

Putting people at the heart of new housing development

Coproducing the place we call home



directors of
adass
adult social services
eastern region
connecting innovating improving

A Best Practice Guide to integration,
partnership working and coproduction across
Housing, Adult Social Care and Health

East of England Adult Social Care **October 2022**

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Cover photo: Centre for Ageing Better

Foreword

Two white papers published at the beginning of 2022 marked the beginning of a new era for the development of adult social care services. *People at the Heart of Care* and the *Integration White Paper Joining Up Care for People, Places and Populations* both advocate joined up working across health, housing and social care. In addition, we have a renewed *National Memorandum of Understanding Improved Health and Care Through the Home* – setting out why organisations urgently need to work better together on the housing and health agenda. As Directors of Adult Social Services (ADASS) East we believe there has never been a better time to further develop our collaboration with housing.



In June 2022 ADASS East approved a *Statement of Regional Priorities for Care Market Development*. Through this the Region's Market Shaping and Commissioning Network identified eleven regional priorities for care market development. Priority number Six is to Develop a Regional Approach to Housing.

Our hope is that this best practice guide *Putting People at the Heart of New Housing Development – Coproducing the place we call home* will mark the start of a new era of partnership working as well as a fresh dialogue with the aim of ensuring we start putting our people front and centre and at the heart of all new housing development.

We would like to extend our thanks to Curators of Change and all the people with lived experience of adult social care services who have taken the time to patiently – and bluntly – tell us about their housing experiences. We would also like to thank all our national and regional partners who contributed.

Julie Ogley, Director of Social Care, Health and Housing, Central Bedfordshire, Director of Adult Social Care Sponsor for Housing and Markets, ADASS East

To quote a phrase from a very famous film, “There’s no place like home” and that is so important, just because we have a place to lay our heads this may not necessarily be a home or a home fit for purpose. Being part of this best practice guide has for me been integral, it has shown firstly a true commitment for coproduction, but it also shows how the voices of residents, service users, those with lived experience, carers, and family members, etc. the names go on... are so so important.



A home is not just the walls and roof a person lives in, it is also about the community and local facilities. It is so important that the voice of the person is heard, to truly show belonging and ownership of their home. The other vital elements of the jigsaw, like transport links and amenities such as shops, doctors, dentists, local housing offices and green spaces are all vital to a person's well-being, part of a person's home and community. It has been a real pleasure to work with my peers on this project and I thank them for their support and candour, I also thank ADASS East for now giving the voiceless a voice.

Mark Dale, Independent Coproducer and member of Curators of Change

Our purpose and vision

This Regional Best Practice Guide has been commissioned by ADASS East to encourage local authorities, developers, housing providers and the NHS to work collaboratively, and with people, to deliver new high-quality housing in the Eastern Region. This is necessary to ensure we increasingly meet the needs of individuals and local communities to enhance peoples' independence and wellbeing, and ultimately reduce reliance on statutory services.

The Guide covers best practice in the development of new housing supply across all tenures: owner occupied, private rented, social rented, general needs housing, independent living, and supported housing. We want to ensure that in the East all new housing is fit for the future, and that people of all ages can access homes that will adapt and change with them as they age or develop physical or other disabilities.

ADASS East commissioned this work after identifying housing and more specifically 'developing a regional approach to housing' as one of the eleven priorities for care market development in their 'Statement of Regional Priorities for Care Market Development' June 2022. This was in recognition of the important part housing plays in helping people to remain healthy, well, independent and happy in their homes as well as helping to shape thriving communities. The Priorities were developed together with people with lived experience of Adult Social Care (ACS) services.

A Regional Housing Working Group was established in February 2022 consisting of partners from ASC, Housing, Planning, Health and other key stakeholders including those with lived experience. (Annex B).

The vision set out within the Statement of Regional Priorities for Care Market Development, and which underpins this Guide is:

“ *We all want to live in the place we call home, with the people and things that we love, in communities where we look out for each other, doing what matters to us...*”

The Guide offers partners examples of best practice from the East and further afield to inform and encourage effective local partnerships and collaborative and inclusive delivery models.

Introduction

National context

Earlier this year the Government issued two white papers:

- *People at the Heart of Care – Adult Social Care Reform*
- *Health and Social Care Integration: joining up care for people, places, and populations*

These white papers recognised that organisations must work together with people who receive and provide care and support to deliver places and services where people have choice, control, and support to live independent lives. The Adult Social Care Reform white paper states: ‘Every decision about care is a decision about housing’. Furthermore, this is backed up by key allocations to support investment in the supply of new specialist and supported housing and funding to support local transformation, including at least £300 million to integrate housing into local health and care strategies.

The Government has a 10-year vision to deliver more integrated and people focused services. Everybody lives somewhere, and we welcome this opportunity to demonstrate how the integration model is already being adopted with examples from the East of England, but also from further afield.

We know that many people living independently in their own homes do not meet the threshold for services from ASC. Many of those that receive ASC services are likely to remain in their own home for longer and be able to live independently but with some assistance, and maybe some adaptations over time. By working together, we can design homes with this in mind and avoid unnecessary and costly moves or the upheaval of retrofitting adaptations in future.

National Memorandum of Understanding

The national ADASS is committed to supporting integration through memorandum of understandings developed across the UK. Their website states¹:

Improved Health and Care Through the Home – a renewed Memorandum of Understanding (MoU), sets out why organisations urgently need to work better together. It reflects on the success of previous cross sector commitments which have led to housing solutions being at the centre of improving health and supporting acute health and social care services to meet growing demands.

The 2018 MoU commits all the signatories to build on previous successes to ensure that more joint working across Housing, Social Care and Health can impact positively on the experience of a greater number of people needing and using Health and Social Care services. It aims to:

- Support national and local dialogue and information exchange to inform better strategic decision-making across Government, Health, Social Care and Housing sectors.
- Coordinate Health, Social Care, and Housing policy to offer a more integrated approach to national policy development and advise on local implementation.

¹ Source ADASS website: www.adass.org.uk/health-and-housing-mou

- Enable local partnerships to collaborate more effectively across Health, Social Care, and Housing when planning, commissioning and delivering homes and services.
- Ensure the voice of those that use public services are heard and involved in collaborative work across Health, Social Care, and Housing.
- Promote the Housing sector contribution to addressing the wider determinants of health; health equity; improving people's experience and outcomes; preventing ill health and safeguarding.
- Promote the adaptation of existing homes and the building of new accessible housing with support, which is environmentally sustainable and resilient to future climate change and changing needs and aspirations.
- Develop the workforce across sectors so that they are confident and skilled in understanding the relationship between where people live, their health and wellbeing, and can identify suitable solutions to improve outcomes.

Housing, Health, and Social Care partners in the East of England may wish to consider further the value a MoU might bring to delivering new housing supply.

Coproduction and this guide

The Regional Housing Working Group included people with lived experience of ASC services who had contributed to the market priorities work mentioned earlier in the development of this Guide. This group of people formed an informal coproduction network in the East and three people from this network who have a particular interest in housing contributed regularly, attending Working Group meetings and an Editorial Group.

A codesign event for people/carers with lived experience was hosted by Curators of Change in March 2022 bringing together a range of people with an interest in housing. In summary what matters most to people at that event was highlighted as being:

- “ *Feeling safe, secure, being comfortable and belonging.*
- “ *Accessibility – space that allows me to live well, move around freely without physical barriers.*
- “ *Intelligent use of both information and assistive technology, automation and specialist adaptations.*
- “ *Where I live is not just a property it's my home, a place that is rooted in community, that is tailored to meet my accessibility needs, in the right location for me.*
- “ *Is somewhere that has been designed with people like me, who know what things will make it easier for us to live in such as having plugs at the right height, meaningfully designed.*
- “ *Reduces the negative impact on the environment, and the impact of rising living costs.*

Further information about the workshop is included in Annex A.

The Coproduction Network also met to discuss the good practice examples submitted and contributed to decisions about which ones were selected, viewing them with a coproduction focus. A mechanism was agreed to indicate examples they felt involved excellent coproduction and others where, although good examples and should be included in the guide were more detached from people, and the group challenged why people could not be more closely involved, even at a senior strategic partnership level.

★ **Gold Star** – Excellent coproduction demonstrated

🎈 **Balloon** – Detached from people with lived experience

The Coproduction Network is growing in the East of England and as it expands, there will be an increased opportunity for people with lived experience to be involved in developing new housing developments in their communities. It is hoped this Guide will set the scene for such positive future engagement and action. The approach to coproduction is deliberately highlighted in this chapter to stimulate thinking about how to coproduce with people with lived experience in new housing developments.

Please note we have included quotes from our coproduction process which appear throughout the guide, but they are not attributed to the people featured in the photos.



Challenges we face

We acknowledge that the structures within which we work provide several significant challenges. In the East of England, we have fifty local authorities: seven unitary authorities where ASC, Planning and Housing are based within one authority but also two-tier authorities where county councils with ASC responsibilities work alongside district, borough or city councils providing planning and housing services, including the development of new affordable homes, specialist accommodation and supported housing.

Integrated working across departments within the unitary authorities is far easier than in the two-tier authorities as there is a combined synergy both politically and through identified corporate priorities to deliver for their communities. In two-tier areas this is more complex and can be more difficult to achieve, with counties covering large geographical areas that are both rural and urban, so often partnership working relies on a culture of collaboration at a senior and political level to deliver results.

The challenges over the last two years provided by the Coronavirus pandemic, combined with EU Exit have included budgetary pressures on local authorities, pressure on our Health and Social Care partners, lack of experienced care and support staff, supply chain issues for developers, ongoing increases in the cost of materials to develop new housing and for all of us a cost-of-living increase and an uplift in inflation. However, these challenges also brought with them opportunities, and in two-tier areas across the East partnership working in homelessness greatly improved which provides a strong foundation for the future.

Demographics

There will be other challenges such as an increasing number of older people living in their own homes, and we need to encourage rightsizing earlier (pre-crisis). More people are living longer with significant disabilities due to improvements in both health and social care. Older parents with adult disabled children are concerned about their child's future and where they will live. These concerns arise from the positive impact of advances in medicine that have not been seen previously. There is a need for planning for teenagers with learning disabilities as they move towards adulthood and independent living.

The climate agenda

Ensuring homes are accessible and suitable for a variety of needs should also take into account demographic and climate changes we expect in the UK over the coming decades. In addition to this consideration of the current cost of living crisis, including fuel poverty, need to be part of our strategic planning whilst bearing in mind the built environment can have a positive or negative effect.

Well-designed homes, neighbourhoods and associated services improve opportunities for independent living, support social inclusion of all people, including older people and those using Social Care services. In this context “Levelling Up” means ensuring that meaningful opportunities exist in all places and for all people, particularly those currently most excluded due to their location, background, or specialist needs.

Homes which are built in the next few years are likely to need significant retrofitting within the first ten years of construction unless they are designed and built to net zero carbon standards. Our collective ability to prevent, limit and mitigate the effects of climate change will depend on changes to the design, not just of homes but of neighbourhood layouts, access to space, transport options, retail and leisure facilities and communal hubs. It is therefore sensible to look at how we can future proof these choices now.

Technology and digitisation

The [Housing our Ageing Population: Panel for Innovation \(HAPPI\)](#) design principles recognise the increasing importance of technology in relation to both sustainable development and ‘care readiness’.

These state: *“in the implementation of measures to ensure adaptability, homes are designed to be ‘care ready’ so that new and emerging technologies, such as telecare and community equipment, can be readily installed”.*

There have been considerable advances in tech-enabled housing and care, from installing building management environmental systems and personalised equipment that performs monitoring, information, and security functions, to ‘telecare’ and Assistive Technology (AT) that can support independence, through to helping to improve energy efficiency and manage thermal comfort.

HAPPI also highlights innovative approaches to developing construction techniques that make use of new technology and increase efficiency in construction/build costs. For example, incorporating accessible and adaptable housing design in off-site manufacturing and modern methods of construction processes for mainstream and specialist housing.

An equally important aspect of future proofing our homes for an ageing population is the growing recognition of how access to the internet reduced the impact of loneliness and isolation during the Coronavirus Pandemic and how a lack of access exposed digital inequalities. As with other utilities such as water, gas and electricity, digital access must be available in all new homes from the outset to avoid a future ‘digital divide’.

Our aim is to deliver new sustainable future-proofed homes that provide value for money and a long-term housing solution for those who will live in them.

Local planning framework

In terms of delivering inclusive homes, local planning policy is a crucial way to shape places and deliver what is really needed. Planning policy operates at national and local level and has been subject to regular changes.

Local Plans are produced by unitary councils and borough/district councils and generally cover a 20-year period using an evidence base including assessments of economic development and housing need. Local Plans provide an opportunity to set out the ambitions for an area which can include specialist housing, minimum standards for design and carbon efficiency, the provision of affordable housing, along with the protection of green space, provision of employment land and policies on growth and transport.

It can take many years from start to finish, although the Government is trying to shorten this process. If an area does not have a Local Plan, a “presumption in favour of sustainable development” applies. Similarly, if a local area does not have a clear five-year land supply identified, it is hard for councils to prevent planning applications which come forward. Preparing a Local Plan that supports the need to future proof housing supply is therefore an essential element in delivering homes that meet a wide range of needs.



Building regulations


The Government has recently updated several of the National Building Regulations to take account of new expectations in relation to sustainability, including charging for electric vehicles, and thermal and energy efficiency. Building Regulations also determine matters relating to fire safety, recognising that for some people with disabilities or other needs, enhanced provision and thought is needed to ensure people can be evacuated safely in an emergency.

Current Building Regulations will have some impact on how new buildings allow people to integrate and live well in the community and the most relevant in relation to Social Care need in particular is Part M – Access to and use of buildings. In 2015, the Regulations were amended to relate to 'Visitable dwellings' M4(1); Accessible and adaptable dwellings M4(2); and Wheelchair user dwellings M4(3).

All properties should be built to at least M4(1) standards, meaning that most people, including those who use a wheelchair, can access a property, and use the ground floor rooms, including having access to a W/C and height appropriate light switches that are easily accessible to wheelchair users and/or those who have a reduced reach.

M4(2) and M4(3) are usually specified for supported living and housing for older people. These are Standards that specifically relate to the additional considerations that should be made when designing new properties for people with disabilities, reduced mobility and/or for older people. Specifications include entrances that are step free, future adaptation in bathrooms and kitchens can be enabled, wider doorways and corridors with turning circles for wheelchair users, and ensuring that habitable rooms, including bedrooms, are easy to use and obstruction free.

It should be remembered that Building Regulations are a minimum standard and that new supportive home environments can be built to encompass a range of accessible features to make the lives of people with care and support needs made easier, help independence, and ultimately improve their quality of life. Part M is primarily concerned with mobility needs, and therefore sensory, cognitive and neurodiversity requirements, including sound, light, texture, and heat within the home should also be considered when designing for diverse needs that go beyond that stipulated within the current Building Regulations.



“Where I live is not just a property it’s my home, a place that is rooted in community, that is tailored to meet my accessibility needs, in the right location for me.

Coproduction participant

Examples of good practice

Partnership and collaboration: strategies, partnerships, and plans

As mentioned earlier, many statutory authorities face competing priorities and limited resources. However, as well as the many and varied challenges created by the Coronavirus pandemic there have also been opportunities and many organisations have discovered new ways of working more collaboratively out of necessity, especially in relation to public health.

New housing developments need several elements to be in place before actual construction begins, these include identification of need, land supply, planning consent, and funding – both capital and revenue where care/support is provided – and a delivery partner and/or developer. Having staff with the relevant skills and experience to understand the challenges and bring projects forward will also be key. In the case of social rented housing or shared ownership a Registered Provider (RP) will also be required.

We have selected here examples of good practice in terms of strategies, partnerships and plans that demonstrate elements of collaboration, integration, and coproduction.

Reimagining residential and intermediate care services for the 21st century

Thurrock Council worked in partnership with Health, Social Care and the local community taking a strategic asset-based approach to community health and wellbeing. The result is a plan to deliver two schemes on Council owned sites (Whiteacre & Dilkes Wood) adjacent to the town centre in South Ockendon. The schemes will provide specialised, care-ready self-contained housing designed for older people with on-site social care and nursing care services available when needed and will enable people to retain (and regain) their independence. The facilities and services will help people to age well, on their own or with their partner, maintain links to families and friends, make use of local facilities, and continue to contribute to their communities.

In addition to the 45 permanent homes and communal facilities on site, 30 self-contained studios for those unable to live in their own home for a period of time will make a major contribution in supporting strategies for reablement, reducing delayed transfers of care, and other initiatives to provide care out of hospital, care closer to home, and virtual wards.

The partnership context in which the development is being taken forward is important – involving the National Health Service (NHS) (who will fund the intermediate care), and the local community. As well as additional housing for older people there is a further proposal to relocate the successful South Ockendon Centre, including the library, to a new community hub on the adjacent Health Centre site.

How were people involved?

The Thurrock strategy is based upon the following key principles:

- Subsidiarity
- Co-production and design
- Equalising power between citizens and professionals
- Supporting self-help through shared solution finding
- Population health theory and a focus upon the broader determinants of health and ending health inequalities.

The partnership with the third sector and residents is a crucial part of the transformation journey as they devolve more power to local communities and build on existing successes in Asset Based Community Development and strengths/asset-based community approaches to delivering services.

Partners involved

- Thurrock Council
- Mid and South Essex Health and Care Partnership
- Thurrock CVS
- Healthwatch Thurrock
- Stronger Together Thurrock
- Pollard Thomas Edwards



Artist's impression

Benefits and key learning

Providing residential and nursing care services for tenants in their own homes ensures security of tenure, with the usual housing costs eligible for Housing Benefit, and care and support provided by well being teams chargeable in line with the Council's policy for domiciliary care. There are many gains from a programme of new housing specially designed for older adults: manageable, accessible, warm homes, low running costs, lower risk of falls and accidental injury, enabling people to maintain their independence and avoid unnecessary admissions to hospital and residential care homes.

Further information

Visit www.thurrock.gov.uk and search for '[Better Care Together Thurrock](#)'

Contact

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Local Plan and Housing Strategy 2022

Chelmsford City Council have used their Local Plan and Housing Strategy to provide a Framework to deliver specialist housing to meet local need. Planning Policy DM1 – requires either on site or financial contribution, depending on viability, to meet identified need for specialist residential accommodation, including temporary accommodation, where new development exceeds 100 homes in addition to their policy for affordable housing secured through a planning obligation.

The specific use of this specialist accommodation is identified from analysis of support needs of those in most urgent housing need recorded on H-CLIC, the Government's homelessness statistical return of those who are at risk of homelessness, for example with a Mental Health need, victim-survivors of Domestic Abuse, and/or young people. The Council is already working with partners to provide a site to meet the needs of Gypsy and Traveller communities.

This obligation is carried forward into their new Housing Strategy and more detail (suggested number of units by support type – taken from H-CLIC) can be found in the statistical appendix which enables partners to understand the type of specialist housing that is most needed. All have been tested for viability and avoids assuming that this will be part of the affordable contribution when it relates, at times, to meeting the need of other agencies as much as the local housing authority – but continue to keep the concept of housing need at the forefront.

How were people involved?

The Policy was developed through the local plan process and planning guidance, which includes testing for viability, has been produced to help both planning officers and planning applicants. A wide range of partners have also been consulted through the development of the Council's Housing Strategy.

Benefits and key learning

Creating a supply of affordable supported housing that reflects the need of those with priority for accommodation as a result of the risk of homelessness has ensured there is no risk of compromising the maximisation and supply of affordable housing.

Partners involved

- Developers and other consultees of the Chelmsford Local Plan
- RPs
- Statutory agencies
- Other key stakeholders consulted with in relation to their Housing Strategy



Further information

Please visit www.chelmsford.gov.uk and search for [Local Plan](#) or [Housing Strategy](#)

Contact

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The Housing Board

The Housing Board for Cambridgeshire, Peterborough and West Suffolk councils has been operating since 2002. The Board has jointly funded a Housing Coordinator with contributions from all partners; a subscription to Hometrack data and contributions to the Strategic Housing Market Assessment (SHMA).

The Board covers Cambridgeshire, Peterborough, and West Suffolk council areas, and is a Senior Officer Group with representatives from

- Two county councils
- Seven districts
- Housing providers
- Public Health and other health forums
- Other key stakeholders.

There is a longstanding culture of cooperation across Cambridgeshire which is uncommon, and the partnership has been extended recently to include Peterborough. Through regular meetings and a network of “topic groups” a trusting, learning approach has been built enabling partners to share experiences and responses to various opportunities, challenges and barriers.

The Housing Board works to highlight the importance of Housing and its role when issues require an integrated response across a range of organisations, and agendas. The Housing Board works collaboratively to identify issues, gather data, explore solutions, and implement change, sharing learning and experience across the Housing market. The Housing Board sets priorities each year, its four priorities are expanding to six.

1. New homes and communities
2. Homes for wellbeing
3. Existing homes
4. Housing need and homelessness
5. Housing and living costs
6. Housing and the environment.





How were people involved?

The Housing Board is keen to include people with lived experience in their work and has recently adopted MEAM (making every adult matter) principles. The Board is looking forward to supporting an inquiry led by people with lived experience in 2022, into why housing and homelessness outcomes are so much poorer for people with multiple disadvantage, and to learn more about those with lived experience.

Benefits and key learning

Some of the benefits already emerging from this work includes:

- sponsoring the “housing needs for specific groups” – study to support planning processes
- working with Health and Social Care on the Housing Mental Health & Substance Misuse Toolkit
- periodic reviews of the affordability of housing
- working together on a shared Gypsy and Traveller Accommodation Needs Assessment
- working with a network of groups around topics including housing enabling, housing strategy, planning policy, financial capability, community mental health with Homes for Cambridgeshire and Peterborough and emerging Integrated Care Support (ICS) groups.
- a library of information on the Housing Board’s web pages.

Further information

Please visit www.cambridgeshireinsight.org.uk and search for [housing](#)

Contact

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The Housing Board for Cambridgeshire,
Peterborough & West Suffolk.
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Accommodation Strategy 2022–2027 for Adults with Care and Support Needs

Central Bedfordshire Council's Accommodation Strategy for adults with care and support needs sets out the commissioning intentions in response to the demographic change occurring in Central Bedfordshire based on the learning from several sources and through meaningful coproduction. The principles informing the Strategy are based on three pillars:

- Making sure that universal services are accessible for all.
- Strategically aimed at improving and enriching independence with independence being the key interventionist strategy.
- Actively promoting positive risk-taking, whilst ensuring people are safeguarded.

The objective of the Strategy is to stimulate the market to increase the supply of accessible, purpose-built homes, where people have their own tenancies and opportunities to choose their own support. The preferred model of care is supported living although the Strategy recognises that there is still a place for residential services. The Strategy has six key strategic priorities:

1. Increase the supply of accessible and purpose-built homes by 20% over the next five years
2. Replace poor quality accommodation
3. Work with the market to foster continual improvement in the quality of accommodation
4. Increase capacity for building short break units
5. Optimise the use of Technology Enabled Care
6. Adopt a creative housing model that facilitates progression and independence.

How were people involved?

The Strategy was informed by a large, coproduced piece of work, the “Learning Disability Commissioning Plan”. Right Track run by people with Learning Disabilities was commissioned to discover people's views about their current and future accommodation needs. The views and opinions of people with Learning Disabilities were captured and shared with the Council.

In addition to this, during the consultation period, people were encouraged to express their views via the online platform, “Have Your Say”.

Partners involved

- Central Bedfordshire Council (Adult Social Care, Learning Disability Team, Young Adults and Independent Living Team, Children's Services)
- Right Track (Experts by experience)
- BLMK Clinical Commissioning Group, now the BLMK Integrated Care Board
- Many provider organisations



Artist's impressions



Benefits and key learning

The key learning points were:

- Have more options and choice available for different types of accommodation across Central Bedfordshire.
- Build different types of housing
- Commission providers to offer high quality and safe support services
- Commission providers to offer support to people creatively that will provide positive outcomes.

Further information

Visit
<https://centralbedfordshire.app.box.com/s/ijo1qhg0k03a52u13ajof3ksf726w2kk>

Contact

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Framework for Creating Age-Friendly Homes

The 'Framework for Creating Age-Friendly Homes in Greater Manchester' was developed by the Greater Manchester Ageing Hub's Housing, Planning and Ageing Group with support from the Centre for Ageing Better. The Framework sets out five thematic priorities for partners to deliver on the ambition of the Age-Friendly Strategy to, 'increase the supply of age-friendly homes', that will be underpinned by a Greater Manchester Age-Friendly Housing Charter of which the key aims are:

1. Embedding ageing in all our housing strategy and delivery
2. Resetting the conversation, 'valuable not vulnerable'
3. Making an impact on the ground
4. Promoting 'Improve or Move'
5. Celebrating homes and neighbourhoods that enable older people to live well in later life

The Framework draws on the work of Rightsizing, by Manchester School of Architecture and Ageing Better and the soon-to-be published Rightplace Project that builds on this work. It was influenced by Ageing Better's work with the Good Home Inquiry and the HoME Coalition, alongside the research and delivery of Greater Manchester Housing Providers, developers, and policy makers over recent years. Manchester School of Architecture and Pozzoni Architecture published the accompanying 'Design for Life: urban practice for an age-friendly city'. The work also sits alongside the local report, 'Housing and Living Well with Dementia: from Policy to Practice in Greater Manchester'. This work is embedded in the Greater Manchester Housing Strategy Implementation Plan.

How were people involved?

The Framework is based on listening to the voices and experiences of residents in mid and later life in a variety of ways. This included working with the Housing sub-group of the Greater Manchester Older People's Network; co-research the Network delivered on housing options and advice; and academic research such as that looking at regeneration in Victoria North and the role of social infrastructure in creating age-friendly communities, 'Growing older in Collyhurst' were included.

Benefits and key learning

The Framework has enabled Greater Manchester partners to set out a compelling vision and begin to create a cultural shift to how they think about Housing in later life. Engagement with elected members, planning and policy officers, housing providers and other key stakeholders continues so that it is possible to deliver this vision and will ensure a tangible impact on the ground.



Photo: Pozzoni Architecture / Tamara Shiner



Further information

Visit www.greatermanchester-ca.gov.uk and search for Framework for Creating Age friendly homes

Contact

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Partners involved

- Greater Manchester Combined Authority
- Centre for Ageing Better
- Greater Manchester Integrated Care Partnership
- Greater Manchester Older People's Network, Local councils
- Greater Manchester Housing Providers
- Manchester School of Architecture and University of Manchester, architects, and developers

Disabled People's Housing Strategy 2021

The Strategy underlines the importance of coproduction with disabled residents in service design and review, and the key role good quality housing has in supporting disabled residents to have choice and control in their lives.

Hammersmith & Fulham (H&F)'s vision is to support disabled residents to live as independently as possible and have opportunities to access the appropriate housing options and suitable accommodation that meet their needs. The Strategy is underpinned by a commitment to joint working and creation of a culture of coproduction with disabled residents. The Strategy contains four key objectives:

1. Create a culture of coproduction with disabled residents and work together to improve their ability to influence and shape housing services.
2. Improve access to housing information with disabled residents including housing options and housing services.
3. Improve the Council's services as a landlord for disabled residents
4. Identify ways to increase the supply of accessible and affordable housing to meet needs with disabled residents involvement.

The Council is committed to housing provision for disabled residents that is fully integrated within housing developments. Housing provision extends beyond the home itself, such as making sure play areas in housing developments are accessible to disabled children and young people and their families, and housing management practices address and prevent discrimination against disabled people.



How were people involved?

In creating this Strategy, the Council worked with members of the Disabled People's Commission who helped shape the themes of the Strategy. They also spoke to ASC, Hammersmith & Fulham Mencap, Safety Net – People First and crucially, held three focus groups and spoke with disabled residents for first-hand feedback of their experiences and enabling opportunities for them to consider their vision of what a coproduction framework would look like.

Benefits and key learning

This sort of investment in housing and related services can reduce the spending on Social Care and Health ensuring an improvement for residents' wellbeing and quality of life and supports independent living. People with unmet need for accessible housing are estimated to be four times more likely to be unemployed or not seeking work due to sickness/disability than disabled people without accessible housing needs or those who have had their needs are met.



Partners involved

- H&F Council
- Disabled residents
- Adult social care
- Disabled peoples commission
- Hammersmith & Fulham Mencap
- Safety net
- People first

Further information

Please visit www.lbhf.gov.uk and search for [Disabled peoples housing strategy](#)

Contact

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“Is somewhere that has been designed with people like me, who know what things will make it easier for us to live in such as having plugs at the right height, meaningfully designed.

Coproduction participant

Examples of good practice

Models of delivery

In this chapter we showcase how some authorities are approaching integration and partnership, working together to deliver new housing to meet identified needs through innovative models of housing delivery.

Valuing their land assets is one area where local authorities can have internal conflicts. On one hand they try to realise the best price for land, but in doing so fail to meet the needs of another department

The One Public Estate (OPE) initiative, which began in 2013 and is delivered by the Local Government Association (LGA), the Cabinet Office, and the Department for Levelling up, Housing and Communities (DLUHC) has provided £4.45 million of funding to 16 local areas. This funding supports councils to work with the Government and public sector partners, to unlock public sector land enabling the development of an additional 3,000 new homes over the next 10 years. In the East of England, Norfolk, Essex, and Cambridgeshire and Peterborough have all been awarded funding to progress new development under the Programme.

In the absence of OPE funded partnerships, local authorities are coming up with their own innovative solutions and models of delivery, working with partners in local areas to meet a need for Housing, Social Care and Health services using their assets in a collaborative way.

Best consideration for public sector land

The Essex County Council (ECC) approach focuses on how Essex Housing, ECC's in-house development arm can provide greater value than the sale of land on the open market. The Essex Housing approach works by taking into consideration factors beyond the capital receipt that provide value, whether that be through a developer surplus from taking a greater stake in the development process, or from savings generated from specialist homes to deliver ECC's statutory social care responsibilities.

When considering what to do with an asset that is surplus to requirements, ECC considers several options including doing nothing, selling the asset externally, alongside delivering a scheme through Essex Housing, with a mix of private, specialist and/or affordable homes to meet a known demand and/or need.

Where specialist units are delivered, the buildings are typically sold to a Registered Provider to generate a capital receipt alongside nomination rights being retained by ECC to deliver revenue savings to Social Care budgets. The modelling around the annual revenue savings works as follows:

- ECC Social Care hold demand data for the locality
- Assumptions can be drawn from that data regarding the likely scheme occupants
- Suitable accommodation is designed to meet that particular type of need and any savings generated from providing that new accommodation can be calculated.
- Savings are driven by the cost of care. However, the model can also look at some whole life considerations of promoting independent living.
- After a period of operation following completion of the scheme, the level of benefits delivered are reviewed and removed from the relevant services' budget line.



How were people involved?

This is a financial model; however coproduction is evidenced in the project teams delivering the schemes. Schemes work across various internal teams in bringing service level data together with a development approach. This collaboration ensures that the whole value of the model is considered when making asset-based decisions – both in terms of construction of and operation of the assets.

Benefits and key learning

The key benefit is delivering specialist homes in areas where they are needed, improving outcomes for residents, and using redundant publicly owned land. Several schemes have been delivered, with others currently progressing and this is as a direct result of being able to consider value in a broader and longer-term way rather than simply the best financial consideration for land. This inventive model allows need to be met, while delivering revenue savings across the Council in the long term, reducing the strain on essential budgets.



Partners involved

- Essex Housing (ECC in-house delivery vehicle)
- ECC Adult Social Care
- District/boroughs
- Registered Providers and Planning

Contact

essex.housing@essex-housing.co.uk

Independent Living Services

Cambridgeshire County Council's Independent Living Service (ILS) model aims to provide prospective tenants with complex health and social care needs an affordable home for life. The ILS will offer individual tenancy based self-contained suites with a focus on enabling and maintaining independence. It is expected that the suites will be accessed primarily by older people, but the particular strength of this model is that it is available for any adult who has a need for self-contained housing with access to care and support with nursing.

ILS aims to offer greater choice, control, and independence leading to positive personal outcomes and to address a gap in the current market at the point that a decision is made to move into a new home. ILS will be fully accessible, secure, attractive, and homely.

The model is to develop 48-64 suites in one building for those with a need higher than extra care but who can still maintain some independence. The accommodation will be designed to be adaptable and will be available not just to single people but couples, siblings living together and elderly parents and their adult disabled children. Access is based on need, not on age.

The first ILS will be developed by the County Council in collaboration with the NHS. Within this ILS there will be a standalone inpatient rehabilitation ward which will be managed by the NHS. The ILS housing management services and care and support with nursing services providers can influence the design and layout of the building.

How were people involved?

The project team undertook extensive market research and service user engagement to ensure that the project is developed with those who have lived experiences. Focus groups took place, facilitated by Healthwatch to obtain insight and feedback from a spectrum of service users, as well as their families, friends, and carers.

The project team engaged with a wide variety of professionals from the outset and their expertise helped to inform and refine the design. They also engaged with providers utilising a variety of methods to maximise opportunities to seek their input and expertise.

Benefits and key learning

ILS will offer the benefit of an affordable home for life, providing tenants with complex health and social care needs security of tenancy coupled with the opportunity to enhance and sustain independence.

Key learning includes the gap in provision identified through research and engagement with providers and people with lived experience for accommodation with support for couples, siblings living together and ageing parents of adult children with disabilities.



Artist's impression

Partners involved

- Cambridgeshire County Council
- Project Managers
- Construction and Infrastructure Team
- Architects
- NHS
- Healthwatch

Contact

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Grove View integrated health and social care hub and Grove View apartments

The Grove View Integrated Health and Care Hub will bring together a mix of health and social care professionals in a single location to promote joined up working between the NHS, Bedford, Luton, Milton Keynes (BLMK), the Council and voluntary and community sectors. A need was identified for more local primary care provision in modern buildings, shifting the balance from acute to preventative services underpinned by local Primary Care Networks (PCNs). Through collaboration with the BLMK Integrated Care Board and local General Practitioners (GPs), Central Bedfordshire Council is delivering on its long-held ambition to develop integrated health and social care hubs within local communities, and Grove View, in Dunstable is the first of five planned. The Dunstable site will be a brand new, modern development that will provide joined-up health and social care services for the residents of Dunstable and surrounding villages.

Also in development are 98 one and two-bedroom town centre apartments for affordable rent and shared-ownership for people over 55. The aim is to support the need for older people to rightsize but remain in the local area and have all the benefits of the Integrated Health and Social Care hub on their doorstep. The project is due for completion in Spring 2023.

How were people involved?

Early engagement identified a need for a greater number of local services, including modern GP surgery premises, dentistry and social care. People expressed the need for services closer to where they live and to reduce the need to go to hospital for services such as phlebotomy.

There has been extensive engagement with the local community on the principles and the design of the buildings, including a walk-in exhibition at the Dunstable Leisure Centre for local people to comment on the proposed design. There was also consultation of all registered patients with the Dunstable GP Practices and the wider population.

Benefits and key learning

Setting the vision in partnership as well as co-designing and developing the Hub Programme has already enhanced closer working across Health and Social Care to improve outcomes for people as a precursor to moving into the Hub in Spring 2023. Work is underway to develop integrated care pathways for the management of long-term conditions, frailty and mental health services for children and young people.



Artist's impressions



Partners involved

- Bedfordshire Hospitals NHS Foundation Trust
- BLMK Clinical Commissioning Group now superseded by the BLMK Integrated Care Board
- East London NHS Foundation Trust
- Cambridgeshire Services NHS Trust
- Primary Care Network

Further information

Visit www.centralbedfordshire.gov.uk and search for Grove View Integrated Health and Social Care Hub

Contact

hubdevelopment@centralbedfordshire.gov.uk

Specialist housing occupational therapists employed within housing regeneration, development and enablement teams

Ten years ago, the London Borough of Wandsworth discovered that post-adapting new homes which were meant to be accessible was costing an average of £25,000 per home. As a result, the Housing and Regeneration Department employed a Specialist Housing Occupational Therapist (OT) to be involved from the earliest design stages through to completion of new developments. This will ensure that any future developments built in the Borough are built to a standard that is inclusive, accessible, adaptable, and fit for purpose. This OT is now employed by the Housing Enablement Team across both Wandsworth and Richmond boroughs, to support planners, developers, and housing association colleagues, as well as by the LB of Wandsworth's Council-Led Development program to support the team who are building 1000+ new affordable homes, including several supported housing schemes.

Wandsworth's Regeneration Team also now employs a Specialist Housing OT to specifically work within their estate regeneration programme as well as to ensure the Council and development partners design accessible, inclusive, and genuinely adaptable homes. The OT also considers inclusive design of the local neighbourhood including community facilities, landscaping, and surrounding neighbourhood.

The Regeneration team post is funded directly by the Wandsworth Regeneration Team, and the post in the Enablement Team is funded mainly by Section 106 contributions, as well as from the Development Team.

How were people involved?

The Regeneration role works specifically with local disabled and older residents. Both OTs have considerable experience of visiting people in their own homes, so have gained in-depth understanding around the daily barriers experienced by those who are disabled and/or older due to poor design, in addition to the impact of institutional adaptations/aesthetics. The OTs visit newly built homes with prospective tenants and gain additional feedback through post occupancy evaluation questionnaires which feeds into 'lessons learnt' and future design which can include formal written site briefs.

Partners involved

- LBs of Richmond and Wandsworth Councils Housing Regeneration
- Development and Enablement Teams
- Use of Section106 contributions to fund the post was an idea muted by the previous Head of Development



Benefits and key learning

These posts have delivered significant savings to the public purse, reducing the need to use Disabled Facilities Grant (DFGs) on new homes so that it can be used in other creative ways for those in need, as well as minimising staff time involved in post-adapting new homes. Significant benefits have been achieved for older and/or disabled people by providing homes which are accessible or easily adaptable from the start, and reducing the disruption caused to residents by major home adaptations.

Contact

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Rachel Wooden, Enablement Team
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“ Reduces the negative impact on the environment, and the impact of rising living costs

Coproduction participant

Examples of good practice

New housing including co-housing, supported and older peoples housing

The strategies, plans, partnerships, and models of delivery described in the earlier chapters are all designed to meet specific local need. With an ageing population and increasing pressure on our Health and Social Care services the need to join up and work collaboratively to meet this need is paramount.

Following are examples of schemes which have been developed in partnership and we consider worthy of inclusion.

Moulsham Lodge, Waltham Glen

This scheme was developed using the Essex Housing Best Consideration for public sector land methodology mentioned earlier and consists of 26 one- and two-bedroom apartments, incorporating 8 units for adults with disabilities. The properties have been designed to be wheelchair accessible as well as adaptable to help meet additional needs if required.

The site was once home to the Moulsham Lodge Community Trust (MLCT) but after the centre closed in 2005 it had been sitting vacant. Essex County Council (ECC), in collaboration with Essex Police and the Police, Fire and Crime Commissioner for Essex, worked with the MLCT to find them a permanent home. In March 2018 the Council purchased a former police station nearby before handing a long-term lease to MLCT, putting an end to years of uncertainty, and protecting the long-term future of a local community organisation and freeing the site up to deliver much needed housing.

The scheme has been developed on a heavily constrained site requiring careful ecological management, a reinforced culvert and gas pipe diversions, all of which made the site unattractive to private developers. Funding from Government helped to make the scheme viable and enabled the site to reach its full housing potential.

★ How were people involved?

A design guide was used to inform the design of the specialist apartments shaped by the needs of people with lived experience. It incorporates years of experience of developing a detailed bespoke specification.

Benefits and key learning

- ECC ASC have been able to place adults in accommodation who are most in need
- On-going revenue savings to the Council – avoiding out of county placements
- The Scheme has enabled adults with a disability to live independently within their own flat, in good quality accommodation but still have their support needs met using core support from within the scheme. This enables a consistent staff team to be in place to support the adults with progression as identified in their support plans.

Partners involved

- Essex County Council
- Essex Police
- Police and Crime Commissioner for Essex
- Moulsham Lodge Community Trust



Contact

essex.housing@essex-housing.co.uk

Independent community living plus – Swallowtail Place, Bridewell Lane, Acle

Swallowtail Place consists of 58 apartments with mixed tenures of rented and leasehold properties. This appeals to both owner occupiers and to those who prefer to rent. The leasehold properties employ the 'Shared Ownership for the Elderly' model at 75%, no rent on the remainder will be charged.

The apartments are designed to incorporate the 'Lifetime Homes Design Criteria' along with the 'HAPPI Principles'. The HAPPI Principles have a particular relevance to older persons housing. The principles reflect factors such as space, daylight in the home and shared spaces, shared facilities, adaptability and 'care ready' design.

The location of Swallowtail Place on land previously in the ownership of Norfolk County Council, will benefit from proximity to local facilities such as shops, a library and GP surgeries nearby and a network of bus routes.

The design of Swallowtail Place includes a variety of features and benefits from lessons learnt on the exceptional Independent Community Living Plus Scheme, 'The Meadows', Bowthorpe Norwich, such as the installation of a video door entry system, and wide, spacious hallways within the apartments to allow for mobility scooter storage.

Attracting people into the scheme from the local community with a welcoming bistro and hairdressers will encourage residents to integrate and minimise social isolation.

How were people involved?

The Swallowtail Place concept was derived from the lessons learnt from existing schemes. The architects visited The Meadows, Bowthorpe, Norwich and were able to talk with the tenants to gather ideas and concepts for future schemes. Conversations with the care provider helped design the scheme with the care provision in mind. This has built a collaborative working relationship between the main care provider and Saffron Housing Trust.

Benefits and key learning

A key learning point from this project was the collaboration with stakeholders throughout the project. Key stakeholders included the care provider, local district council, ASC and Saffron Housing Trust all working together in partnership to understand and appreciate each other's needs and outcomes.



Artist's impressions



Partners involved

- Saffron Housing Trust Ltd
- Norfolk County Council
- Norse Care
- Homes England
- Broadland District Council
- R G Carter

Further information

Visit www.saffronhousing.co.uk
and search for [Swallowtail Place](#)

Contact

info@saffronhousing.co.uk

Mill Lane residential unit, Weeley Heath, Clacton

This project demonstrates excellent coproduction and begins with an existing residential home belonging to TLC part of the Envivo Group that was no longer fit for purpose. Supported by ECC, an application was made for the location to provide 'complex and specialist services for adults with high and complex needs', as well as 'services for young people who may not be ready for supported living services or may require a period of enablement to prepare them for living in their own home.' The application was granted, and the service underwent a major transformation.

Co-production was at the heart of the project – integral to every stage of the development of Mill Lane. An open day was held to officially open the project in June 2021.

★ How were people involved?

An initial coproduction workshop was held with twenty stakeholders to explore what needed to happen to ensure "I have a place I can call home; not just a bed or somewhere that provides me with support". Participants included people who use services, family carers, representatives from Adult Community Learning (ACL) and ECC services for young people with disabilities, as well as colleagues from all levels of TLC Care and Support including the CEO.

A coproduction meeting on the design brief involved local professionals and lived experience experts from Inclusive Communication Essex and Adult Community Learning Essex and their students aged 18-25 studying for level 2 in Health and Social Care. The students developed mood boards to inform the interior layout and design and used this opportunity to support their Health and Social Care qualification, presenting their ideas back for consideration.

These ideas were incorporated into the specification for the overall finish of the property which helped create an environment that was reflective of the age range and needs of the people to live there.

Benefits and key learning

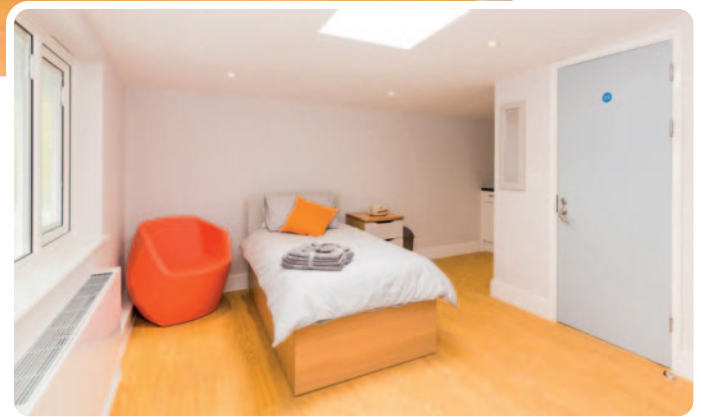
The process provided an invaluable insight through the eyes of the people with lived experience. It allowed an opportunity to reflect on design choices enabling amendments to ensure the environment met people's physical and sensory needs alongside spaces that gave people the privacy and dignity expected. As a result of this collaboration, other properties were developed

based on the key learning which considers the impact of design features around a person's needs.

In creating a fantastic environment for people to call home, partners saw the students flourish in confidence and gain new skills that supported their qualification for their future development and employment prospects.

Partners involved

- TLC – Part of the Envivo Group
- ECC
- Inclusive Communication Essex
- Students and Practitioners from Adult Community Learning Essex



Further information

Visit www.envivogroup.co.uk and search for 'Making it real' at Mill Lane – Envivo Group

Contact

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Manor Street, part of a town centre regeneration project

The Manor Street project is a mixed-use regeneration of Braintree town centre, delivering 35 new homes, a bus interchange, Travelodge hotel, NHS Live Well Hub, retail units and car parking. The developer is Braintree District Council (BDC) using land previously occupied by a surface-level car park.

Housing delivery was a key driver for the project, particularly given the need for new affordable homes in Braintree. However, due to financial viability, planning permission required only 12 of the planned 35 homes to be delivered for Shared Ownership.

Eastlight approached BDC to explore the potential of delivering all homes as affordable. Through negotiation, it became apparent that this objective was possible, but grant funding would be needed. The partners worked closely and commenced a conversation with Homes England. Eastlight and BDC presented a compelling case, demonstrating to Homes England that the proposed homes could make a meaningful contribution to meeting local demand for affordable rented and low-cost home ownership homes. The necessary grant was forthcoming, ensuring delivery of a wholly affordable scheme, with 30% of the homes being provided for much-needed Social Rent.

How were people involved?

BDC worked with a range of stakeholders before deciding on the best use of the land. These key stakeholders included residents, town centre businesses, the local NHS Trust, ECC, and community groups. Once the desired outputs were confirmed, BDC engaged with partners to design a new mixed-use development which could fulfil the challenges of delivering a range of new buildings and uses, whilst being acceptable in planning terms. Kier Group was selected as the main contractor partner to deliver the project.

This led to a new Travelodge, the County Council co-designing and supporting delivery of the new bus interchange and NHS collaborating to create a new Live Well Hub, designed, and equipped to meet the needs of the current community and future generations.

Partners involved

- BDC
- Eastlight Community Homes
- ECC
- NHS
- Homes England
- Kier Group
- Businesses
- Community groups
- Residents

Benefits and key learning

An example of strong partnership working, with Eastlight working successfully with BDC and Homes England to increase supply of new homes for Social Rent.

In addition to providing much needed new affordable homes, a further outcome is the positive effect on local economic development with town centre retailers, hospitality and service providers benefitting from the new households.



Artist's impression



Contact

Andrew Hull, Development Director, Eastlight Community Homes Limited andrew.hull@eastlighthomes.co.uk

Marmalade Lane / Cambridge Cohousing, Orchard Park

An innovative partnership between a local authority landowner, enabling developer and future residents resulted in the awarding-winning Marmalade Lane, a 42-home, market sale cohousing development. Cohousing is a mutually supportive form of living that is gaining popularity in the UK. Cambridge City Council, owner of a parcel of land known as K1 (part of the wider Orchard Park masterplan), initially designated the site for self/group custom build and later for cohousing following a feasibility study initiated by CO2 Future Planners. A cohousing group was established, and a client brief developed for the project, facilitated by Instinctively Green and Cambridge Architectural Research.

TOWN, with Trivselhus UK and a design team led by Mole Architects, were selected in 2015 as enabling developers by Cambridge City Council and the cohousing group through a competitive process. Following a collaborative design process with the cohousing group, TOWN obtained planning permission in 2016. Local main contractor Coulson Building Group was appointed in mid-2017, with construction completing in late 2018.

Marmalade Lane is a recognised example of best practice, winning several national planning and design awards, and featuring in Government guidance. It is a leading example of group custom build, collaborative working, and the benefits of involving future residents in the design process.

★ How were people involved?

The group forming process and the development of the client brief were initiated by Co2 Future Planners and facilitated by Instinctively Green and Cambridge Architectural Research, involved extensive workshops over a sustained period with the cohousing group, exploring all aspects of the project's design and operation. Following their appointment, TOWN and Mole structured a programme of collaborative design workshops with future residents around themes such as homes, common house, outdoor spaces, and environmental performance, and these fed directly into the detailed planning application and pre-contract design. This co-productive approach continued throughout the development process.

Partners involved

- Cambridge City Council
- Homes England, CO2 Future Planners
- Cambridge Architectural Research
- Instinctively Green
- Mole Architects
- TOWN
- Trivselhus UK
- Coulson Building Group
- Cambridge Cohousing

Benefits and key learning

Marmalade Lane is the product of innovative partnership working in pursuit of social value, a collaborative approach to design involving future residents.

The result is an intergenerational cohousing community supporting sustainable living and wellbeing. Residents contribute to the management and social life of their community and support the local community.



Further information

Visit www.marmaladelane.co.uk or www.wearetown.co.uk and search for Marmalade Lane – Cambridge's first cohousing community

Contact

Marmalade Lane, Cambridge Cohousing Group (to arrange visits) – k1-outreach@googlegroups.com

Meredith Bowles, Mole Architects – meredith@molearchitects.co.uk

Adam Broadway, Instinctively Green – adam@instinctivelygreen.co.uk

Neil Murphy and Jonny Anstead, TOWN – neil@wearetown.co.uk and jonny@wearetown.co.uk

Praxis Care – Pond Park, Lisburn

Praxis Care adopts person-centred design of supported accommodation for people with a complex diagnosis, complex needs, and challenging behaviours. This service provides accommodation for some of the most challenging and complex people they support. The point of departure for this development was to create a domestic environment that allowed the staff to safely deliver support to some of the most vulnerable people in society.

As everyone housed in the building will have very specific and varying needs, they realised they needed to create an extremely flexible environment to address the needs of the residents and staff. Coproduction was therefore the driving force for the briefing process which was robust and formalised from the earliest stages. They undertook design workshops to facilitate input from all the people involved, so their views could be acknowledged and integrated into the design process.

The internal spaces have been designed so the floor plan of each apartment can be totally flexible with no structural walls. Spaces can be adapted so challenging behaviours can be addressed easily, furniture can be placed to aid with staff safety as needed and spaces can change and develop as the residents needs change.

★ How were people involved?

From day one the design process was focused on individual needs, with input from all staff, OTs, social workers, and families. The spaces have been designed to be as flexible as possible to allow for change and development. Everything from the finishes to the placement of furniture within spaces, has been considered to meet the specific needs of the residents. The people Praxis supports are involved in the choice of specification from the floor plan layout to the colours.

Partners involved

- Praxis Care
- People with learning disabilities and their carers
- Social Care staff teams
- OTs
- Families
- Social workers

Benefits and key learning

A better environment for the people they support that is in tune with their needs and provides as close to a “normal” home as possible. A significant staff welfare area where they can de-brief after an incident with support. The spaces have all been designed to recognise how they support the residents.



Artist's impressions

Further information

Visit www.praxiscare.org

Contact

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DavidSutherland@praxiscare.org.uk

Resources and guidance

During the development of this guide, we came across many examples of useful resources to help people collaborate and work in a coproductive way with communities and people with lived experience. They are described here in no particular order, and we hope putting them all in one place will prove helpful to those using this guide.

A planners guide to Community Led Housing

Guide to provide planners with knowledge and confidence to devise policies and adopt development management practice that supports Community led housing (CLH) delivery.

Visit www.communityledhomes.org.uk and search for planning system on the resources page: [Planner's Guide to Community Led Housing](#).

Older people's housing, care and support needs in Greater Cambridge 2017-2036

Commissioned by South Cambridgeshire District Council (SCDC), working in collaboration with a range of local partners, this report presents the findings of research into the housing, care and support needs of older people in Greater Cambridge. Visit www.housinglin.org and search for Older people's housing, care and support needs in Greater Cambridge 2017-2036: [Older People's Housing Care & Support Needs in Gtr Cambridge 2017-2036](#).

Habinteg Housing Association/Equality and Human Rights Commission

Toolkits on various aspects of housing design and development on housing and disabilities for Local Authorities in England. Visit www.habinteg.org.uk and search for [Housing and Disabled Peoples toolkit](#).

Co-housing resources

A selection of useful resources that capture the essence of how cohousing can be adopted by groups of older people, as well as signposting to other relevant materials for commissioners, providers, developers and architects. Visit www.housinglin.co.uk and search for [cohousing](#).

The UK Cohousing Network is a membership organisation which aims to help communities to use the cohousing principles to create better places to live. Visit www.cohousing.org.uk [UK Cohousing Network](#).

Information about the Housing LIN's Strategic Housing for Older People (SHOP)

Briefing Papers Three briefing papers provide a concise overview of key issues highlighted in a joint ADASS/Housing LIN resource pack. Visit www.housinglin.org.uk and search for [strategic housing for older people resources](#).

Housing LIN Design Hub – Building homes and communities

Information on the Housing LIN webpages offer guidance and examples of effective design principles and practice in mainstream and specialist housing for older and vulnerable adults: [LIN Design Hub](#). Visit www.housinglin.org.uk and search for [design hub building homes and communities](#).

Housing LIN: Older People Housing Resources

Information about a range of designated housing for older people, including sheltered/retirement housing, almshouses and cohousing. Visit www.housinglin.org.uk and search for [Older Peoples' Housing Resources](#).

Housing LIN: Technology enabled Care and Housing

A range of resources on technology enabled care and housing, including the new TAPPI funded programme. Visit www.housinglin.org.uk and search for [technology enabled care](#).

Equality and Human Rights Commission: Housing and disabled people – Britain's hidden crisis

A report that calls for simple changes to the current planning system so that local authorities can ensure that more accessible homes are being built. Visit www.equalityhumanrights.com and search for [Britain's Hidden Crisis](#).

Centre for Ageing Better: Homes for life, it's time to build the homes we need

A report stressing the need to focus on how well new homes support the people who live. Visit www.ageing-better.org.uk and search bar [Homes for Life](#).

National Development Team for Inclusion (NDTI)

Considering and meeting the sensory needs of autistic people in housing. Visit www.ndti.org.uk and search for [sensory needs of autistic people](#).

NHS Confederation – Considering mental health needs in housing

A report that explores the steps needed to achieve a more integrated and strategic approach between housing, health, and social care in order to integrate housing as part of the mental health pathway. Visit www.nhsconfed.org/publications and search for [Healthy foundations: integrating housing as part of the mental health pathway](#).

Annex A

Coproduction and this guide

A codesign event for people / carers with lived experience of adult social care services and professionals was hosted by Curators of Change in March 2022 bringing together a range of people with an interest in housing.

Twenty-one people attended, including eight with lived experience and other stakeholders including Housing LIN, local councils, commissioners, Age UK, CareTech, Better Care Fund, Homes England etc. It was noted that several people who work in housing or social care also have personal experience of care and support services. The workshop was a space to listen to peoples' experiences of housing now, good, and bad, and to explore what people ideally need.

Defining Home

Overall participants were clear that the guide needs to be grounded in a good definition of home. Social Care Futures defines it like this:

“ *We all want to live in the place we call home, with the people and things we love, in communities where we look out for one another, doing what matters to us.*”

Think Local Act Personal – Making it Real defines it like this:

“ *I have a place I can call home, not just a bed or somewhere that provides me with care and support.*”

Defining coproduction as an ADASS region

As an ADASS region, it is increasingly clear that good coproduction is about creating the right conditions from the start, so the result is grounded firmly in what matters to people and is therefore better and potentially more cost effective as a result. This includes open and transparent conversations about what is possible, and space to problem solve with people.

Coproduction and housing

Participants were clear that the guide should be coproduced with people who would be potential or actual beneficiaries of any new housing, including people right from the start of the conversation about the guide itself and ensuring that the guide sets out clearly what good coproduction with people looks like. People wanted to be kept involved to ensure that the guide is clear about the mechanisms needed to ensure people's views were included right through the pre-planning, planning, design and building phases.

It is important to create space for ongoing involvement and feedback, identifying recurring themes and issues. Having regular conversations with people about developments.

Experiences of housing now (from the workshop)

In terms of what works well for people now, participants highlighted the growing awareness of people who work in 'the system' in relation to the link between quality of life and housing; the diversity of housing and meeting different needs, and the understanding of the impact of the wider place i.e. close to family, amenities and locally provided support. More focus on smaller providers, bespoke options and personalised approaches was working well for some, one participant cited their unique extractor fan as a little thing that made a big difference.

In terms of what was not working so well participants talked about the lack of flexibility, and how much provision was still developed on a 'one size fits all' basis with no regard to individual requirements. Long waits for adaptations, and adaptations that would benefit individuals being refused for 'health and safety' reasons, even when not doing it means people are less safe.

A lack of coproduction was also discussed – people not being involved or being involved too late in the process. People not being listened to and not being given choice, were also raised.

In summary what matters most to people:

- “ *Feeling safe, secure, being comfortable and belonging*
- “ *Accessibility – space that allows me to live well, move around freely without physical barriers*
- “ *Good use of tech and automation, specialist adaptations.*
- “ *Where I live is not 'just a property' – It's my home, a place that is rooted in community, that is tailored to my access needs, in the right location for me.*
- “ *Is somewhere that has been designed with people like me, who know what things will make it easier for me. Plugs at the right height, meaningfully designed.*
- “ *Reduces the negative impact on the environment, and the impact of rising living costs*

Annex B

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