STUDY OF HOUSING AND SUPPORT FOR OLDER PEOPLE ACROSS NORTHAMPTONSHIRE

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Three Dragons
13th April 2017

Brief

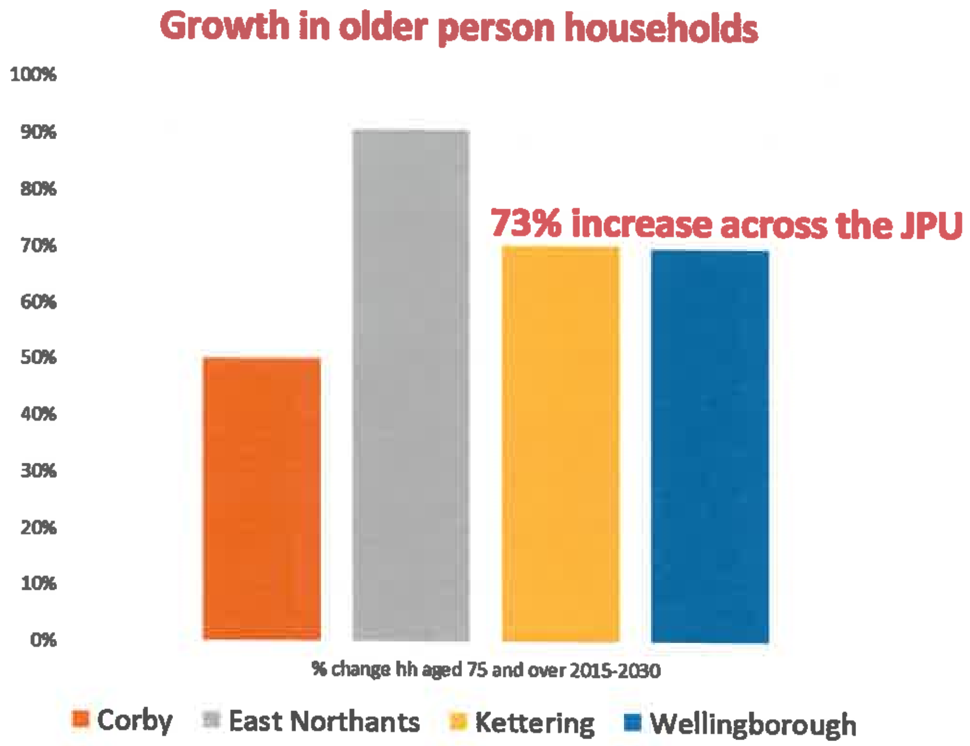
- The study brief set out a range of objectives including:
  - Building and defending a robust **evidence base/toolkit** which covers demand and supply, affordability, tenure and type of housing/care across the County -
  - Highlight emerging models of provision and **compare costs/benefits** and **affordability** with present models
  - Draw up appropriate **development briefs/marketing information** to ensure provision of a range of housing and care options across the County.

- Study jointly commissioned by County, , JPUs and CCGs

Context – North Northamptonshire (1)

- Older person households one of the fastest growing groups of households
- 85 and over fastest growing group – but from low base

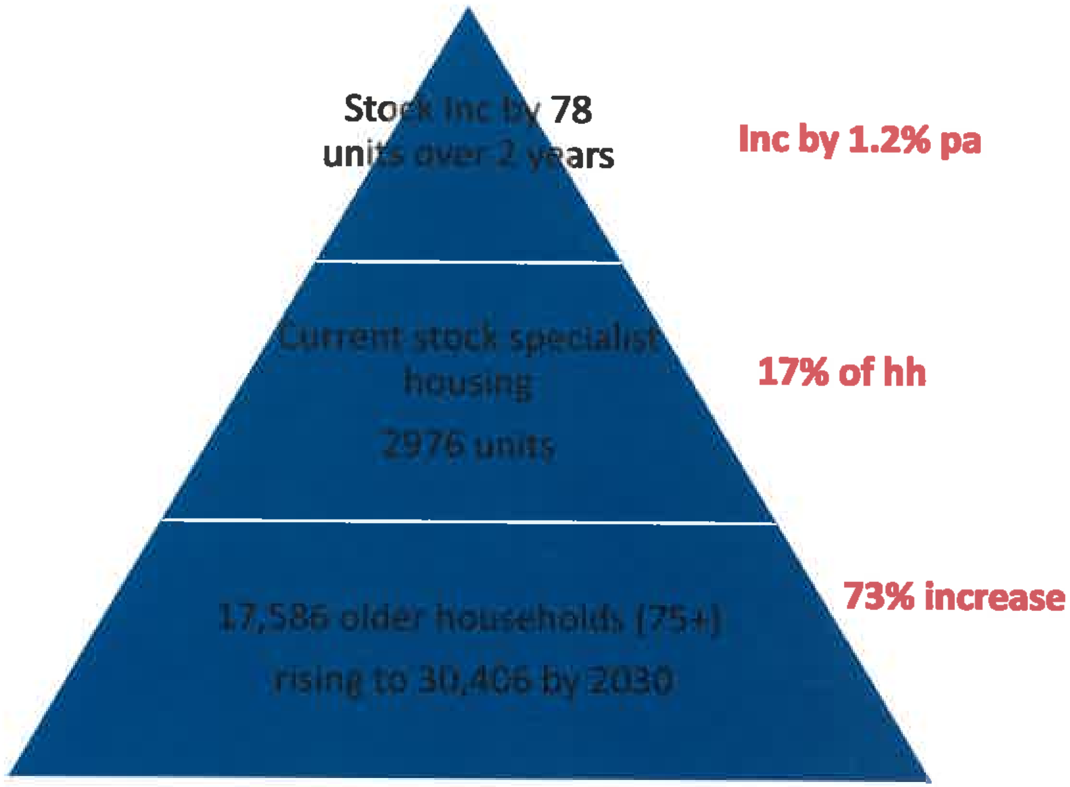
- Average life expectancy at age 65
- Women 20-22 years
- Men 17-20 years



Context – North Northamptonshire (2)

- **Current supply**: Total stock of retirement housing increased by 78 units 2013-15 – **10 per district per annum** (Source EAC)

- **More than 70%** of all older households (aged 75 and over) in North Northamptonshire are **home owners** – and this proportion will increase over the plan period
- **92%** of the **stock** of retirement housing is **social rented** (100% of stock in Corby and Wellingborough)



Targets for older persons housing

SHMA

65+ Households *Additional Households 2011-2031*	Designated[1]	Sheltered[2]	Extra Care[3]	total	pa
North Northamptonshire	1,300	620	1,100	3,020	151
Corby	223	106	195	524	26
East Northamptonshire	419	200	366	985	49
Kettering	366	175	320	861	43
Wellingborough	292	139	255	686	34

County/RHG

But may need
To upgrade
SR stock

DISTRICT	Outright Sale	Shared Ownership /Equity	Social Rent	Total	pa
North Northamptonshire	197	122	0	4,466	319
Corby	15	26	0	574	41
East Northamptonshire	70	33	0	1,442	103
Kettering	62	30	0	1,288	92
Wellingborough	50	33	0	1,162	83

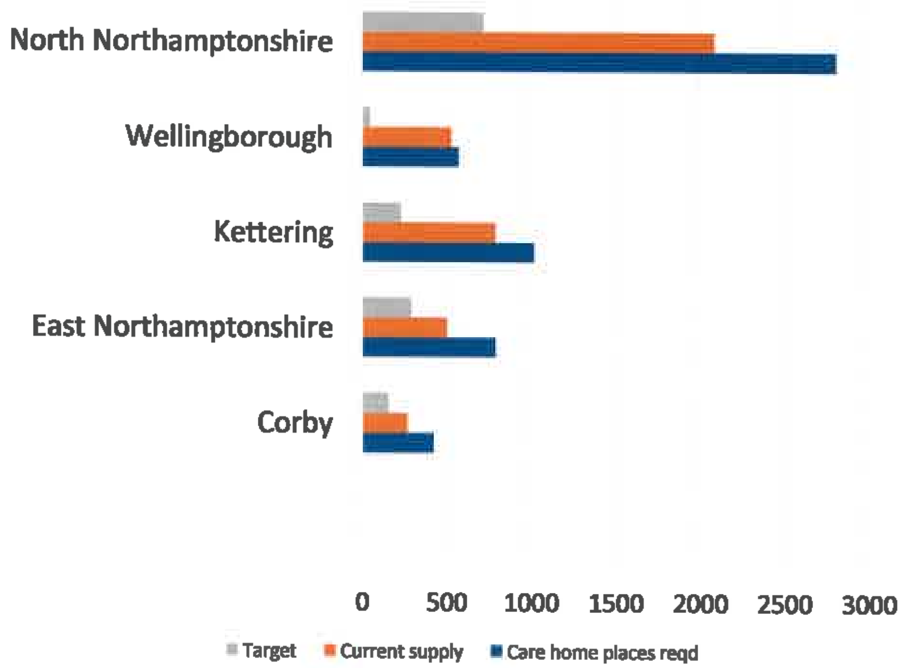
Difference due to higher hh projections, difference in stock at district level,
differences in assumed occupancy of rented units, shorter time period to meet need

Demand for care homes

- Demand will increase - even if %age take-up falls.
- Model assumes demand falls from 4.3% to 2.9% of older persons – part predicated on delivery of more specialist housing
- Across Northamptonshire aim to provide **720 care home beds** over 14 years
- Greatest need Kettering and East Northamptonshire

- Maintaining standards is important and CQC information can help here – *but people have no choice but to accept poor quality care if there are not enough care home beds*

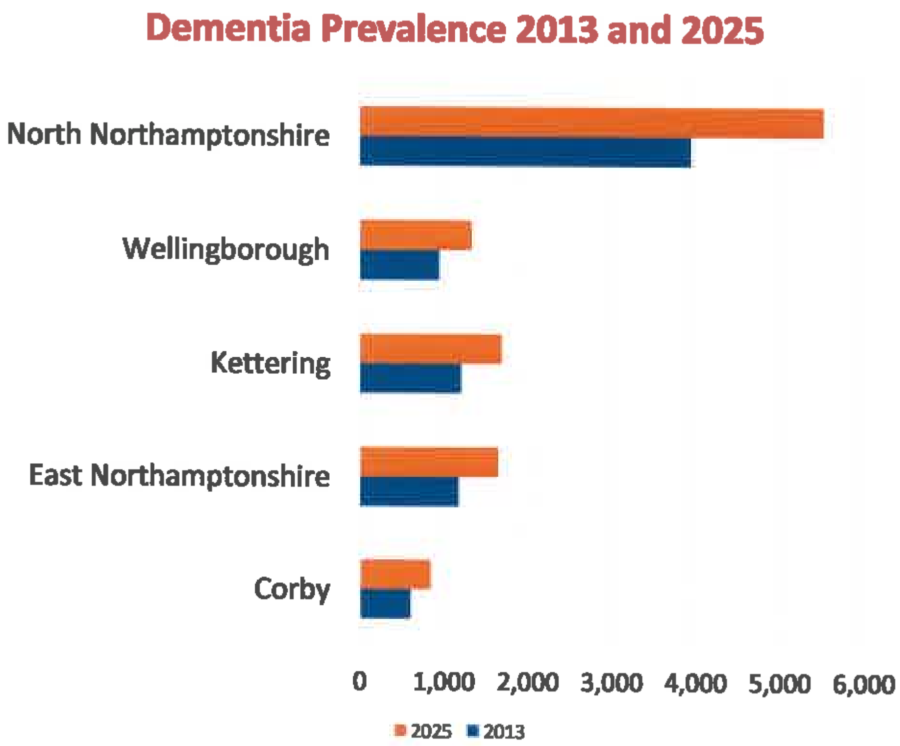
Care home places required by 2031



Dealing with dementia

- Dementia increases from 4K to 5K persons by 2025
- Likely to need dementia care last third of time with illness – but earlier the move the better
- Extra-care and dementia villages can help but will still be a need for specialist dementia care homes – *this is social not nursing care*

- **Each district should seek to encourage provision of 1 dementia care housing scheme within the next 3-5 years** and monitor/encourage provision of a wider range of options



Costs, benefits and affordability

- Extra-care vs care homes – picture is complex once care is needed, but living in extra-care accommodation *may* keep people healthier longer.
- Extra-care costs the resident more than sheltered/designated housing
- No decent information on comparables in private/RP sector – what is being offered and for what price
- McCarthy and Stone weekly service charge **2 bed flat** in Basingstoke (allow for reduction in bills, role of Attendance Allowance)
  - **retirement housing £53.03**
  - **assisted living £158.50** (staff coverage 24/7, onsite restaurant, 1 hr household care per week)
- Allow for reduction in bills, role of Attendance Allowance
- **Social rented sector costs £146 - 170 per week for a 1 bed flat** rent and service charge – HB eligible – but big uncertainties over funding
- **Residential care £435-1,100 per week**

Making additional provision happen

- Planning policy framework
- Land allocations
- Open door to the sector

Core Strategy Policy position

*Proposals will be encouraged for **market** and **affordable** housing provision to meet the specialised housing requirements of older households including*

- *designated*
- *sheltered*
- *extra care accommodation*
- *and other attractive housing options to enable older households to down-size to smaller accommodation.*

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Mix of tenures and providers very important

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Build on this in Local Plans – set a base target and monitor it

Land supply

- Older persons housing (and care homes) needs to be in locations
  - on a **bus route** with good night time service
  - with good access to **local facilities** (full criteria in report)
- SUEs in the early stages of their life do not meet these requirements
  - **Zone sites near local centres** for future development (minimum 0.5 ha)
  - If going for larger schemes (100+ units) early in the development require providers to organise transport to nearest town centre for staff, residents and visitors
- Look favourably at proposals on **unallocated sites in town centre locations**
- Review **public sector land holdings** and market for this purpose
- *Relevant to annual review of housing delivery – query C2 counted to housing numbers??*

Marketing and delivery partners

- Northamptonshire *off the radar* for many providers
- Officers, members and general public need to understand range of provision available
  - Visit specialist schemes
  - Talk to national private and RP specialists – ARCO, RHG and ARHM can help make contacts
  - Assess enthusiasm and competence of local suppliers looking to move into this sector

- Marketing document needed – County wide or each JPU area or district
- **Police the product** – what are consumers paying for – event fees and service charges