



Exploring the inequality and
affordability challenges in
older people's housing

International Convention Centre, Birmingham

12 October 2022 | #H21Conf2022 | @Housing21

Contents

Agenda	3
Session briefs	6
Biographies	8

Join the conversation online

Event Wi-Fi:
Housing21
Password:Housing21

#H21Conf2022 @Housing21

Slido.com #2006875



Agenda

9.00	Registration, coffee and networking – Hall 10	
10.00	Welcome	Stephen Hughes, Chair, Housing 21
Session 1 – Hall 9		
10.05	This Old Housing Crisis – how do people view the UK housing stock? As a product to own and generate wealth? What about affordability and inequality? Where does social care fit in?	Chair: Stephen Hughes, Chair, Housing 21 Natalie Tate, Nationwide Foundation Dr Robin Means, University of West of England Osama Bhatta, Shelter Richard Humphries, Visiting Professor, University of Worcester
11.20	Coffee break – Hall 10	
Session 2 – Hall 9		
11.40	No levelling up money for social housing – what this means for people, policy and diversity	Chair: Dr Halima Sacranie, University of Birmingham Catherine Ryder, National Housing Federation Mushtaq Khan, Housing Diversity Network Abdul Ravat, Abbeyfield
12:40	Lunch – Hall 10	
Session 3 – Hall 9		
13.30	Digital inequality and its impact	Chair: Ali Rogan Mark Cossons, Barclays Digital Eagles Dr Emma Stone, Good Things Foundation John Kiernan, Centre for Ageing Better
14.30	Panel discussion	Chairs of panels: Stephen Hughes, Abdul Ravat, Ali Rogan Chair: Dr Bruce Moore
15.30	Conference closes	

Exploring affordability and inequality for older people

This year's conference will focus on affordability and inequality for older people. Inequalities within older generations are some of the most extreme in society today and continue to deepen. We will explore this through looking at older people's access to housing, care and technology. Will the levelling up agenda help to address any of this?

Housing is the most basic of our needs, so why aren't solutions being found to the housing crisis?

Adult social care needs to be reformed to ease the burden on informal carers and to obtain better outcomes, how can this be achieved?

Digital by default increases exclusion for older people, what needs to change?

The conference will focus on the following four themes:

1. This old housing crisis
2. Levelling up: what is the role for housing?
3. Digital inequality and its impact
4. Panel debate to conclude



Session briefs

10.00 – 10.05 | Welcome

Stephen Hughes, Chair, Housing 21

10.05 – 11.20 | Session 1

This Old Housing Crisis – how do people view the UK housing stock? As a product to own and generate wealth? What about affordability and inequality? Where does social care fit in?

Chair: Stephen Hughes, Chair, Housing 21

Speakers:

A commodity or an unaffordable luxury? How people view housing?

Natalie Tate, Joseph Rowntree Foundation

How can we make housing affordable for all?

Robin Means, University West of England

We also need to provide effective care in this crisis – what needs to happen?

Osama Bhatta, Shelter

Who is fighting for equality for the vulnerable and ignored voices?

Richard Humphries, Visiting Professor, University of Worcester

Overview:

There are almost 11 million people aged 65 and over in the UK, that is 19 percent of the total population. In 10 years' time, this will increase to 22 percent of the population – almost 13 million people. We are seeing a rise in poverty amongst older people and a reduction in their life expectancy. Additionally, the proportion of older people in the private rented sector has almost doubled in the last decade with 11 percent of older people now in this sector with the associated financial and tenure insecurity.

How do people view the UK housing stock? Is it a product to own and generate wealth? What about the affordability of housing? Is it a commodity to generate wealth, always resulting in inequality between ages and sections of society? Will we ever see accessible and affordable housing for all?

This session will look at how people in the UK view housing and what barriers we need to overcome to help people move away from a consumerist viewpoint and think of affordable homes as the foundation for a decent life.

Session briefs

12.40 – 12.40 | Session 2

Levelling up – what is the role of housing?

Chair: Dr Halima Sacranie, University of Birmingham

Speakers:

No levelling up money for social housing – what that means for people, policy and diversity

Catherine Ryder, National Housing Federation

Mushtaq Khan, Housing Diversity Network

Abdul Ravat, Abbeyfield

Overview:

The housing crisis reaches far and wide, not only is there a lack of housing, but also the condition of the stock and its accessibility. Will the levelling up agenda address any of the issues with housing? Or will we see an unintended consequence of house prices increasing as investment is made in areas? How should the social housing sector respond?

13.30 – 14.30 | Session 3

Digital inequality and its impact

Chair: Ali Rogan

Speakers:

What impact are the Digital Eagles making?

Mark Cossons, Barclays

The impact the pandemic has had on digital inequality and age.

Dr Emma Stone, Digital Exclusion and Health Inequalities, Good Things Foundation

Lessons learnt from the five-year One Digital Programme

John Kiernan, Centre for Ageing Better

Overview:

The pandemic brought to light the importance of digital technology in keeping us connected and of its importance in everyday life, for example, 17 percent of people over the age of 65 were unable to download the track and trace app, the group which needed it the most.

Older age remains the strongest single predictor of internet access and use among adults whilst poverty (and related disadvantages such as low literacy and low educational attainment) are the most reliable predictors across all age groups. What should be done to decrease the barriers which age appears to present?

Session briefs

What does all this mean and what are the calls to action?

Chair: Dr Bruce Moore, Housing 21

Speakers:

Stephen Hughes
Abdul Ravat
Richard Humphries
Ali Rogan

Biographies



Dr Bruce Moore @housing21
Chief Executive, Housing 21

Bruce Moore joined Housing 21 as Chief Executive in 2013. Before that, Bruce was Chief Executive for Hanover Housing Group and had previously been Chief Executive of Wolverhampton Homes and Deputy Chief Executive of Anchor Trust. Bruce's early career was as an in-house lawyer and he is a qualified solicitor, but he has spent more than 20 years leading change and seeking to improve the provision of housing and care for older people. Bruce has served and continues to serve as a board member for a number of housing organisations, charities and a local authority owned care company. He completed a PhD considering the differences in attitudes and expectation of the governance role of boards of housing associations in 2017 and then undertook a further PhD on the priorities and preferences of residents of Retirement and Extra Care Housing that he completed in early 2021.



Stephen Hughes @housing21
Chairman, Housing 21

Stephen has extensive local government experience, previously the Chief Executive of Birmingham City Council and Interim Chief Executive at Bristol City Council. He is a qualified accountant and a member of the Institute of Customer Service. In his role as Chair of the Board at Housing 21, Stephen brings insight into strategic financial planning and management. His priorities have been improving tenant involvement, the quality of services, and expanding the scale and breadth of the Association's offer to communities.

Biographies



Osama Bhatta
Shelter

Glasgow-born Osama has won campaigns, persuaded audiences, influenced governments, and built growth in his work all around the world. Previously the Global Director of Marketing and Communications at Amnesty International, and Al Jazeera Media Network's Head of Communications and International Relations. In August 2021, he joined Shelter, taking on the fight for home – working across the charity's research, policy, media, and campaigns teams in England to tackle the causes and consequences of the housing emergency



Mark Cossons
Barclays

Mark leads the Health and Social Care team and says this role is the most rewarding of his career so far. He has previously worked for Barclays for over 11 years and has been with the Digital Eagles since 2018.

Mark became a Digital Eagle because he wanted to help people build their digital skills. He enjoys helping people to thrive, especially in the fast-paced digital world. He says his top skill is building relationships, because he enjoys chatting to people and keeping up to date with their progress.



Richard Humphries @richardnotatkf
Visiting Professor at the University of Worcester

Richard is a recognised national commentator and writer on social care reform, health and local government. His current portfolio of interests includes Senior Policy Advisor at the Health Foundation and with Newton Europe and Visiting Professor at the University of Worcester. He was a member of the Archbishops of Canterbury and York's Commission on Reimagining Care. His lockdown project was writing a book about the future of social care which will be published in October 2022.

A graduate of LSE, his professional background is social work, and over the past 44 years has worked in a variety of roles, including as Director of Social Services and Health Authority, Chief Executive and in senior roles in the Department of Health. He was Senior Fellow at The King's Fund from 2009 to 2021.

Biographies



Mushtaq Khan @HDN_UK
Housing Diversity Network

Mushtaq Khan is Chief Executive of Housing Diversity Network and has a wide range of experience of housing and regeneration activity. He has worked in the housing sector for over 30 years, previously Director in a large North West housing association, and was responsible for all non-landlord activity including business growth, homelessness, supported accommodation and employment-related contracts.

He has also been Director of a BME housing association working in some of the most disadvantaged parts of the region.



John Kiernan
Centre for Ageing Better

I am an Innovation & Change Officer at the Centre for Ageing Better. We are a charitable foundation focused on making ageing better a reality for everyone. Our action areas cover age-friendly homes, age-friendly employment and building an age-friendly movement. My recent projects for Ageing Better have focused on how we can reduce digital exclusion for older people. This was specifically addressed through the digital theme in the Good Home Inquiry report, and also in reporting how the pandemic had exacerbated the need for digital skills training and support.

My background and expertise has been in the ICT sector, through working for BT in research and marketing of fibre connectivity, the Internet of Things and Cloud communications.



Dr Robin Means
Faculty of Health and Applied Sciences at the University of the West of England (UWE)

Emeritus Professor of Health and Social Care in the Faculty of Health and Applied Sciences at the University of the West of England (UWE).

Until March 2021, Dr Means was Chair of We Care Home Improvements, the largest independent home improvement agency in England.

His research interests relate primarily to older people as well as issues relating to inter-agency working to support those with housing, health and social care needs.

Biographies



Abdul Ravat
Ageing Well in BAME Communities Network

Abdul has over 25 years' experience of procuring affordable housing and sustaining places, with extensive experience of local government, charity and third sector environments. He is a member of NHF's Delivering Great Homes Group and a member of Independent Schools Appeals Panel and Ambassador with National Training Awards. Abdul is an executive member of BME National, representing the interest of 45 BAME Housing Associations, Co-Founder of the 'Ageing Well Network' and a member of the Muslim Council of Britain's Research & Documentation Committee.

Abdul is currently at Abbeyfield Society overseeing development and asset management, managing the supply of quality housing and capturing good design to meet the housing, care and support needs to older people and addressing loneliness.



Ali Rogan @AliRogan
Founder and Director, Hornsey Consulting Ltd

Ali has over 30 years' marketing and external affairs experience and set up Hornsey Consulting in 2016. Her work is centered around strategic communications, business planning and external affairs, with a specialism in health, housing, care and digital tech. She is currently leading the marketing function and supporting business strategy for several organisations.

With a special interest in dementia and digital, Ali has been the Chair of the Prime Minister's Dementia Champion's Group (PMCG) Dementia Friendly sub-group since April 2016 and is an active member of the Dementia and Housing Working Group. She is also a member of the Alzheimer's Society's Grant Implementation Board and has worked on many digital and dementia related assignments for a variety of groups.



Catherine Ryder
Director of policy and research, National Housing Federation

Catherine is director of policy and research, overseeing the National Housing Federation's work across a number of strategic areas – lobbying for change to allow housing associations to deliver their priorities for their residents and communities.

She was previously head of policy and has also worked as Advisor to the Chief Executive at the NHF and spent some time working on economic development and housing at Coast to Capital – a Local Enterprise Partnership in Surrey and Sussex.

Catherine is particularly passionate about supported housing and the importance of social housing in preventing homelessness and improving health outcomes.

Biographies



Halima Sacranie

Research Lead of the Housing and Communities Research Group, The University of Birmingham

Halima Sacranie is the Research Lead of the Housing and Communities Research Group at the University of Birmingham, where she completed her PhD in Urban and Regional Studies in 2012. Her research interests include affordable and sustainable housing models, housing policy, place making, community investment and social impact.

Halima is also a Research Fellow at the Centre for Personal Financial Wellbeing at Aston University, and the Chair of the Housing and Communities Leadership Board at Centre for the New Midlands.



Emma Stone @Emma_Stone2020

Director of Evidence and Engagement at Good Things Foundation

Dr Emma Stone is Director of Evidence and Engagement at Good Things Foundation - the UK's leading digital inclusion charity. Emma's role spans research, advocacy, and growing a National Digital Inclusion Network. Emma is also a member of the DCMS Media Literacy Taskforce and a Co-I on the pioneering Minimum Digital Living Standards project.



Natalie Tate

Joseph Rowntree Foundation

Natalie has over 20 years' experience working in communications across commercial and charitable housing organisations. This has included working on internal and external communications, policy and campaigns.

Natalie now supports communicators in the housing sector, and anyone who is writing and talking about homes, to explain to people how the system is designed and how it can be redesigned to give everyone access to decent and affordable homes.





Tricorn House
51-53 Hagley Road
Birmingham B16 8TP
0370 192 4000

housing21.org.uk

Regulated by the Social Housing Regulator Reg. No. L0055
Community Benefit Society FCA Reg. No. 16791R

INVESTORS IN PEOPLE
We invest in people Platinum