

NO PLACE LIKE HOME

Care & Repair England Annual Review 2009





Our Annual Review, *No place like home?*, not only highlights the valuable work undertaken by Care & Repair England to improve the homes and lives of older people, but also focuses our minds on what is left to be done.

These are challenging times. We have recently seen improvements in the provision of help with small repairs, minor adaptations and housing advice. Yet the fact remains that in older age people become more likely to live in non-decent and unsuitable homes, particularly if they live in the private sector.

Older people are facing growing financial and related housing difficulties at a time of increasing pressure on public expenditure; affordable, practical housing help is needed more than ever.

On behalf of the Trustees of Care & Repair England, I would like to extend heartfelt thanks to everyone who has worked with and supported us practically and financially over the past year.

Peter Archer, Chair of Care & Repair England

VISION

Decent living conditions for all older people.

MISSION

Innovate, develop, promote and support housing related policies and practical initiatives which enable older and disabled people to live independently in their own homes for as long as they wish.

Objectives

- Raise awareness of the scale and nature of the impact of poor and unsuitable housing on the health and well being of older and disabled people and work with older and disabled people to influence change.
- Work with older and disabled people to identify the services that they need in order to live independently in their own homes and then promote and support the development of such services.
- Increase the involvement of older and disabled people in national, regional and local housing and related policy setting and decision making.

Values

Care & Repair England believes in the importance of:

- Enabling older and disabled people to live independent lives in their own homes for as long as they wish.
- Working directly with people who are affected by poor or inadequate housing conditions in order to develop long term solutions to their housing problems.
- Addressing housing, health and social care issues in ways that improve people's whole quality of life.
- Actively encouraging effective participation of older and disabled people in housing related service planning and wider decision making.
- Actively promoting and implementing good equal opportunities and anti-discrimination practice in relation to age, disability, faith, race or sexual orientation.



This Review gives an illustrated 'snapshot' of the work of Care & Repair England. A more detailed description is included in our official Annual Report and Audited Accounts 2008-9.

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IN OUR OWN HOMES

The number of older adults with mild or moderate learning disabilities is rising faster than for any other age group. Most remain undiagnosed and receive minimal help until they face a crisis, often related to their housing.

Care & Repair England's *In Our Own Homes* project has supported the development of ground breaking local services for older people in such situations. The schemes help older people who need both assistance to deal with their housing crisis and also ongoing practical help to enable them to live independently.

The initiative has highlighted particular problems for older people who are compulsive hoarders and whose homes become overtaken by clutter. The Coventry Orbit Care & Repair pilot has worked with a local occupational therapist to pioneer new ways to help people to break the cycle of clearance and re-accumulation.



The Coventry and Bristol Pilot Services received a Foundations Award (Kathie Martin pictured)

“ Hoarding becomes a problem when people can't function in their own homes. A kitchen can no longer be a place for cooking and a sitting room can no longer be a place for sitting. ”

Satwant Singh, Nurse Consultant in Cognitive Behaviour Therapy

OLDER PEOPLE BEING HEARD



Care & Repair England highlighted the evidence that the housing needs of older people, particularly those in the private sector and in poor housing, are all too often overlooked by policy makers, commissioners and housing practitioners.

Through the *Older People's Housing Action Programme* Care & Repair England works alongside older people's groups and forums to influence local housing policy and practice. This includes helping to organise local housing events, running workshops for older activists and highlighting opportunities to improve housing and related services for an ageing society.



"We don't have the chance to take part in housing planning discussions; officers do what they think we want. The government says we should have a say and take part in all decisions, so older people need to be asked not told what they want. "

Participant on North West Housing Action Workshop

DECENT, SUITABLE HOMES FOR ALL AGES

Care & Repair England remains the only charitable organisation which is focused solely on improving the housing and living conditions of disadvantaged older people living in inadequate housing, particularly those in the private sector.

A major part of the organisation's work is to raise awareness of the issues and promote the development of policies and services to address these. To this end it publishes information bulletins and reports, organises and speaks at conferences, seminars and events and works with policy makers and practitioners at every level to bring about longer term improvements to older people's homes and lives.

This year we have in particular promoted:

- *The need to improve the provision of home adaptations*
- *The importance of building both public and private sector new homes to Lifetime Homes Standards*
- *Local expansion of handyperson services*
- *Improvement of older people's health and well being through better housing*



"We need homes with easy access into, out of and around them."

Participant at older people housing event in Derbyshire

Management Committee

PETER ARCHER

Founder member of Care & Repair England & Chair for 12 years: Director of consultancy, Regeneration and Housing Services; Affiliate Housing Inspector Audit Commission; trustee of Chartered Institute of Environmental Health; Chairman of The European Federation of Environmental Health; Chair of St Peter's Housing Association in Birmingham.

LAURENCE SHURMAN

Retired solicitor; formerly the Banking Ombudsman: Council member and Director of the Executive Board of JUSTICE; Vice-President AgeCare; formerly Executive Director of the Accountancy & Actuarial Discipline Board.

MARIA BRENTON

Professional and personal interest in old age; works as a consultant on Co-Housing Communities of older people: Locally active on care/housing issues concerning disabled & older people; formerly worked in University sector and NHS.

LESLIE GREEN

Retired Chartered Accountant: Treasurer and/or Trustee of a number of charities including those in the housing & social care sectors.

DR IAN P DONALD

Consultant physician for older people at Gloucester Royal Hospital: Enthusiastic about community care for older people and care at the interface of primary and secondary care; main research interest; the epidemiology of disability in older people, falling and intermediate care.

DAVID GARDINER OBE

Better Government for Older People UK Advisory Group: Member of range of government & independent housing/health/care advisory bodies including HOPDEV, Housing Corporation, Joseph Rowntree, hact.

ELIZABETH PHILLIPS

Chief Executive Age Concern Warwickshire for 18 years which manages South Warwickshire Care & Repair and a county wide Handyperson service

LORNA EASTERBROOK

Senior Visiting Research Fellow, Centre for Research on Ageing at Southampton University: Independent consultant & author; formerly worked for Care & Repair in Wales, Age Concern England (policy expert, Community Care) and Fellow at the Kings Fund.

ANTHONY SHELTON

Chairman of Age Concern Essex; Vice Chair of Braintree District Council, Chair of: Courtaulds Homes of Rest, League of Friends of Halstead Hospital, retired former local government housing manager.

JOHN SIMMONS

Retired Deputy Director of Social Services and Head of Adult Services for Derbyshire: Vice Chair East Midlands Older Persons Advisory Group; member of the Executive of UK Older Persons Advisory Group; Vice Chair of The Beth Johnson Foundation.

STEPHEN WILL

Director and Company Secretary of Eastbourne Care & Repair for 20 years, Former Trustee of Age Concern Eastbourne. Member of the Institute of Fundraising.

Acknowledgements

Care & Repair England wishes to thank all of the donors, funders and strategic partners who have supported and contributed to its work during 2008-9.

Aster Group

Better Government for Older People

Department for Communities and Local Government

Department of Health

Esmée Fairbairn

F Best (legacy)

Hanover Group

Help the Aged

LMS Capital

Orbit Group

The Charles and Elsie Sykes Trust

The CSIP Housing Learning and Improvement Network

The Elderly Accommodation Counsel

The Headley Trust

The John Ellerman Foundation

The Rank Foundation

The Rayne Foundation

The Tudor Trust

Equalities and Diversity Policy Statement

Care & Repair England values the diversity of communities and individuals and is committed to making its services, resources and policies responsive, accessible and appropriate to people's diverse range of interests and experience. Care & Repair England believes that people face discrimination and social disadvantage for a wide range of reasons, particularly because of their race, class, sex, age, physical or mental disability, religion, appearance or sexuality. The organisation is committed to challenging such discrimination in any activities that it undertakes.

Patron

Care & Repair England would like to thank its patron, Baroness Greengross OBE, for her ongoing support for the work of Care & Repair England. This is greatly valued and appreciated by all of the Trustees and staff.

HOUSING AND OLDER PEOPLE: FACTS AND FIGURES

Demographic Change

- The population aged 65+ is set to rise from 9.7m (2006) to 17m (2036). (ONS)
- The proportion of the population aged 60 years and over has risen from 1 in 25 in 1900 to 1 in 5 today. By 2020 this is predicted to reach 1 in 4 (BGOP)
- There were around 125,000 people over 90 years and over in the UK in 1971, rising to around 417,000 in 2007 and expected to reach 1.1 million by 2031 (ONS)
- Life expectancy at retirement has reached an all time high. At 65 men could expect to live for a further 16.6 years, women for 19.4 years (ONS)

Income

- In 2006-2007, 63% of pensioners depended on state benefits for at least 50% of their income. People over 75 are likely to have lower incomes than younger older people. Lone women have much lower incomes than couples.
- Half of all low income householders are now owner occupiers.

Many of the common chronic health conditions linked to early death and inequality, particularly for older people, have a causal link to housing. These include heart disease, strokes, mental health, respiratory conditions, arthritis and rheumatism.

Health, Disability and Housing Links

- 1.4 million people reported having a medical condition or disability that required specially adapted accommodation. Eighty-five per cent were over 45 and about half lived in owner-occupied accommodation (CLG)
- One in five of those aged 50 and over, and 2 in 5 of those aged 80 and over, reported difficulties with one or more aspects of basic self care – eg. washing and dressing.
- On average, people over 65 yrs spend over 80% of their time at home, for those over 85 yrs this rises to 90% (CLG)
- There is a large geographical variation for disability free life expectancy. For men there is an 18 year difference between the worst area and the best, and 16.4 yrs for women (ONS)
- Falls are one of the major causes of death and health decline amongst older people; most falls take place in the home & there is a causal link between housing conditions and falling.
- Older people are the main users of health and social care services and are three times more likely to be admitted to hospital after coming into Accident and Emergency (DH)
- In 2000 hip fractures alone cost the NHS £726 million – over a £billion at today's costs.
- Between 2001 and 2021 the number of older people with a learning disability will rise by between 37% - 59%, compared with as little as a 2% rise for people aged 20-59 yrs.

HOUSING AND OLDER PEOPLE: FACTS AND FIGURES

Where Older People Live

- People over 60 head 30% of households (ONS)
- Around 90% of older people live in ordinary housing, whether rented or owned. The remainder live in sheltered housing (6%) and care homes/ other (4%) (ONS)
- 70% of all households are owner occupied (up from 51% in 1971). Amongst 'younger' retired people owner occupation is closer to 80%, rising to 84% in rural areas (CLG/ ONS)
- Nearly half of all single householders (3.1 million) are pensioners, nearly three quarters of whom are older women (2.4m) (ONS)
- 40% of homes were built before 1945, 19% were built before 1919 (CLG)

- On average, people over 65 yrs spend over 80% of their time at home, for those over 85 yrs this rises to 90% (CLG)
- Older people will make up half of the increase in households between 2008 and 2026 (CLG)

- There were an estimated 7.7 million non-decent homes in 2007, the majority of which (5.3 million) were owner occupied (36%). Housing association stock is the least likely to be non-decent (26%) and privately rented accommodation most likely (45%) (CLG)
- The likelihood of living in poor housing is higher for people who live in the private sector, are over 75 years, single women, BME elders, and for those who have lived in the same home for more than 25 years (CLG)

Main Data Sources

CLG: Communities and Local Government (Housing): www.communities.gov.uk

DH: Department of Health (Health and Social Care): www.dh.gov.uk

ONS: Office for National Statistics. (Wide range of data): www.statistics.gov.uk

Every effort has been made to ensure the information above is correct. However, Care & Repair England cannot accept any responsibility for errors or omissions.

ABOUT CARE & REPAIR ENGLAND

Care & Repair England is a national charity established in 1986 to improve the housing and living conditions of older and disabled people. Its mission is to innovate, develop, promote and support housing related policies and practical initiatives which enable older and disabled people to live independently in their own homes for as long as they wish.

Care & Repair England, The Renewal Trust Business Centre, 3 Hawksworth Street, Nottingham NG3 2EG
Tel/ Fax: 0115 950 6500 e-mail: info@careandrepair-england.org.uk website: www.careandrepair-england.org.uk

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