+ people need choices that ensure their safety, dignity and social connections (now and in future)

Diversity and intersectionality are important – not all want the same thing, have the same options

Not just a 'niche' thing to do?

Housing is much more than 'bricks and mortar'

For LGBTQ+ people housing is a pivotal issue especially in later life

There are moral, legal and customer service imperatives to act

This isn't an issue that is going away!





**An organisation needs to come out
before its customers will....**



stonewall housing



safe spaces for LGBT people

 Stonewall Housing

 @stonewallhousin

stonewallhousing.org



Tina Wathern
tina@stonewallhousing.org

Housing (21)



Is housing responding to the diverse needs of older people?

Questions and panel discussion

#HC21Communities

Housing (21)



Is housing responding to the
diverse needs of older people?

Lunch break

#HC21Communities

Housing (21)



Is housing responding to the diverse needs of older people?

What needs to change in providing housing for people living with dementia?

Chair: Richard Humphries

#H21Conf2021

Housing (21)



Is housing responding to the
diverse needs of older people?

Professor Dawn Brooker MBE

University of Worcester

#H21Conf2021



What needs to change in housing for people living with dementia? How have we progressed in recent years?

Professor Dawn Brooker MBE

Housing 21 Conference Birmingham
6th October 2021



My experience with Dementia & Housing

As a dementia specialist clinician and researcher, I never considered housing was any of “my business”. By happy accident I came across extra care housing in 2005.

Research into successful specialist role of case manager for people living with dementia (Locksmith) in the ExtraCare Charitable Trust based on the Kitwood’s enriched model within extra care schemes and villages

Brooker D., Argyle, E., Clancy, D. & Scally A. (2011) *Enriched Opportunities Programme: A cluster randomised controlled trial of a new approach to living with dementia and other mental health issues in ExtraCare housing schemes and villages. Aging and Mental Health. 15 (8); 1008-1017*



Housing and
Dementia
Research
Consortium

Network of individuals and organisations committed to research into accommodation and care for people living with dementia. Currently around 70 members.

Recent reports:

- Provisions for people living with dementia in Extra Care Housing settings in the UK, 2020
- Prevalence of Dementia in Extra Care Housing in the UK, 2020
- All those who wander are not lost: Walking with purpose in Extra Care, Retirement and Domestic Housing, 2019
- Green dementia care in accommodation and care settings – opportunities, barriers and good practice, 2018



Recent webinars and conferences:

- What does “build back better” mean for people living with dementia in extra care and retirement housing?, 21st Sept 2021
- Best practice in running intergenerational programmes, 26th Jan 2021
- Exploring issues relating to housing and care provision for LGBTQ older people and people living with dementia, 8th Jun 2020
- Responding to walking with purpose and distress in extra care housing, 27th Apr 2020
- Assistive technology for people living with dementia: the aspirational and the achievable, 23rd May 2019
- Natural Connections: innovative approaches to green care for people living with dementia, 26th Apr 2018

Contact: Dr Julie Barrett (HDRC Research Coordinator),
j.barrett@worc.ac.uk

Website: <https://housingdementiaresearch.wordpress.com/>

Twitter: @HousingDementia

**Steering
group:**



My reflections in 2011

- Staff in Extra Care have very little knowledge and similar attitudes to general population about dementia.
- Provider organisations of Extra Care often exclude those with dementia.
- Tenants/Residents without dementia have poor tolerance for those with dementia.
- Extra care is great for people living with dementia (and their care partners) if the support is there for them to live their lives.
- It works best for people in early stages. Moving late in dementia is a big problem.
- Extra Care schemes were not well connected to specialist mental health services
- Mental Health services (memory assessment services and post diagnostic support services) have very little knowledge of Extra Care

Staff and Providers

- The numbers of people living with dementia has increased dramatically even in the past 10 years
- Shift towards earlier diagnosis means that more people have the opportunity to discuss their dementia and lifestyle choices at an earlier time
- More of a “market” now for people making a lifestyle change to housing that is going to be better suited to their long-term needs
- Staff knowledge and attitudes re dementia is more positive. Certainly there is a positive relation between better staff training and positive outcomes for those with dementia
- Reality on the ground is probably “patchy”

The general tenant/resident group

- The numbers of people living with dementia has increased dramatically even in the past 10 years
- Shift towards earlier diagnosis means that more people are aware and have personal experience of dementia.
- Stigma may be less??

Extra Care is great for people (and care partners) for people living with dementia

- More provider organisations have strategies for actively supporting those with dementia (but still only 8% of housing is EC EAC,2020)
- Challenges still around those who have dementia plus comorbidities and who experience high levels of distress – particularly if this impacts on other residents
- Dementia “wings” or dementia specific schemes don’t work?
- Moving apartments doesn’t work?
- The needs of couples not well understood and catered for?

DemECH



Funded by NIHR School for Social Care Research

Co-applicants: HousingLIN, Housing & Dementia Research Consortium, Housing21, Worcestershire County Council, & Richard Humphries

Supported by two people living with dementia in Extra Care Housing

19 Month project gathering data from family carers, people living with dementia in Extra Care Housing and commissioners to answer the question:

How well do different models of Extra Care Housing promote & sustain the wellbeing of people living with dementia?

Follow us on Twitter: #DemECH or email: t.atkinson@worc.ac.uk

Extra Care not well integrated with specialist dementia services

- Different culture between housing and health
- The conversation about housing choices needs to be part of the post-diagnostic discussions
- How can housing providers & extra care make this happen?
- Specialist community services need to be part of supporting in house dementia support strategies
- How can housing providers & extra care make this happen?

Contact

<https://housingdementiaresearch.wordpress.com/>

Twitter:

@HousingDementia

@DementiaStudies

@DemECH

email: t.atkinson@worc.ac.uk

j.barrett@worc.ac.uk

Facebook **@adsuow**

Housing (21)



Is housing responding to the diverse needs of older people?

Ben Beadle

National Residential Landlords Association (NRLA)

#H21Conf2021



NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION

A Dementia Friendly Private Rented Sector

Ben Beadle

Chief Executive

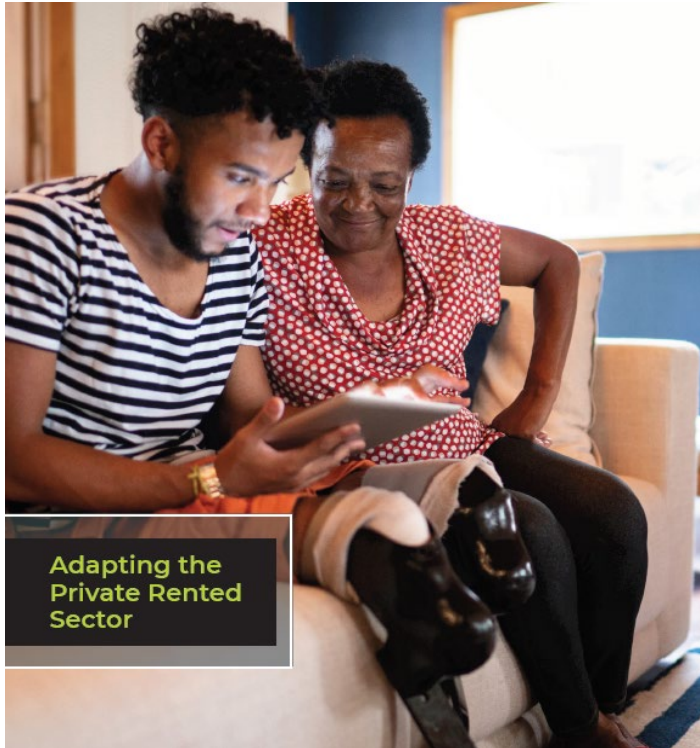


About the NRLA

- Formed in April 2020 from a merger of the NLA and the RLA
- Largest association for private residential landlords – over 90,000 members
- We provide support to members through our Advice Line, downloadable documents and guides, training, events and webinars, magazine, newsletter and podcast, as well as campaigning
- Our vision is a rental sector that works for all



Why adaptations?

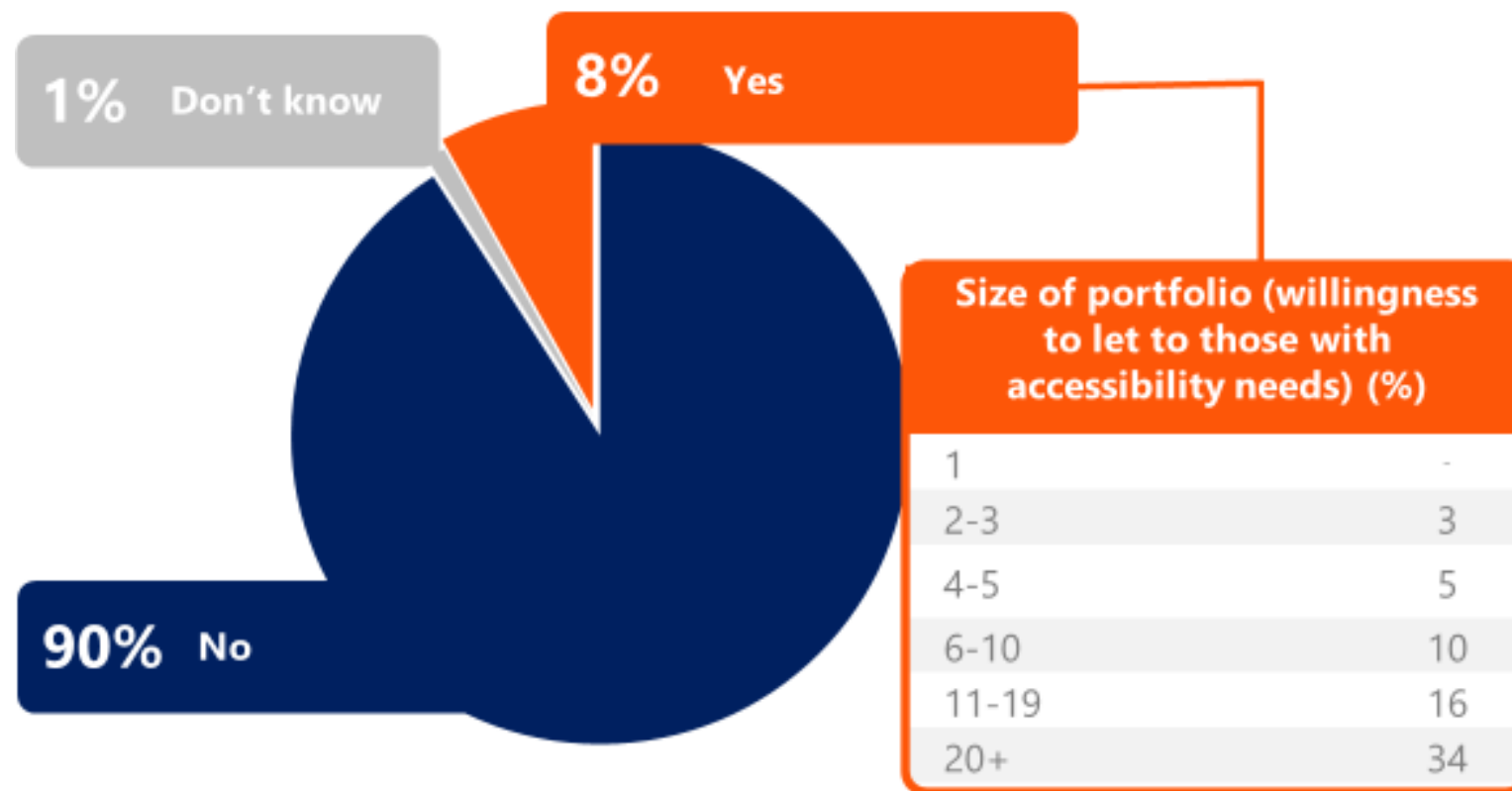


Adapting the
Private Rented
Sector

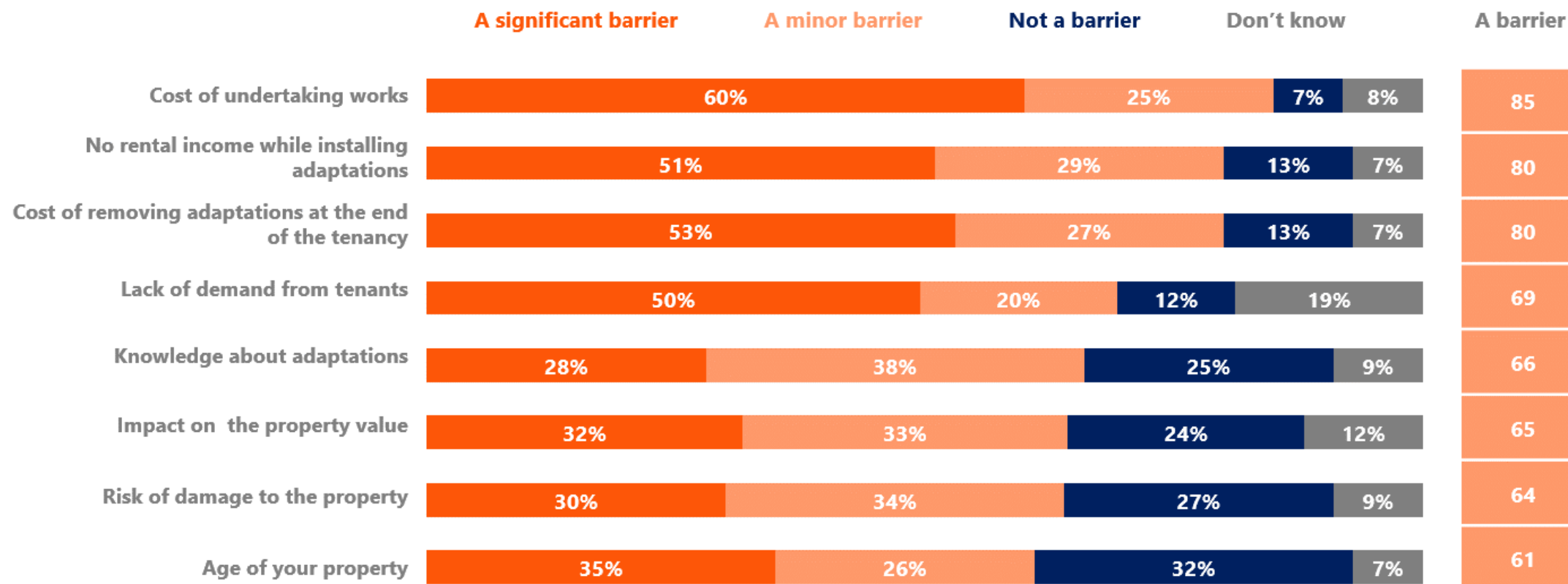
- Private rented sector accounts for a fifth of housing in England
- Ageing demographic in the private rented sector
- There is a perception that landlords are not open to adapting properties
- Only 8 percent of DFGs go to private tenants



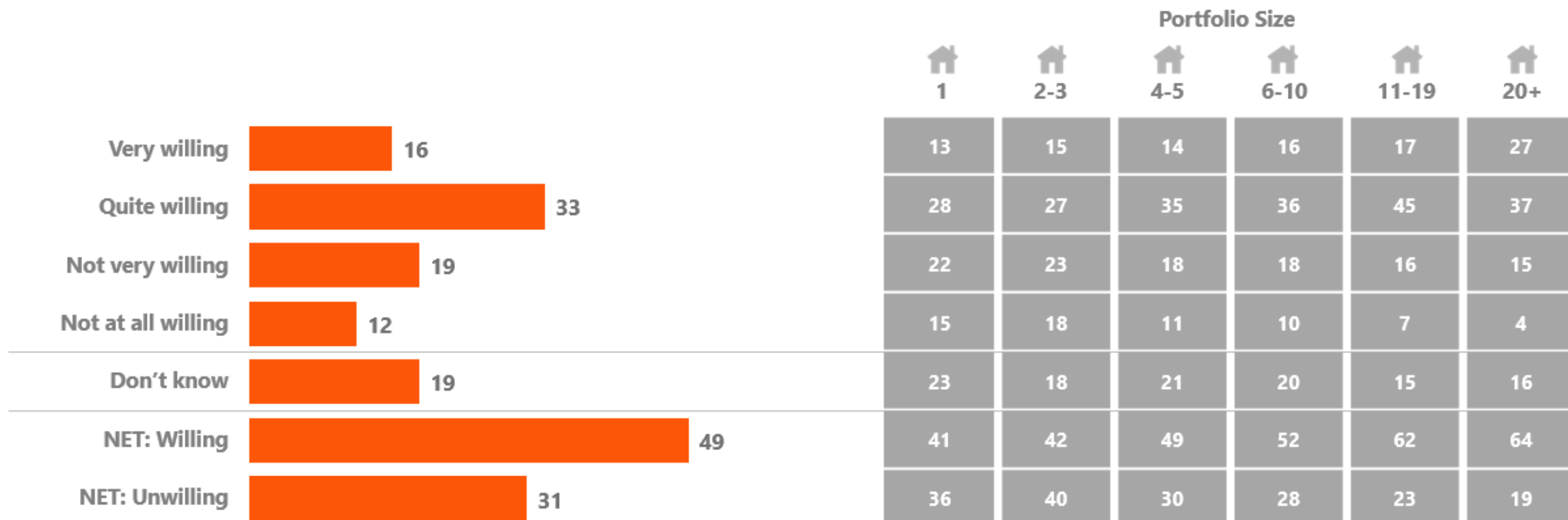
Do you let to tenants with accessibility needs? (%)



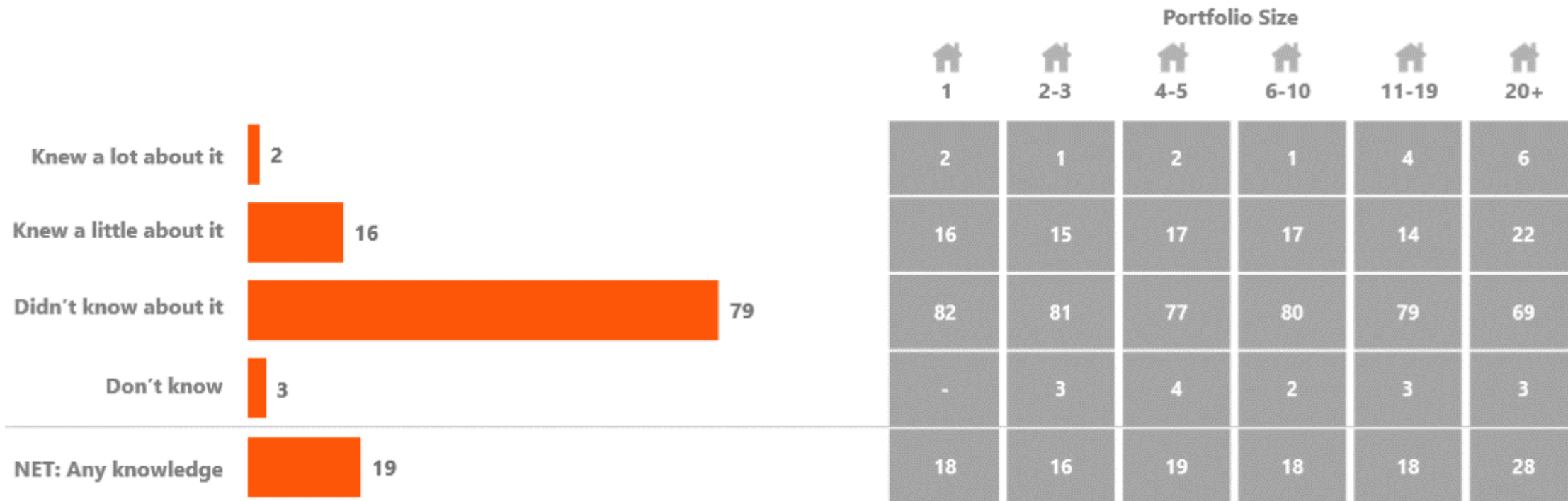
Barriers to making adaptations (%)



Willingness to let to tenant with accessibility needs (%)



Knowledge of DFGs (%)



Impact of DFGs on willingness to adapt (%)



	Portfolio Size					
	1	2-3	4-5	6-10	11-19	20+
Make you much more willing to make changes	26	32	22	32	40	33
Make you a bit more willing to make changes	43	36	39	33	43	37
Make no difference	31	32	39	34	17	27
Make you a bit less willing to make changes	-	-	-	1	-	-
Make you much less willing to make changes	-	0	-	1	-	3



Adaptations: Good practice guidance

- Aimed at demystifying adaptations for private landlords – the first of its kind specifically targeted for this group
- Developed in partnership with 12 expert organisations



Who can use the guidance?

- Aimed at private landlords – mainly those with a smaller portfolio and/or have little experience with adaptations
- Can be used by local authorities and others seeking to engage landlords on adapting their properties
- Download the guidance from:
www.nrla.org.uk/campaigns/adaptations



Some basic inexpensive tips for landlords letting to tenants with dementia

- Use colour contrasts to make objects more visible, such as toilet seats and light switches.
- Paint front doors a different colour and have a distinctive door knocker or number.
- Reduce accidents by removing front door mats
- Put signs on doors or cupboards such as plates or bowls
- Use clear and boldface signage on doors and have 'landmarks' around the property, such as plants and paintings
- Become a Dementia Friend to understand more about the small actions you can take.



Local authority pilot schemes

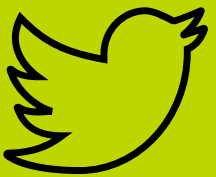
- Importance of positive engagement between local authorities and private landlords
- We are developing small pilot schemes to test improved processes for working with local landlords
- Aim to help create a best practice framework
- We are exploring pilots with Plymouth, Newcastle, Chorley, and Islington



Any questions?



www.nrla.org.uk



[@BeadleBen](https://twitter.com/BeadleBen)



[benbeadle1](https://www.linkedin.com/in/benbeadle1)



Housing (21)



Is housing responding to the
diverse needs of older people?

Alexander Fleming
McCarthy Stone

#H21Conf2021

Dementia in Retirement Housing

A focus on Culture and Values

**Alexander Fleming
Dementia Lead - McCarthy Stone**

Two-thirds of people with dementia live in their own homes, making the provision of appropriate housing and housing support services essential to meeting their needs.

A YouGov in a 2014 poll found that 85 per cent of people would rather stay living at home if diagnosed with dementia, rather than be admitted to a care or nursing home.

60% of people receiving homecare services have some form of dementia.

Dementia affects 1 in 6 people over 80. (Our average selling age is around 81-82)

We recognise we have a role in play and we need to ensure that the right culture exists across our business and the values of person-centred care are embedded across our teams.

Challenges from my experience....

1. The words 'retirement' and 'independent living' give people an assumption that dementia can't be a reality in our developments (both for staff in some circumstances and other residents).

'We didn't buy into this type of living'

'Surely they can't live independently because they have dementia'

'Why didn't anybody tell me before I purchased?'

In some circumstances we clearly face a challenge around culture and understanding of dementia.

2. The belief that people living with dementia will simply have to move into a care home once they display any type of distressed behaviour or seek to be included in the wider community.

- ***Being excluded from a film night***
- ***Being excluded from an art group***
- ***Petitions created to support the removal of an individual.***

Dementia awareness sessions are well received but the underlying culture of rejection still exists at points.

In some circumstances we face an issue where people fail to understand the rights that people with dementia have and fail to receive the positive work that has been done to ensure better outcomes for PLWD well.

3. The belief that homecare and support should only stretch so far which leads to the presumption that nothing can be done for someone. This impacts our wider services as it then becomes a perceived norm that dementia just isn't supported.

Example - Finance Team – What has it got to do with us?

4. Home ownership and your own front door are all things we strive for regardless of age. But the effect of the terms 'home ownership' and 'front door' meant some people have adopted the attitude that 'we can't support people as it is their responsibility to do something about it'.

What's the fix? These three pillars can help guide our direction of travel.

Societies that have a better understanding of the condition are more likely to enable people living with dementia to enjoy a better quality of life. On the contrary, poor public and professional attitudes to dementia had the potential to disempower people living with dementia. (Mitchell, G., McTurk, V., Carter, G. *et al.*, 2020)



recognise the unmet needs
of people with dementia



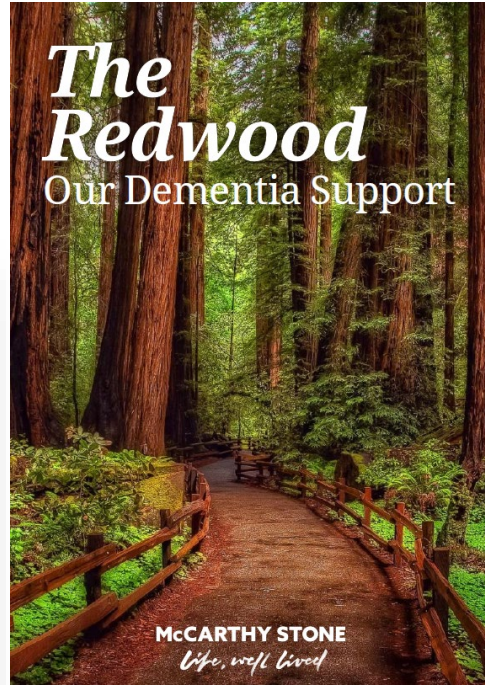
understand what quality,
personalised care entails



start to make the necessary
changes without any
further delay



recognise the unmet needs
of people with dementia



**A walkthrough
guide which will
lead to internal
audits of quality.**



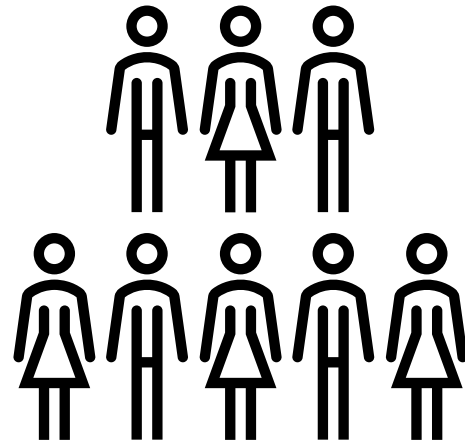
**A flagging system
which allows us to
personalise
services.**



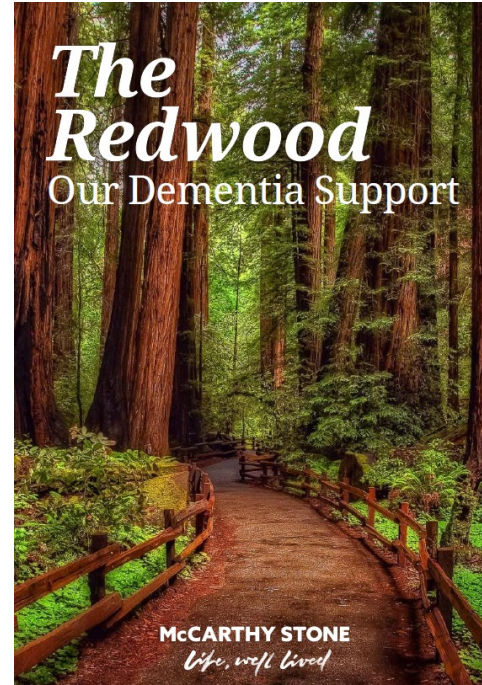
**Training that takes a
positive step past e-
learning. We have pushed
training design teams, care
teams and sales teams.**



understand what quality,
personalised care entails



**Set up our first
focus group
specifically for
dementia. You tell
us.**



**Better able to
capture stories
where good
quality care has
been offered.**



**Engage in better
research and
conversations with
key contacts
across the housing
sector to help
ensure we
communicate best
practice.**



start to make the necessary changes without any further delay



APPG Report has helped drive awareness in a positive direction.



Engaging key figures in our business and ensure action is taken. Progress has been slow at points leading to poor outcomes.

So what needs to happen next?

- 1. Continue to drive action using the APPG Report & Dementia Friendly Housing Charter. Keep the pressure on.**
- 2. Continue to drive the Dementia Friends initiative and make it a requirement for all staff to complete. It has sparked so much conversation in our business from watching a 5 minute video. Its important however that this isn't used as a training tool but as an awareness raiser.**
- 3. Better research around the design of retirement housing.**

Housing (21)



Is housing responding to the diverse needs of older people?

Questions and panel discussion

#HC21Communities

Housing 21



Is housing responding to the
diverse needs of older people?

How will the differing perspectives of future residents influence the housing offer? What will need to change?

Chair: Dr Bruce Moore, Housing 21

#H21Conf2021

Housing (21)



Is housing responding to the
diverse needs of older people?

Mushtaq Khan

Housing Diversity Network

#H21Conf2021

Housing (21)



Is housing responding to the
diverse needs of older people?

Jeremy Porteus

Housing LIN

#H21Conf2021

Housing (21)



Is housing responding to the
diverse needs of older people?

Danielle Oum

Birmingham & Solihull Mental Health
NHS Foundation Trust

#H21Conf2021

Danielle Oum Chair

whg

Birmingham & Solihull Mental Health
NHS Trust

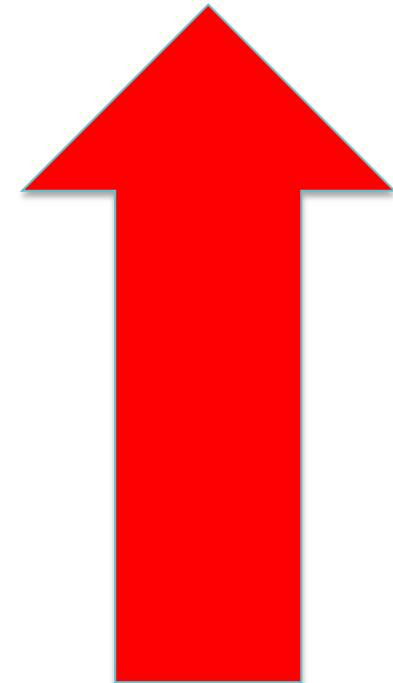


Birmingham and Solihull
Mental Health
NHS Foundation Trust



Increasing demand for Mental Health services

- Increased referrals, waiting times and caseloads
- Increased acuity, requiring higher levels of intervention
- Increased safeguarding referrals, physical & verbal abuse, lack of external social activities/respite



Managing Demand

- Strategic prioritisation of **health inequalities**
- **Reach Out** – reduce length of hospital stay, increase community support
- **Community Mental Health Transformation** – multi disciplinary, multi-agency

Housing problems affect Mental Health & vice versa

- Stress, anxiety and depression
- Sleep problems
- Physical health problems
- Social and digital isolation
- Family relationship difficulties
- Financial and environmental challenges

Good health starts at home

- Aneurin Bevan, NHS founder, Minister for Health & Housing.



Housing's role in health and wellbeing

- More than just a landlord
- The importance of partnership working



The Relationship with customers

- Mental Health – Experts by Experience
- Integrated Care Systems – required to involve public
- Housing White Paper – charter for residents

Health, Care & Housing must:

- Listen & respond to customer priorities
- Understand our increasingly diverse, older adult customer base



Housing (21)



Is housing responding to the
diverse needs of older people?

Dr Manik Deepak-Gopinath

The Open University

#H21Conf2021

Housing 21



Is housing responding to the
diverse needs of older people?

Dr Bruce Moore

Housing 21

#H21Conf2021

Closing Remarks

Bruce Moore

A Vision of the Future



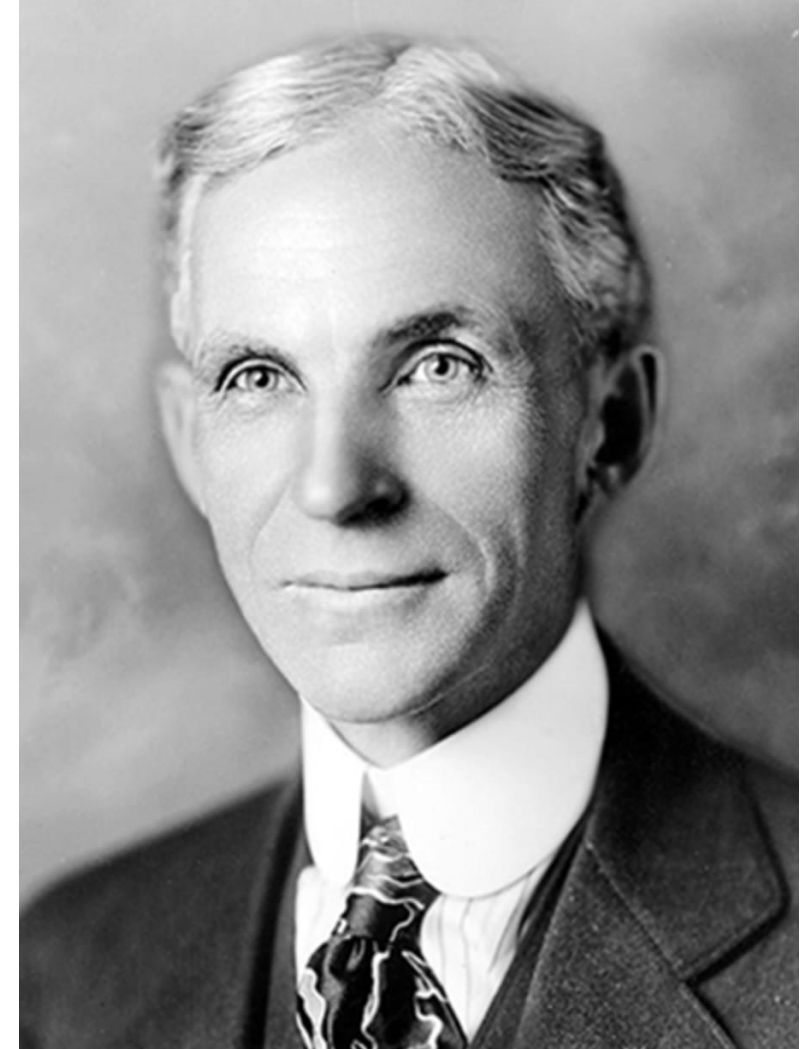
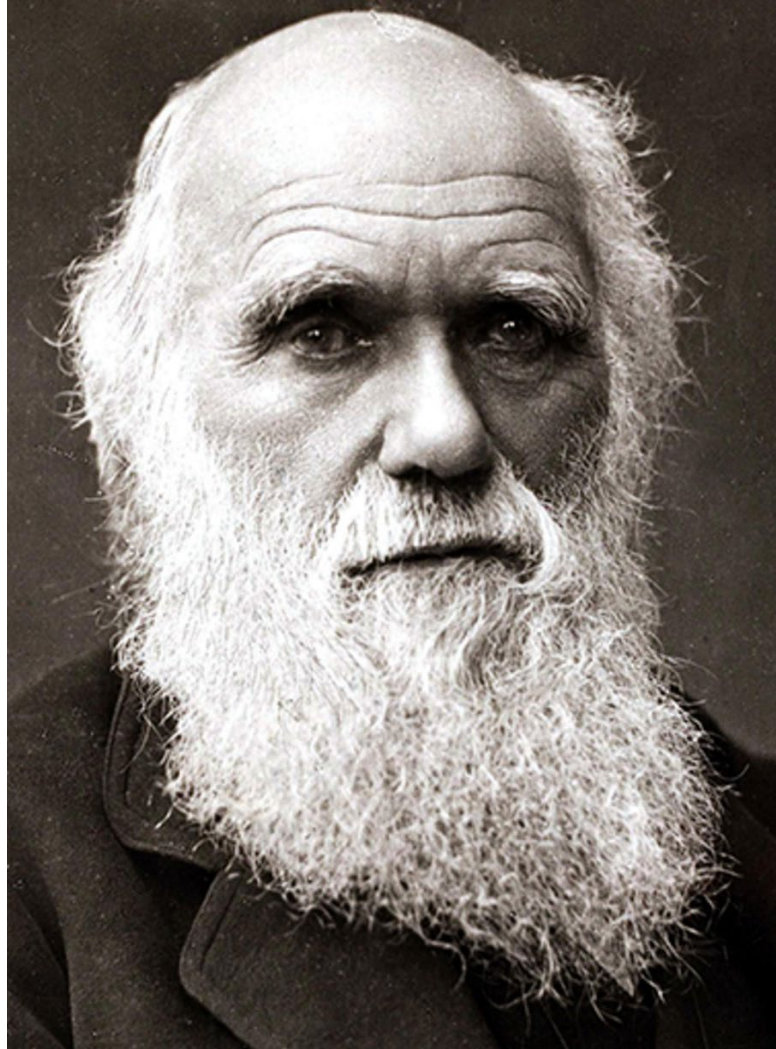
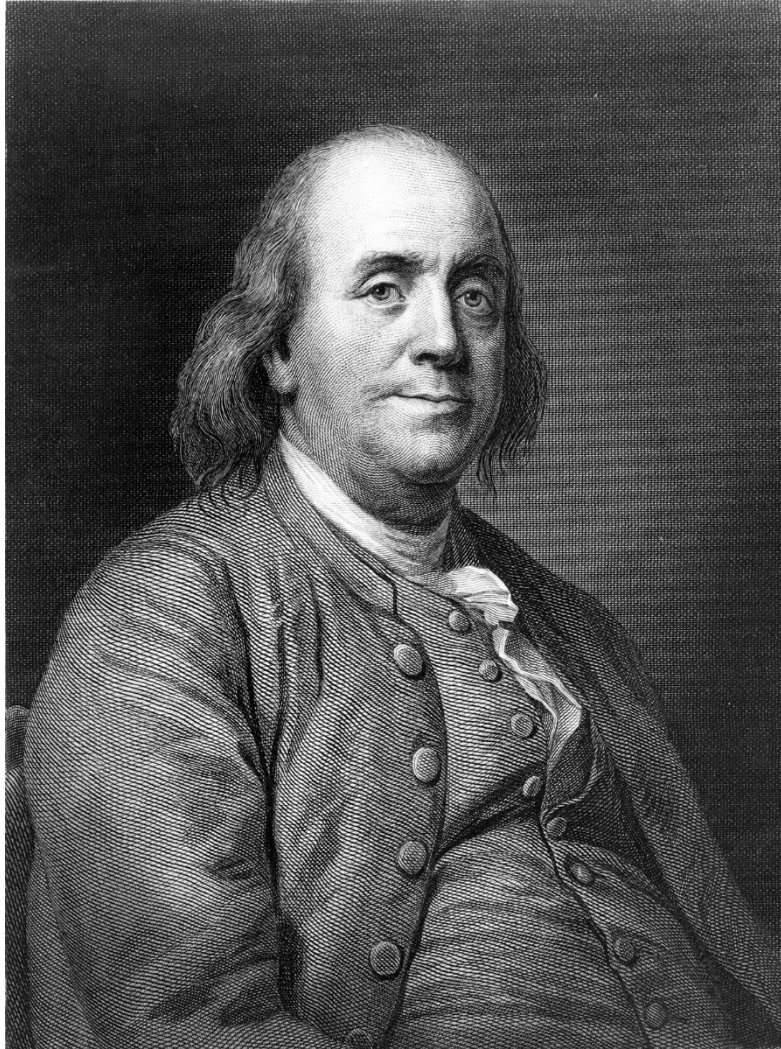
Homogenised and Over Protected

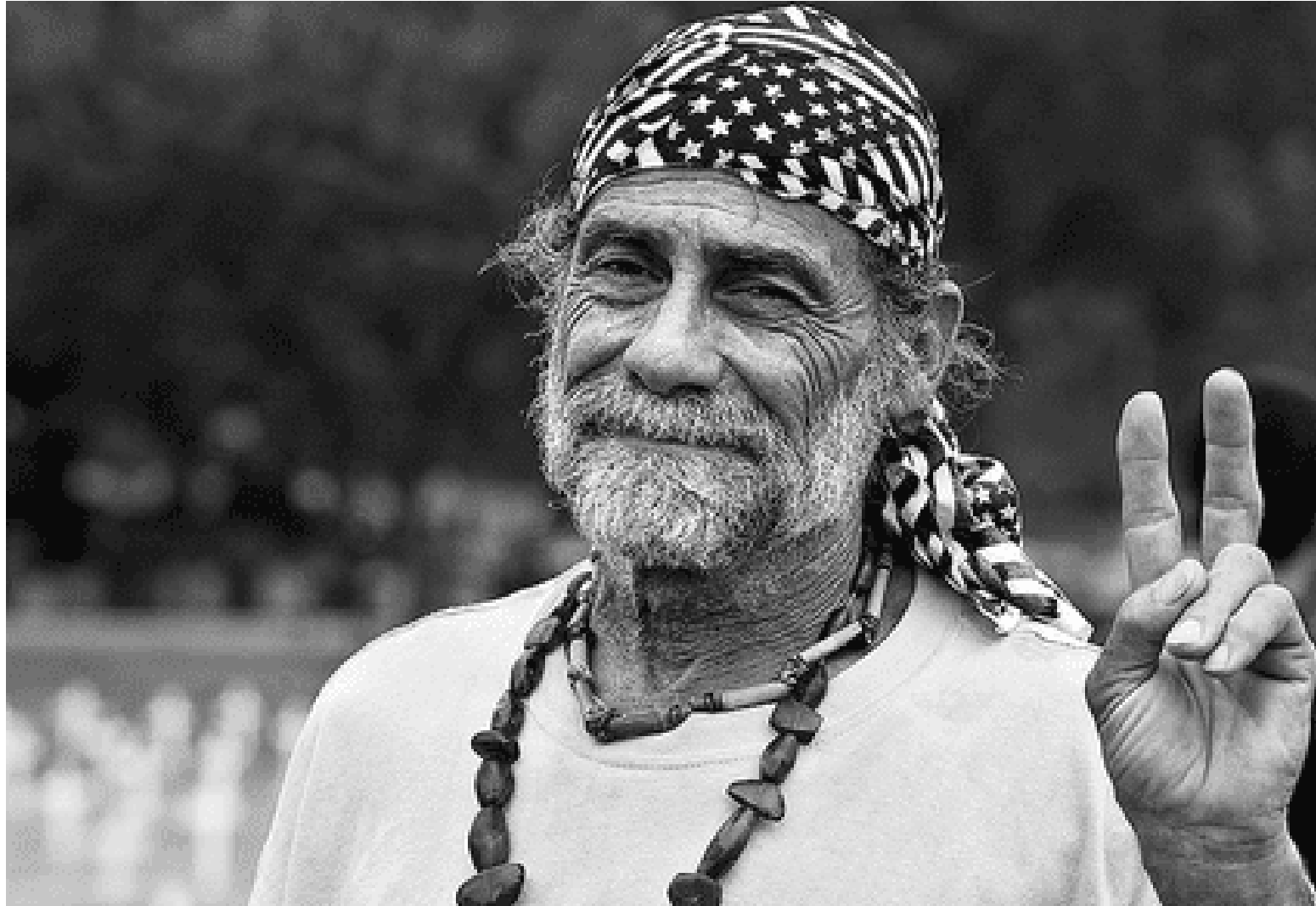


As Times Change



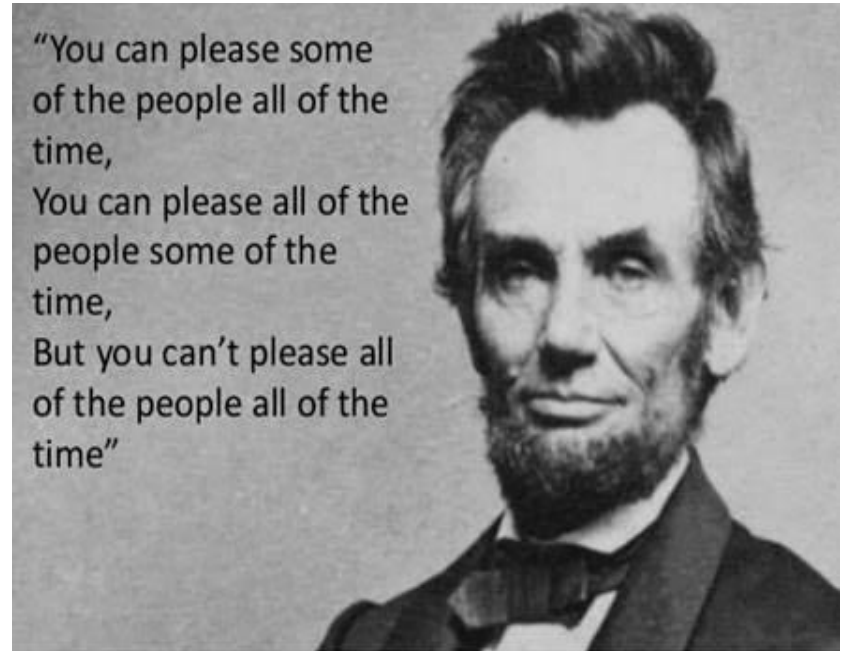
Perspectives on Change







Listening to Residents Isn't Easy



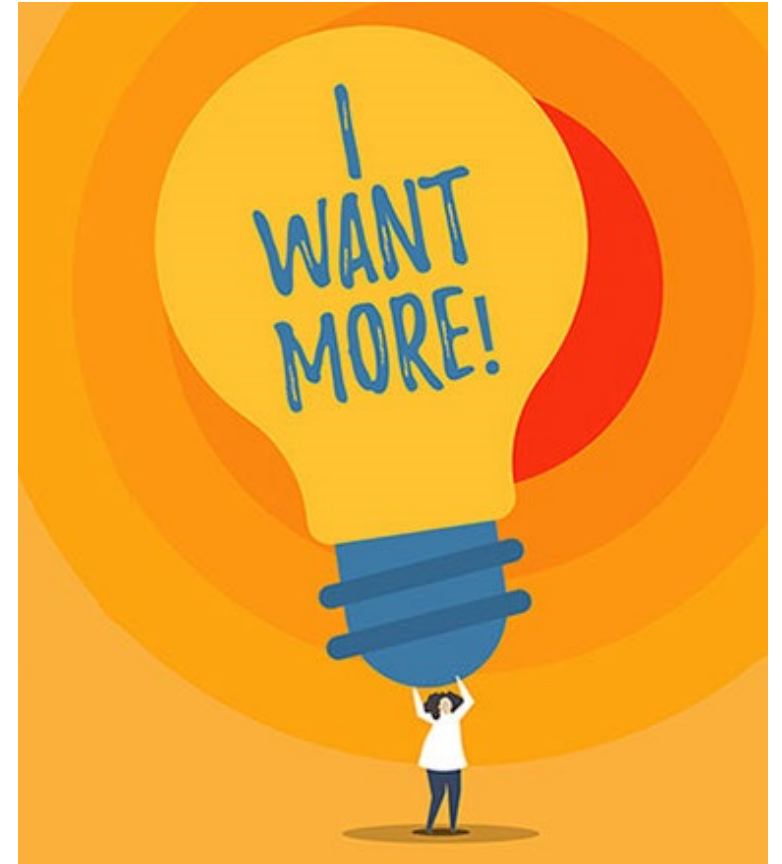
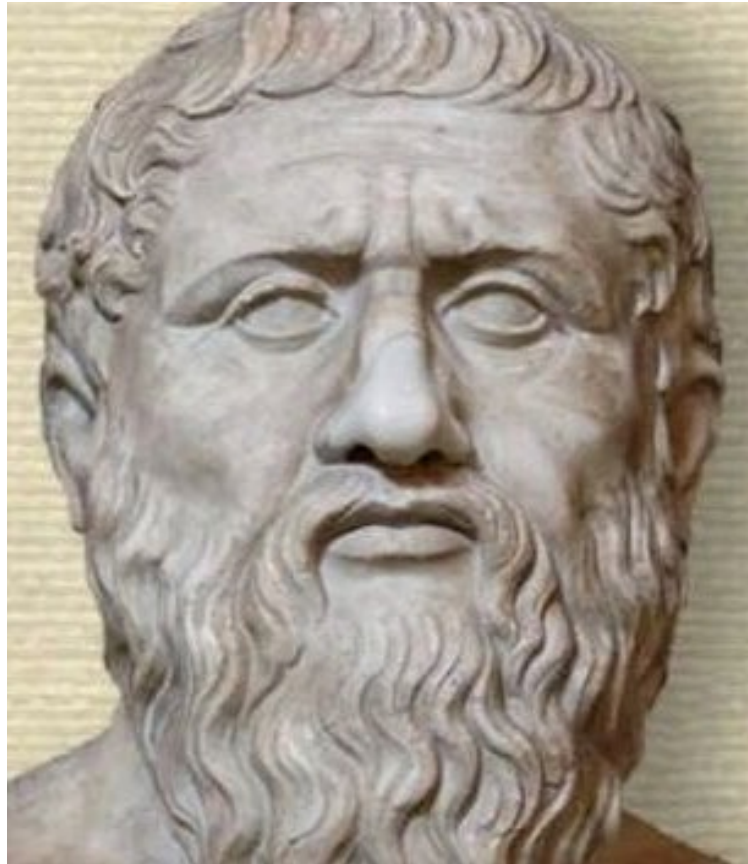
More That Unites Than Divides



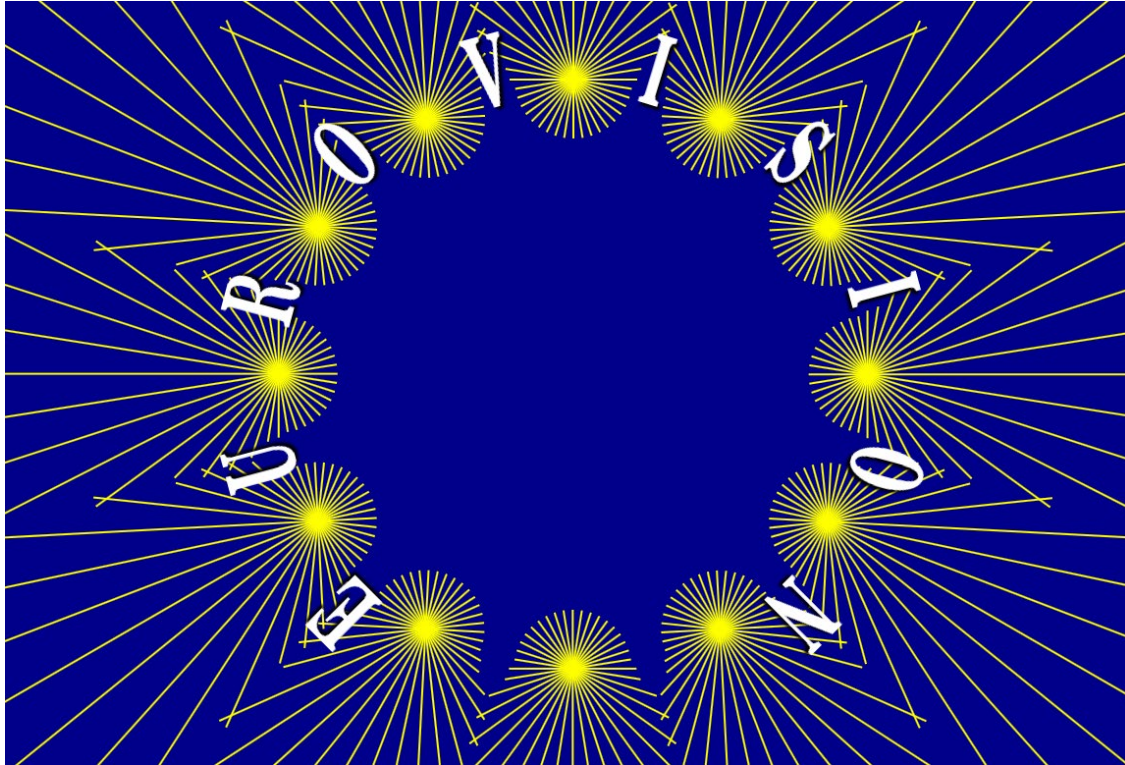
Avoid the Plasticine Effect



No More Satisficing



Evolution of a Concept



People Provision Purpose



Thank You





Birmingham and Solihull
Mental Health
NHS Foundation Trust



Thank you

Housing (21)



Is housing responding to the
diverse needs of older people?

Drinks reception

#HC21Communities