

NORTH NORTHAMPTONSHIRE JOINT DELIVERY COMMITTEE 13TH APRIL 2017		Item 3	Page 1 of 4
Councils Affected	All	13 th April 2017	
Report Title	STUDY OF HOUSING AND SUPPORT FOR OLDER PEOPLE ACROSS NORTHAMPTONSHIRE		

1. PURPOSE OF REPORT

The purpose of this report is to inform the Joint Delivery Committee of the Study of Housing and Support for Older People across Northamptonshire

2. INFORMATION

- 2.1 At the January meeting of the JDC Members expressed interest in the ways in which the needs of an aging population can be accommodated within the SUEs. This is a key issue for North Northamptonshire as older (65+ age group) households are forecast to account for 60% of household growth between 2011 and 2031 (JCS para 9.41).
- 2.2 The purpose of this report is to update members on a study into Housing and Support for Older People across Northamptonshire, commissioned by the Northamptonshire Councils and Clinical Commissioning Groups (CCGs). This work has been undertaken by Three Dragons and Associates.
- 2.3 The study brief set out a range of objectives which can be summarised as follows:
- Building and defending a robust evidence base/toolkit which covers demand and supply, affordability, tenure and type of housing/care across the County.
 - Highlighting emerging models of provision and comparing costs/benefits and affordability with present models as represented by both the existing stock and ongoing new provision by established providers.
 - Engaging with a range of stakeholders, including providers, planners and health, housing and social care teams across Northamptonshire to draw up appropriate development briefs/marketing information to ensure provision of a range of housing and care options across the County.
- 2.4 The executive summary from the draft final report of the study is provided at Appendix 1 of this report. Kathleen Dunmore of Three Dragons will provide a presentation on the key findings of the study and respond to any questions that Members may have.

3. RECOMMENDATION

- 3.1 **That the Joint Delivery Committee notes the content of the report and the accompanying presentation.**

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Northamptonshire Councils and CCGs – Study of housing and support for older people across Northamptonshire. Three Dragons and Associates March 2017

Executive summary

This report was commissioned by the Northamptonshire Councils and CCGs with the aim of

- Building and defending a robust evidence base/toolkit which covers demand and supply, affordability, tenure and type of housing/care across the County
- Highlighting emerging models of provision and comparing costs/benefits and affordability with present models as represented by both the existing stock and ongoing new provision by established providers
- Engaging with the range of stakeholders, including providers, planners and health, housing and social care teams across Northamptonshire to draw up appropriate development briefs/marketing information to ensure provision of a range of housing and care options across the County.

The project was intended to supplement the Northamptonshire County Council (NCC) Older Persons Accommodation Strategy and to form part of the evidence base for emerging Part II local plans in both North Northamptonshire and West Northamptonshire.

The project was carried out using a combination of desk research, compilation of good practice and literature review, modelling of demand for various older persons housing and care options and an email survey of local registered providers to collect their views on the condition and suitability of their older persons housing stock.

The report forecasts demand for new provision to the end of the local plan period of 319 units of older persons housing per annum in North Northamptonshire and 306 units per annum in West Northamptonshire. The figures for North Northamptonshire are higher than those quoted in the Joint Core Strategy and represent a move to increase the proportion of older person households living in specialist accommodation.

In all districts except Corby demand for retirement housing is predominantly for outright purchase. In Corby potential demand is stronger for shared ownership. Because the majority of older households in Northamptonshire are home owners but most of the existing older persons stock is social rented there is no need to provide additional social rented accommodation. However we were advised by registered providers that the existing social rented stock, though structurally sound and without excessive voids, was nonetheless of poor quality compared with modern standards. There is therefore likely to be a need to modernise the existing social rented stock in the County.

Northamptonshire does not have enough good quality care home beds (3 goods CQC rating) to meet current demand and will need to increase provision, particularly outside Northampton and Wellingborough. An additional 909 care home beds are needed by 2030.

More than half (56%) of all care home beds are currently occupied by people with dementia and memory problems. Potential demand for care home beds could be reduced and quality of life improved by provision of dementia villages and other specialist housing schemes for people with dementia. Each district should aim to make suitable provision within its area.

Such a step change in older persons housing provision will be challenging within current housing allocations. The report makes a number of recommendations for how local plans and neighbourhood plans can facilitate provision of retirement housing including

- Support for windfall sites which come forward for retirement housing and care homes from other uses¹
- Allocation of employment and retail sites for housing usage, specifying that they must include or be provided solely for retirement housing and care homes
- The preparation of Brownfield Registers should incorporate criteria that assess the suitability of identified sites to make provision for retirement housing

The report also recommends that all public sector bodies should review their land holdings in order to identify the existence of sites which are potentially suitable for retirement housing provision.

A location with good access to public transport links and to local facilities is essential for retirement housing and care homes and we recommend that such schemes are not located in rural areas without public transport. Hub and spoke models may have a role in improving care provision in more remote villages.

Sustainable Urban Extensions can play an important role in meeting future needs for specialist older persons accommodation and should do so in the first instance by zoning sites for future development of older persons housing/care homes and public transport routes are in place.

The Housing White Paper (paragraph 2.49) proposes to introduce a new 'housing delivery test'. This will focus attention on monitoring the progress that local authorities are making towards achieving development plan housing requirements. If development is not progressing as planned this will have implications for whether the development plan remains up-to-date. Whether older persons housing counts as Use Class C3 (housing) or C2 (residential care) therefore has implications for the delivery of housing targets.

We recommend that the local councils immediately set out the current pipeline of commitments and recent record of completions for retirement housing and / or care homes and identify which of these that are considered to contribute towards development plan housing requirements.

The Part 2 Local Plans (or supporting SPD) should provide a clear definition of what is C2 and what is C3.

It will be important to plan for and monitor provision of retirement housing and care home beds and also to ensure that units provided are of good standard. Clear guidance needs to be given to potential developers as to the standards which are expected to be achieved and we provide a checklist as part of our recommendations (chapter 5).

¹ Noting that according to one major retirement housing provider around 90% of their housing is provided on windfall sites.

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There is scope for a wider range of specialist providers to become active in the County and the local authorities should work together to improve links with providers and to market Northamptonshire as a place where retirement housing and care provision is welcomed.

We were asked to comment on the potential for provision of retirement housing to reduce the frequency of patients being stranded in hospital for long periods when there was no medical need for them to be there. We were unable to obtain local information about the reasons why people remain in hospital when they could potentially be discharged but national data compiled by the GMB suggests that unsuitable housing accounts for less than 3% of stranded patients.