Final Report

Older People from Ethnic Minorities in Kirklees: Housing Needs and Preferences Study

For Kirklees Council

Kirklees
COUNCIL

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Executive Summary

Introduction

Like many other areas in the UK, Kirklees has an ageing population. The number of people aged 65 and over is projected to increase by nearly 40% by 2031 and the rate of change for the 75+ and 85+ age groups is higher in Kirklees than the regional and national averages.

However, compared to comparator local areas, Kirklees has a significant ethnic minority population that is ageing. Data from 2016 identified that over 25% of all ethnic minority households were in some form of housing need (compared with 11% of all households in the district).

The *Older People from Ethnic Minorities (OPEM) in Kirklees: Housing Needs and Preferences Study* was commissioned to enable Kirklees Council to better understand how preferences in the ageing ethnic minority population affects housing (and housing related support) needs across the district. The findings will help inform decision making and the delivery of mainstream and specialist housing and support services suited to older people from ethnic minorities now and over the next 5 to 15 years.

Conducted by the Housing Learning and Improvement Network between May and August 2021, the research used quantitative and qualitative methods to gather the views of c.500 people aged 45+ from ethnic minorities, particularly from the South Asian and African / African Caribbean communities.

What Did We Find Out?

- A **cultural shift in family structure** – more older people from ethnic minorities are now living alone, and this will be more prevalent in the next 10-15 years. This could be through choice, where an older relative wants to live independently from their family, but also in some cases it is a necessity, for example where the family are working/live far away and are not able to look after an older relative.

- The majority want to **stay where they are** but there was **a significant proportion of older people from ethnic minorities that were seeking to move** to alternative accommodation.

- Many older people from ethnic minorities are living in **properties that will not be suitable for later life** because the homes are not accessible or easily adaptable and lead to some people being socially isolated or lonely.

- Older people are seeking a **range of housing options** and **homes that will be suitable throughout their life course**. This is about being able to adapt existing properties as well as designing new builds that are 'future proof'.

- Both **'downsizing'** and **'rightsizing'** are **important**. Whilst some older people from ethnic minorities want to move to smaller, more manageable properties as they get older, others prefer a larger home where they can live with family or have family to stay for later life.

- There are several **barriers that prevent older people from ethnic minorities moving to 'housing for older people'**. For example, existing stock is not culturally and/or religiously situated, there is stigma within some communities, it is associated with a care home, or there is a lack of information and advice.

- Older people from ethnic minorities are seeking **'housing for older people' and services that are culturally and/or religiously competent**.

- Whether living at home or in specialist housing, more **high quality, culturally and/or religiously competent support/care is needed**.

- **More cultural/religious competent service providers** to better meet the needs of ethnic minorities.

- **Access to cultural and/or religious amenities is crucial** to combat social isolation and loneliness.

- Whilst **homeownership is seen as aspirational**, a number of older people from ethnic minorities are also experiencing **financial insecurity** in later life so a **range of tenure types** are needed.

- There is a significant **lack of awareness of housing and support options** and a strong view, that local community organisations/the third sector are best placed to deliver this.

- People are seeking better opportunities for **collaboration and to be involved in decision making** around future housing which will help to build trust between the council and community.

Recommendations

Using the evidence from this research, a series of recommendations have been developed in collaboration with the Council.

The recommendations have been categorised into three key themes, Place, People and Services. The recommendations can also be seen in full in Chapter 4, page 24 in this report.

1. Place

- *Staying Put and the role of Adaptations* – Extend the information, advice, and range of adaptations available.

- *Existing Specialised Housing Services for Older People* – Ensure existing specialised housing, including language and terminology used is culturally and/or religiously competent and reflects the housing and services offer.

- *New Build, General Needs and Specialised Housing Developments* – Consider the need for new build general needs and specialist developments that, offer a range of tenures to reflect diverse financial needs, offer features of 'care ready' housing and intergenerational communities to appeal to older people from ethnic minorities who don't want to move to age-designated housing and, increase the provision of housing with care options, that are culturally and/or religiously competent.

- *Location Factors* – Ensure OPEM have access to cultural and religious amenities and are able to remain living close to their existing community/family members.

2. *People*

- *Social Isolation and Loneliness* – Ensure OPEM can access cultural and religious amenities and that housing, care and support services provided are culturally and/or religiously competent.

- *Engagement and Involvement of OPEM in Developing and the Management of Housing* – Engage with OPEM to ensure new housing developments are culturally and/or religiously competent and have participative elements of community-led housing models e.g., Housing Co-operatives.

- *Training / Awareness among Staff* - consider implementing a programme of training/awareness amongst staff and external partners in relation to the cultural and/or religious competency levels needed to develop and deliver inclusive services.

3. *Services*

- *Housing Information and Advice* – Develop a comprehensive information and advice service that is culturally and/or religiously competent, including, building relationships with community and third sector that can best deliver this service as trusted organisations and work with them to agree terminology of language used to describe housing suited to OPEM

- *Provision of Care/Support including Technology* – Ensure paid for care and support services are culturally and/or religiously competent, promote role of assistive technology in specialised and mainstream housing.

- *Characteristics of Housing and Associated Services* – Incorporate the following characteristics in order to be culturally and/or religiously competent and therefore attractive and responsive to OPEM:

  ◦ A staffing team that, as much as possible, reflects the ethnic diversity of the local population.

  ◦ A staff team that includes people who have experience of, or specific cultural and/or religious backgrounds themselves, that is similar to the OPEM who are residents/potential residents.

  ◦ Connect OPEM with cultural and/or religious amenities.

  ◦ In specialised housing services, consider a meals service that reflects cultural and/or religious diets of OPEM

Acknowledgments

1. Introduction

1.01   This is a report from the Housing Learning & Improvement Network (LIN)[1] for Kirklees Council.

1.02   The report sets out evidence from research conducted about the housing needs and preferences of older people from ethnic minorities (OPEM) in Kirklees.

1.03   The rationale for undertaking this research was:

- To recognise Kirklees has a growing older population and that Kirklees has a greater level of ethnic diversity than comparator areas; 23% of the total population of Kirklees are from ethnic minorities.[2]

- To provide evidence that specifically assists the Council to better understand the housing needs and preferences of older people from ethnic minorities (in addition to its understanding of the housing needs of the overall older population) and how this might change in the short (5 years), medium (10 years) and long term (15 years).

- To identify what housing options, both mainstream and specialist housing, and associated services should be considered in the future to meet these needs and preferences.

1.04   The research was conducted between March and August 2021. To ensure that the research covered both the current and future OPEM population in Kirklees, the research was conducted with people aged 45 years and over. A summary of the research method is shown at Annexe 1.

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[1]   www.housinglin.org.uk

[2]   ONS / Nomis 2011 UK census

2. Kirklees: local context

2.01 **Demography**

- Kirklees has a growing older population; older people over the age of 65 in the district are projected to increase by approximately 17.9% by 2031[3] and the rates of change for the 75+ and 85+ age groups, 26.9% and 31.9% respectively, are higher in Kirklees than the regional and national averages.[4]

- People from ethnic minorities make up a significant percentage (23%) of the population of Kirklees; the largest ethnic minority group in Kirklees is Asian/ Asian British at 6.9% of the total population.[5]

- Of the over 65 population from ethnic minorities, approximately 1 in 3 are Pakistani, 1 in 5 are Indian and 1 in 6 are African Caribbean.[6]

- Further detail about the demographic characteristics of the older population in Kirklees, specifically the population of OPEM, is shown at Annexe 2.

2.02 **Health Characteristics**

- The percentage of Asian / Asian British people that report a long-term health problem or disability is approximately 14.3%[7] of the total Asian / Asian British population in Kirklees, and the corresponding percentage for Black British or another ethnicity is approximately 13.2% out of the total population of Black British or other ethnicity in Kirklees. In comparison the corresponding percentage for White British people in Kirklees is approximately 18.7%.[8]

- The prevalence of long-term health conditions, such as diabetes, is higher amongst the ethnic minority population in Kirklees compared to the White British population, at 14.5% and 8% of the respective overall cohorts.[9]

- Approximately 44.2% of adults that are mixed ethnicity in Kirklees have experienced depression, anxiety and/or another mental health condition[10], compared to White British people at 29.7%.

- Loneliness and isolation have significantly affected the ethnic minority population in Kirklees; 64.1% of adults have reported feeling lonely or isolated where they live, compared to 53.3% of all adults over-65.[11]

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3   ONS 2018-based subnational population projections for England; released in 2020.
4   ONS 2018-based subnational population projections for England; released in 2020.
5   ONS / Nomis 2011 UK census
6   ONS / Nomis 2011 UK census
7   ONS / Nomis 2011 UK census
8   ONS / Nomis 2011 UK census
9   Kirklees Council: Current Living in Kirklees (CLiK) 2016 Survey
10   Kirklees Council: Current Living in Kirklees (CLiK) 2016 Survey
11   Kirklees Council: Current Living in Kirklees (CLiK) 2016 Survey

2.03   **Deprivation Characteristics**

- Kirklees has a deprivation 'score' of 13.5% in the Income Deprivation Affecting Older People Index (IDAOPI).[12] This is relatively less deprived when compared with its Chartered Institute of Public Finance and Accountancy (CIPFA) Nearest Neighbour authorities[13], for which the average 'score' is 16.5%.

- Within Kirklees there are 102,548 households experiencing at least one dimension of deprivation (based on the Index of Multiple Deprivation)[14], representing 59.1% of all households in the area.

- In Kirklees there is a higher percentage of people from ethnic minorities that have been reported to have never worked and/or been in long-term unemployment[15] compared to the White British population, at 14.5% compared to 6.1% respectively. Among Asian British people in Kirklees 24% were reported to have never worked and/or were long-term unemployed.[16]

2.04   **Housing Characteristics**

- 17.4% of ethnic minority households across all age categories were in some form of housing need. For mixed ethnicity households, the corresponding percentage is 23.3% and for White British households this is 9.2%.[17]

- Across all households in Kirklees aged 45-64, 9.9% of households were in some form of housing need, and for all households Kirklees over-65 this corresponds to 5.2%.[18]

2.05   **Aids and Adaptations**

- Kirklees Council provides a wide range of aids, adaptations and equipment such as assistive technology. These are tailored to an individual's needs, and can include installations of:[19]

  ◦ Grab rails

  ◦ Shallow steps

  ◦ Lowering Kitchen worktops

  ◦ Level access showers

  ◦ Widening doorways to allow access for wheelchair users or users of other mobility aids

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[12]   MHCLG: English Indices of Deprivation 2019; File 5 - Scores for the Indices of Deprivation 2019

[13]   Chartered Institute of Public Finance and Accounting (CIPFA) Nearest Neighbours: A basket of socio-economically similar local authorities, of which 40 indicators are used to determine. https://www.cipfa.org/services/cipfastats/nearest-neighbour-model

[14]   ONS / Nomis 2011 UK census

[15]   National Statistics Socio-economic classification (NS-SeC): data from ONS / Nomis 2011 UK census

[16]   National Statistics Socio-economic classification (NS-SeC): data from ONS / Nomis 2011 UK census

[17]   Kirklees Council: Current Living in Kirklees (CLiK) 2016 Survey

[18]   Kirklees Council: Current Living in Kirklees (CLiK) 2016 Survey

[19]   https://www.kirklees.gov.uk/beta/housing/home-adaptations.aspx

- The process involves an initial assessment and recommendations for home adaptations. Where all adaptations cost less than £5,000 in total, they can be provided free of charge.

- Adaptations that cost more than this amount are means tested, with the possibility for financial aid from the Disabled Facilities Grant. If the individual does not meet the criteria for funding, the Council can still provide further advice including about suggested contractors for carrying out adaptations.

- The Council is planning to undertake a review of its adaptations service.

2.06 **Housing Development**

- Kirklees Council plans to enable residential development on the land at Dewsbury Riverside, located approximately 2km south-west of the Dewsbury town centre.

- The allocation has been identified by the Council for the delivery of around 4,000 homes (with circa 2,000 of those units being delivered beyond the plan period) with associated supporting infrastructure, including schools, open spaces, and other facilities.

- The first phase of development is a Homes England Infrastructure site. There is currently a planning application for up to 350 dwellings (phase 1), a potential community building, public open space, drainage and landscaping infrastructure.

- A number of further steps are proposed including a number of technical assessments. A report will be prepared based on a consultation exercise (Statement of Community Involvement) which will be provided to the Council as part of the submission of any subsequent planning application.

3. Research Evidence: older people from ethnic minorities' housing needs and preferences

3.01 Detailed findings from the survey with older people from ethnic minorities (OPEM) in terms of figures and tables are shown at Annexe 3. A copy of the survey is shown at Annexe 4. The topic guide that was used for the qualitative research is shown at Annexe 5.

3.02 Where referring to other Housing LIN research this includes primary research with c.1500 older people from a variety of research projects completed by the Housing LIN from across the UK, in the following regions:

- East of England

- North East (including older people from ethnic minorities)

- South East (including older people from ethnic minorities)

- South West

- West Midlands

- Yorkshire

- London

- South East Wales

Where Older People from Ethnic Minorities Live Now?

3.03 The research identified that a majority of participants, both South Asian and African/ African Caribbean, like aspects about where they live now, beyond the 'bricks and mortar' factors, that make them want to remain living in their existing locations; for example, some participants like where their current home is located and want to remain living in their existing communities and/or close to family. Many participants also feel connected to their 'home', for example as it is where they brought up their children. Whilst these themes are similar to research about housing preferences of older people across all ethnicities in other areas, in Kirklees, South Asian participants were more likely to cite the importance of living close to a place of worship, as well as close to people that share their cultural and religious preferences, whilst African/African Caribbean participants were more likely to cite the importance of living in a community with people that share their cultural preferences with access to cultural amenities.

3.04 The research also identified that some participants from both South Asian and African/ African Caribbean communities are living in properties that weren't or won't be suitable for later life. For both cohorts, existing homes were not suitable for a variety of reasons; for example, homes were inaccessible, bathrooms were located upstairs, stairs were not easy to manage, people were isolated where they live or need a car to get out. Older people

residing in unsuitable properties in later life is a theme that emerges from much of the Housing LIN's UK wide housing research with older people from all ethnic minorities.

3.05   However, there were also particular distinctions in relation to the suitability of existing properties in later life amongst OPEM in Kirklees; South Asian participants were more likely to report that existing homes were overcrowded whilst African/African Caribbean participants were more likely to report that their existing properties were too large.

3.06   In Kirklees this evidence indicates that there will be a need to support OPEM to live in their existing homes (also see section below regarding 'staying put'), as people seek to 'future proof' where they live now, but for those who can't or don't want to remain living in their existing homes, there is a need for a range of alternative housing options.

3.07   The evidence from the qualitative research identified a growing number of OPEM that experience social isolation and loneliness in their existing homes, and this has been exacerbated by the COVID-19 pandemic. Across the two target cohorts, a change in family structures has left some older relatives living alone rather than with family in later life, this was particularly the case for Indian/British Indian participants. Older people from both South Asian and African/African Caribbean communities reported feeling isolated because they live in locations that are not supported with cultural or religious facilities.

3.08   The evidence from this research is that in circumstances where older people from both South Asian and African/African Caribbean communities want or need to move to better meet their housing needs, they want to remain in their existing communities or move to locations that meet their cultural and/or religious preferences.

3.09   For details on the evidence of existing tenure types of OPEM please see sections on 'tenure preferences' and 'cost and affordability considerations' below.

Staying Put and the role of Adaptations

3.10   The research identified that a majority of older people (56% of survey respondents) from both South Asian and African/African Caribbean communities stated that they would like, and potentially need help, to adapt their current properties so that they can remain living in their existing homes in later life. (see figure 14)

3.11   The research identified that OPEM were particularly seeking adaptations such as grab rails, adaptations to bathrooms, and stair lifts that assist people to live independently in their existing homes. A minority of participants had already installed these, but the majority were unsure how to go about it or were concerned about the cost. The qualitative research showed that concern about cost and lack of awareness of adaptations, including of the Council's adaptations service, was consistent across all tenure types.

3.12   This indicates that across all tenure types OPEM and their families were seeking more accessible and/or better information and advice about how to adapt their homes and in some cases financial help to access adaptations.

3.13   These findings are similar to other research with older people from all ethnicities in other areas about future housing preferences, however some OPEM participants identified specific housing adaptation requirements; in particular there is interest in 'annexes' for older relatives which enable multi-generational living, with an annexe that is specifically designed and suited to an older person's needs. There was interest in 'annexes' across all age groups, but the 'younger' cohort were interested in how this could be used as a multi-purpose space, for example, where young adult children need to continue living at home.

3.14   This evidence indicates that there is a need for more information and advice about how to develop such 'annexe' type housing options, including advice in relation to planning applications for families that will self-fund, but also a need for some new housing 'models', for example that could be developed by social landlords that are designed to provide an 'annexe' for an older resident that can be multi-purpose dependent on the occupier.

Propensity to Move Home

3.15   37% of survey respondents were considering moving at some point in the future, driven by a mix of factors (see section below on 'factors influencing a desire to move home'). This is a higher percentage than for similar research with older people from all ethnicities conducted by the Housing LIN in other areas; i.e., there is evidence that a significant percentage (nearly 40%) of the sample of older people, from both South Asian and African/African Caribbean communities are interested in moving in the future to meet their housing needs in later life (see figure 1 for percentages).

3.16   The evidence from the qualitative research identifies that these OPEM are seeking a greater level of choice about the type of housing they wanted to move to. 25% of survey respondents stated that a barrier to moving was a lack of suitable properties (see figure 5). The qualitative research indicated a number of OPEM that want to move don't think there is anything available that suits their preferences. This is in part about existing types of housing for older people - amongst participants from both South Asian and African/African Caribbean communities there is a strong view that existing forms of housing for older people (e.g., 'sheltered housing') do not meet their specific cultural and/or faith related needs. There is also a perception that their specific needs may not be considered in relation to new developments of specialised housing for older people. However, this is also about mainstream housing that is accessible and adaptable.

3.17   In relation to the types of housing that people are interested in moving to, a majority of survey respondents (47% of those interested in moving), from both South Asian and African/African Caribbean communities, are seeking to move to a house (see figure 2). However, the older a respondent was the more likely they were to want to move to a bungalow or an apartment, and for those people considering moving in 6 to 10 or 10+ years, a bungalow or apartment is also the preferred housing type.

3.18   There is a degree of difference between the preferences of OPEM in Kirklees and the findings from similar research with older people from all ethnicities elsewhere, i.e. some OPEM, from both the South Asian and African/African Caribbean communities in Kirklees are

interested in 'downsizing' (i.e. a move to a smaller property – similar to research evidence with older people from elsewhere) where as other OPEM in Kirklees, predominantly from the South Asian Pakistani communities, are interested in 'rightsizing', potentially a move to a larger property: some of the survey respondents seeking to move within the next two years were South Asian families seeking larger properties; there was evidence from the qualitative research that indicates that for these South Asian households, this is to enable multi-generational living.

3.19   However, there are variances in the responses to the qualitative research, from the South Asian participants in particular. There is evidence that amongst some South Asian communities there is a view that in the longer term some older relatives will need to move to housing suited to older people. This could be through choice, whereby an older person chooses to live separately to their family; some participants said they do not want to be a 'burden' to their children and would seek to live independently if support systems were in place (they do not want to be "Mohtaj", an Urdu /Guajarati word meaning 'burden', to anyone). This could be through necessity, for example where the family are working/live far away and are not able to look after an older relative.

3.20   The evidence from this research is that it is outdated to assume that a majority of OPEM, from both South Asian and African/African Caribbean communities, will be accommodated and cared for (where necessary) by their families.

Location Preferences

3.21   The evidence from the survey identifies, that amongst those OPEM who were interested in moving, the majority would prefer to live on the outskirts of a town/city. The survey identified that 52% of respondents would prefer to live on the outskirts of a town/city compared to a rural/village setting (19%), town centre (15%), or urban centre (6%) (see figure 5).

3.22   There locational preferences have some similarities with other Housing LIN research from elsewhere in terms of older people across all ethnicities preference to live in areas with good access to amenities in later life but also a desire to live where there is more likelihood of peace and quiet.

3.23   Whilst OPEM in Kirklees also wanted to live in locations that provide peace and quiet, the evidence from the qualitative research has identified factors in relation to location that are specific to OPEM in the district; specifically a move to the 'outskirts of a town/city', opposed to a move to more rural areas, can also be interpreted as meaning a move to locations where OPEM, from both South Asian and African/African Caribbean cohorts have access to amenities, shops and leisure opportunities that meet their cultural needs.

3.24   For many older people from South Asian communities, desirable locations must also provide access to places of worship that meet their faith needs.

3.25   In relation to existing provision of specialised or designated housing for older people, this means that providers need to ensure that they can identify and connect OPEM

to appropriate amenities and facilities in the surrounding area that are relevant to the requirements of current or potential residents from South Asian and African/African Caribbean communities.

3.26 In relation to new developments of housing designated for older people (e.g., extra care housing schemes) this means that the locations that will suit the requirements of OPEM are those that are pleasantly situated, i.e., in an peaceful and quiet area with nice surroundings, but also provide easy local access to cultural and/or religious facilities and amenities.

Factors Influencing a Desire to Move Home

3.27 The factors that were applicable to both African/African Caribbean and South Asian cohorts have similarities with other Housing LIN research with older people from all ethnicities: many OPEM want to move where they can experience peace and quiet, have less maintenance work to existing homes, and to be close to friends and family (see table 7).

3.28 The evidence from the survey indicates that a desire to reduce costs is a factor that would influence a move amongst 28% of respondents, however the survey identified this as being more important for older people from African/African Caribbean communities (48%) compared to 24% of those from South Asian communities. Older people from African/African Caribbean communities were also more likely to want to move for financial reasons (e.g., to release equity; to supplement pensions), 28% of survey respondents compared to 4% of survey respondents from South Asian communities (see table 7). Evidence from the qualitative research highlighted that affordability considerations were an important factor for both cohorts but particularly amongst older people from African/African Caribbean communities (see section below 'cost and affordability considerations').

3.29 Survey responses identified that older people from South Asian communities are more likely to want to a move to live in a larger home. This was supported by the qualitative research that highlighted the desire for some older people from South Asian communities to 'rightsize' rather than 'downsize' (see also section above' propensity to move'). This was because for some older people from South Asian communities (but not all), they continue to have an expectation of support from family at home in later life and are interested in homes that facilitate multi-generational living. This was particularly the case for Pakistani communities. The qualitative research suggested that a move to 'rightsize' is going to be less important for the younger generations (45+) who are less likely to expect/want to remain living with their family as they get older. For a number of 'older' OPEM, particularly from Pakistani communities, 'rightsizing' is still important.

3.30 However, the qualitative research suggested that both African/African Caribbean and South Asian communities are experiencing a cultural shift in the way older relatives are supported by families in later life. Survey responses from older people from African/African Caribbean communities identified that this cohort is more likely to be influenced to move because their family wants them to (12% compared to 6% of older people from South Asian communities) (see table 7).

3.31   The evidence from the survey indicated that a minority of OPEM (15%) would move in order to access care and support services (see table 7). The qualitative research showed that, although it is changing, for some OPEM they were expecting to continue to be supported by family at home, this was particularly apparent for the Pakistani community from the older generations. The qualitative research also showed that many OPEM associate a move for care or support reasons to mean a move to a care home, which was not seen as an aspirational move.

3.32   The evidence from the survey identified that for older people from South Asian communities, living closer to a place of worship was a more important factor influencing a desire to move than it is for older people from African/African Caribbean communities. This was confirmed in the qualitative research.

3.33   The evidence from the survey identified that both African/African Caribbean and South Asian respondents were seeking to live in or move to 'a community of like-minded people' (see table 7). The qualitative research indicated that a 'community of like-minded people' referred to living among people that share the same culture and/or region or are accepting of cultural/religious differences as well as, having access to cultural and/or religious amenities. Participants from South Asian communities were more likely to want to move to areas with a high number South Asian population due to fear of hate crime such as Islamophobia. African/African Caribbean participants reported a preference to move to more diverse communities.

3.34   From the survey, OPEM respondents identified that living in areas with less crime was a relatively important factor (25%) (see table 7). These respondents were predominantly living in the HD1 and HD2 postcodes. Compared to Housing LIN research with older people from all ethnicities, there is a higher percentage of OPEM that want to live to areas with less crime. The qualitative research confirmed that a minority of older people from South Asian and African/African Caribbean communities in both North and South Kirklees were living in and concerned about the incidence of higher levels of crime, i.e., a cohort of OPEM are motivated to move to locations with lower levels of crime.

3.35   The survey indicated that 24% of OPEM would consider moving to live in a more accessible home; the qualitative research revealed that OPEM are seeking properties that are adaptable to meet their changing needs as they age (see table 7). This finding is consistent with other Housing LIN research about older people from all ethnicities desire to live in properties that adapt to their changing needs.

Important Characteristics of a Home

3.36   The evidence from the survey and the qualitative research in Kirklees highlighted the importance of a home enabling an individual to live independently. The evidence from the survey highlighted the importance of 'my own front door' (60% of respondents), 'my own garden' (65%), 'being close to facilities e.g., a GP' (60%) as key characteristics for both cohorts across Kirklees (see table 8). A desire to remain independent in later life is a key finding across all Housing LIN research with older people from all ethnicities.

3.37 The survey identified that 38% of OPEM view Wi-Fi access as an important characteristic of a home; 65% of older people from African/African Caribbean communities see it as important compared to 31% of respondents from South Asian communities (see table 8). This may be due to the younger age profile of African/African Caribbean survey respondents. This suggests that there is a clear benefit for housing providers to ensure current and future homes include Wi-Fi as a standard feature in the short term. Particularly if it wants to attract a range of ages. The Housing LIN's recent 'Technology for an Ageing Population: Panel for Innovation' (TAPPI) Inquiry supports the urgent need to ensure current and existing homes are digitally enabled.

3.38 Compared with wider Housing LIN research with older people from all ethnicities, the survey identified that some OPEM in Kirklees specifically from the South Asian community were more likely to need properties with a higher number of bedrooms (see figure 3 for preferred number of bedrooms). This is consistent with Housing LIN research with ethnic minorities in the South East and North East. When examining the responses from survey respondents age 70+ there is a difference between the African/African Caribbean and South Asian respondents. Respondents aged 70+ from African/African Caribbean communities wanted properties with one (66%) or two bedrooms (33%) (see figure 4). This is consistent with Housing LIN's wider research with older people from all ethnicities indicating a preference for one and two bedrooms. However, a minority of older people aged 70+ from South Asian communities were more likely to be seeking properties with four or more bedrooms, (30%) compared with older people aged 70+ from African/African Caribbean communities (8%) (see figure 4). The qualitative research highlighted that having additional bedrooms is important, for example to enable family members (including younger children or grandchildren) to stay or where people might still live with their families in later life. This indicates that future housing developments suited to OPEM need to provide a mix of one and two bed accommodation. There may also be a requirement for social landlords to review their allocation policies in relation to the eligibly of older people for two bed units of accommodation. To meet the requirements of a minority of older people from South Asian communities it may be necessary to consider developing a smaller number of larger, 'multi-generational' housing units.

3.39 The evidence from the survey indicated that older people from African/African Caribbean communities were more likely to want a home that is located close to public transport (69% compared to 35% of older people from South Asian communities (see table 8). The qualitative research suggested that some older people from African/African Caribbean communities were less likely to have access to a car. This research indicates that housing for older people needs to be located close to public transport to meet the needs of a wide cohort of OPEM.

3.40 The evidence from the survey indicated that older people from South Asian communities were more likely than older people from African/African Caribbean communities to want a home that is located where other people that share the same culture (43%) and religion (40%) as them also live; for older people from African/African Caribbean communities this was 27% and 8% respectively (see table 8). The qualitative research confirmed the

importance of living amongst people from a similar religious and cultural background for older people from South Asian communities. It highlighted that the threat of Islamophobia is a factor that influences people from South Asian communities to live close to each other.

3.41   Evidence from the survey, in relation to moving to social housing, having access to staff who 'understand their culture' (31%) and are 'multi-lingual' (21%), are more important characteristics for older people from South Asian communities than for respondents from African/African Caribbean communities (19% and 0%) (see table 8). This was confirmed by the qualitative research in relation to a preference amongst some older people from South Asian communities for multi-lingual staff.

Barriers to Older People Seeking to Move Home

3.42   The evidence from the research is that there were a range of factors that constrain OPEM from moving to housing that may better suit their needs (see figure 6).

3.43   Evidence from the survey identified that factors which prevent people from moving to a suitable alternative home included 'can't afford a suitable home' (33%), 'suitable home not available' (24%), 'can't face the upheaval of moving' (13%) and 'I don't know what my housing options are' (10%) (see figure 6).

3.44   These 'barriers' to moving were similar to the findings from Housing LIN research with older people from all ethnicities in other areas. However, the percentage of respondents identifying affordability as a key barrier to them moving in Kirklees is higher than for most other comparable research in other areas. Evidence specifically in relation to affordability issues for OPEM is considered in more detail below.

3.45   30% of survey respondents stated that 'I like where I live' as a reason for not seeking to move (see figure 6). Compared with comparable research with older people from other areas, this factor is lower in prominence with OPEM in Kirklees. From the qualitative research there is evidence that this factor 'intersects' with a 'suitable home not available', i.e. amongst older people from both South Asian and African/African Caribbean communities this evidence can be interpreted as indicating that whilst people may like the areas in which they live now (for example because they live in communities with people with similar backgrounds and have access to culturally appropriate amenities) they would consider a move to housing better matched to their needs in later life in the same or similar location, but there is a lack of housing which they consider suitable.

3.46   This evidence indicates that the affordability of current and future housing options in Kirklees should be of particular relevance to housing providers when considering the mix of housing available and to be developed (see below). Furthermore, new housing for older people in particular, needs to be as attractive to OPEM as to the wider population (e.g., ensuring that staff are reflective of the ethnic make-up of the local community, food provision, where applicable, reflects the needs and preferences of different OPEM).

Tenure Preferences

3.47   The majority of survey respondents were homeowners (65%) and (32% were renters which included 8% from private renters) (see figure 22). This tenure profile of OPEM respondents was similar to the overall tenure profile for Kirklees, i.e., 67% owner occupation and 30% renting (c.15% social renting, c.15% private renting).

3.48   Evidence from the survey identified that just over half of OPEM respondents (53%) wanted to purchase a property if they moved home (see figure 13). However, there was also a significant minority of older people that wanted to rent a property (from a local council (30%) or housing association (25%) – respondents could select more than one tenure preference). Whilst the percentage of older people seeking to rent from a social landlord is fairly consistent with the overall percentage of respondents that are renting, there is a clear preference amongst those OPEM who are currently renting privately to move to a social rented alternative. The evidence from the qualitative research indicates that those older people who are currently private renting are seeking greater security of tenure in the future (from a move to social housing).

3.49   The evidence from the survey identified that OPEM who would consider renting from the council come from a variety of different tenure types, showing there is an appetite to rent from a local authority from respondents of all tenures (38% are existing homeowners and the rest (62%) already rent). The evidence from the qualitative research identified a number of private renters seeking security of tenure. It also showed that a number of homeowners were concerned that their existing properties wouldn't enable them to purchase a new property outright and therefore would be forced to rent. (see 'cost and affordability considerations')

3.50   The percentage of OPEM seeking to purchase an alternative property was lower than the percentage of respondents who are currently owner occupiers. The evidence from the qualitative research with older people from both South Asian and African/African Caribbean communities identified that, whilst retaining home ownership status for some people was very important, for other people moving to a property that they rent and avoid, for example, maintenance issues, or that provides an opportunity to release equity from an existing property, was also an important consideration.

3.51   The evidence of a desire amongst some OPEM in Kirklees for 'tenure switching', from ownership to social renting, is not generally replicated in similar research with older people from all ethnicities undertaken in other areas.

3.52   The evidence from the research has identified that there are differences between older people from the South Asian and African/African Caribbean communities in terms of their tenure preferences. The survey identified that respondents from a South Asian community are more likely to want to buy a property outright (without a mortgage and not through shared ownership) (59%), less likely to rent from a housing association (22%) or private landlord (1%) compared to respondents from African/African Caribbean communities where the equivalent percentages are 46%, 42%, and 8%. Both cohorts have the same

interest in renting from a local council (30%) (see figure 13). The evidence from the qualitative research amongst African/African Caribbean participants was that one of the factors influencing high level of interest of moving to social housing relates to affordability and secure of tenure.

3.53 This evidence indicates that future housing developments in Kirklees, both mainstream and specialised housing, should consider offering a range of tenures to be attractive and relevant to OPEM in Kirklees. The evidence indicates that the potential tenure mix for OPEM is more nuanced than replicating the existing tenure profile of this population; in particular there is a desire amongst some current homeowners to move to a social rented tenure in a home that better meets their health, financial and/or cultural/religious needs in later life.

There was some interest from the qualitative research in community-led housing. The survey also indicated that 11% of respondents would consider community-led housing if they moved home (see figure 13). However, there is a lack of understanding about what this means in practice (i.e., in terms of precise definitions, governance arrangements etc). It is likely to be more accurate to interpret this interest amongst some OPEM as a desire to have the opportunity to be involved and engaged in the design and management of housing that is intended to be better suited to the needs of OPEM.

Views about Specialised Housing for Older People

3.54 The evidence from the survey highlighted that although there is a limited understanding of housing for older people, in relation to responses to the survey regarding a move to specialised housing for older people, up to c.50% of OPEM would consider moving to this type of housing (i.e., with a minimum age criterion) (see figure 8). This is a higher proportion of people compared to Housing LIN research with older people in general. The qualitative research corroborated this finding; it indicated that following a change in family structures for some OPEM, there are some older people who would consider moving to specialised housing if they were better informed and it was culturally and/or religiously competent.

3.55 The evidence from the survey suggests that older people from South Asian communities are more likely to state that a barrier to moving to this type of accommodation is that they don't think their cultural/religious needs will be met either by staff (37%), other residents (29%), or the facilities available (27%). However, for older people from African/ African Caribbean communities a barrier to moving to this type of housing is still related to cultural/religious competency, but this is more about staff (20%) and facilities (20%) than other residents (8%) (see figure 12).

3.56 The qualitative research also indicated that there is still some stigma associated with a move to housing for older people, particularly amongst South Asian communities. However, it was felt that this would be diminished as people become better informed and more people move to this type of accommodation.

3.57   In terms of being culturally and/or religiously competent the qualitative research indicated that older people from both South Asian and African/African Caribbean communities are seeking specialised accommodation that:

- Provides culturally appropriate food (Halal, Caribbean/African dishes)

- Provides culturally appropriate social activities (For South Asian communities, carrom board, sewing, cooking. For African/African Caribbean communities, dominoes, music, cooking)

- Enables family and friends to stay (guest room, 2 bedrooms)

- Ensures staff and residents respect/understand and preferably share their culture and/or religion

- Provides culturally appropriate décor (artwork, patterns/colour palettes, furnishings)

- Celebrates cultural/religious celebrations (For South Asian communities, Islamic Festivals and Holy Days. For African/African Caribbean communities, Black History Month, Windrush Day)

3.58   In terms of being culturally and/or religiously competent, the qualitative research indicated that older people from South Asian communities specifically are also seeking specialised housing that:

- Is located close to a place of worship.

- Provides religiously appropriate facilities (prayer room, ablution facilities or wash basins that are lower for the elders to wash their feet as part of their daily ablution, and separate spaces for men and women, toilets that don't face a South Easterly direction towards Mecca).

3.59   Contrary to other research with older people from elsewhere, the evidence from the survey indicated that OPEM consider 50 to be a desirable minimum age for specialised housing; in other areas it is typically 55+ or 60+. In relation to preferences for types of specialised housing, the evidence from the survey found that a 'retirement village' was the most popular option; However, the qualitative research highlighted that many OPEM were not aware of different types of specialised housing options; the desirability of a 'retirement village' may be interpreted as a potential interest in the extensive communal aspects that are often associated with living in a retirement village type development.

Affordability

3.60   The qualitative research identified that there were a variety of financial and affordability considerations for OPEM in relation to future housing options. Evidence from the survey identified that just over 50% of respondents indicated that they would prefer to buy their own home; participants from both African/African Caribbean and South Asian communities stated that homeownership is of significant importance as it is considered

to be an investment, an achievement and there is a sense of pride in homeownership (see figure 13). Whilst Housing LIN research with older people from all ethnicities finds homeownership to be desirable, the reasons were more personal to the participants from OPEM in this research. I.e., people felt proud to be a homeowner from an ethnic minority.

3.61   Whilst the research indicated that some OPEM are more affluent homeowners, the evidence also identified OPEM from both African/African Caribbean and South Asian communities who are concerned about financial insecurity in the future, particularly where people are living alone; some respondents identified that these concerns also relate to the future costs of care services where individuals will not be eligible for local authority funded care, i.e. cost and affordability considerations extend beyond the cost of (alternative) housing.

3.62   Some home owning participants were concerned that their current homes may not give them sufficient equity to buy a more suitable home outright. Housing providers will need to consider a range of ownership options, including shared ownership for older people, in order for purchasing a more suitable home to be affordable to the greatest number of OPEM who are seeking this option.

3.63   This finding is consistent with similar research with older people from all ethnicities from elsewhere. However, the qualitative research also identified that there is a cohort of OPEM (from both African/African Caribbean and South Asian communities) in Kirklees who are homeowners but were seeking to rent from a social landlord in the future if they were to move to a more suitable home (see section 'tenure preferences'), in part due to affordability considerations (i.e. not having sufficient funds to purchase an alternative property that meets their needs). This interest in a potential shift of tenure in later life is not typically seen in comparable research and may have implications for the allocations policies of local social landlords in Kirklees.

3.64   Evidence from the survey identified that, of the respondents who would consider moving to housing with a minimum age criterion (specialised housing for older people), 18% stated that service charges would not be a barrier to moving to this type of accommodation and 22% indicated that it would not be a barrier, but this would depend on the type of services being provided. However, 18% of respondents indicated that service charges would be a barrier to moving to this type of accommodation (see figure 10).

3.65   These findings are similar to research with older people from all ethnicities from elsewhere and emphasise that providers of housing for older people need to provide services that are relevant and attractive to OPEM and, knowing what services will be included within service charges is also an important factor for older people from all ethnicities in decisions about their future home and what they are prepared to pay for.

3.66   For some South Asian participants in the qualitative research, there was interest in having a better awareness and understanding of Sharia compliant mortgage products which are non-interest bearing. This indicates that existing types of mortgages can be a barrier to homeownership for some OPEM and that financial service providers may need to offer a range of different finance options such as Sharia compliant mortgages.

Support Services

3.67 The evidence from the qualitative research identified that for many older people, from both African/African Caribbean and South Asian communities, the pattern of family life has been changing. For example, adult children, male and female, are working, more children are going away to university and then moving away for work reasons. Whilst OPEM from both communities identified that support from families will continue to be important for many older people, this is not likely to be possible to the same extent that family support may have been available in the past (also see section above, 'propensity to move').

3.68 The qualitative evidence indicates that where older people are no longer able to be supported by family to the same degree as may have occurred previously, it is important that the support they receive from others (e.g., from paid for support) is of high quality and is culturally and/or religiously competent.

3.69 It was reported in the qualitative research that there is a growing incidence of people encountering early onset of dementia but appearing undiagnosed within the South Asian communities. This was believed to be the case because some South Asian languages don't have a word for dementia, and this can lead to myths about what causes it. In turn, these means that people don't talk about it. This indicates that older people from South Asian communities need culturally competent information and advice on supporting people with dementia, as well as a need to ensure homes are dementia friendly.

3.70 Older people from both African/African Caribbean and South Asian communities stated that it is important for older people's wellbeing that they have access to culturally appropriate amenities, so they don't feel isolated; in practice this means living in homes and locations where there is access to shops, hairdressers, community centres, religious venues, arts, and music, that reflect their cultural background. The qualitative research indicated that for women from South Asian communities, access to open space was vital for their wellbeing as it provides a place to socialise.

3.71 For some OPEM who have considered whether to make a move to specialised housing for older people (e.g., sheltered housing or extra care housing), the nature of the support that is available is an important consideration. Evidence from the survey identified that whilst c.60% of older people from both African/African Caribbean and South Asian communities (see figure 8) were seeking the availability of an alarm service as a minimum requirement in specialised housing (which is similar to findings from research from elsewhere with older people from all ethnicities about housing and support preferences), c.38% of OPEM survey respondents were seeking an on-site staff presence, potentially provided 24/7; this is a higher percentage than is often found in findings from similar research elsewhere.

3.72 This evidence indicates that amongst those OPEM who were considering a move to specialised housing, providers of housing and support will need to consider the nature and extent of the staffing presence to meet OPEM's support preferences. The evidence from the qualitative research also identified that housing and support providers need to ensure that support is delivered is culturally and/or religiously competent in order for the service to be attractive to older people from both African/African Caribbean and South Asian communities.

Housing Options Information and Advice

3.73 The evidence from the survey identified that older people from both African/African Caribbean and South Asian communities were not well informed about housing options for older people. Over 60% of survey respondents were either 'not very well informed' (22%) or 'not informed at all' (43%). Only 10% of survey respondents stated they were 'very well informed' about housing for older people (see figure 7). The qualitative evidence indicated that those who are well informed tended to have personal or professional experiences with this type of housing.

3.74 The qualitative research also confirmed that amongst many OPEM, there was limited understanding about specialised housing for older people (such as sheltered housing and extra care housing) in particular and what it provides. There was also evidence that some OPEM did not make a distinction between a 'care home' and specialised housing for older people, e.g., sheltered housing was taken to be the same as a care home.

3.75 These findings are often replicated in research with older people from all ethnicities elsewhere, however the degree of the limited awareness and understanding amongst OPEM in Kirklees about different forms of specialised accommodation for older people is particularly high.

3.76 The evidence from the qualitative research was that OPEM from both communities were seeking independent advice from trusted people about their housing and support options in order that they can make informed decisions about their future housing options. Based on the qualitative evidence, in practice this means that existing community-based organisations are likely to be best placed to deliver this information and advice where they are already well trusted. To be effective, housing advice and information suited to older people needs to be culturally and religiously competency, it should be provided in community languages, face-to-face, and delivered in an appropriate setting.

3.77 Some OPEM said that they would be interested in viewing housing for older people schemes in person and having 'trial stays' or visits, which could be used as a marketing approach by housing providers. Some housing providers have used guest rooms/suites as an opportunity for short stays in housing for older people or a nominal cost.

3.78 Whilst having access to better information and advice about housing options for older people is often a finding from research with older people from all ethnicities elsewhere, a key distinction in relation to Kirklees is the preference, for many OPEM, that information and advice is provided face-to-face by local community organisations that are already known to, and trusted by, them. This indicates that there is a lack of trust of the Council amongst some OPEM.

4. Recommendations

4.01   These recommendations are based on the evidence from the research with OPEM in Kirklees. Some of the recommended actions may fall within the responsibilities of the Council whereas other recommended actions may fall within the responsibilities of the Council's local partners.

1.   Place

Staying Put and the role of Adaptations

4.02   Extend the range of information and advice available to both OPEM who are homeowners and renters on the adaptation options available to enable more people, who wish to do so, to consider ageing in their existing homes as a viable alternative.

4.03   Explore the potential for increasing the range of adaptations, and how these can be funded, that can support OPEM across different tenures to live well at home as they age. For example, in relation to providing annexes to homes that enable an older person from an ethnic minority to live in a multi-generational housing setting.

Existing Specialised Housing Services for Older People

4.04   The Council and other social landlords providing existing age-designated housing in Kirklees to work together to assess how to make it more attractive to older people from ethnic minority communities, for example by developing a service 'specification' for sheltered housing that ensures it is culturally and/or religiously competent. This type of 'service specification' could also be used as appropriate for new build age-designated housing developments to make them attractive to OPEM. In practice ensuring cultural and/or religious competency relates to a range of factors such as:

- Living in homes and locations where there is access to shops, hairdressers, community centres, religious venues, arts, and music, that reflect their cultural background.

- Having staff who include people who have experience of, or specific cultural and/or religious backgrounds themselves.

4.05   The Council with its social housing provider partners should consider rebranding age-designated housing in Kirklees, i.e., changing the language and terminology used to describe existing types of housing for older people; for example, to avoid some OPEM associating 'sheltered housing' with 'care homes'.

New Build, General Needs and Specialised Housing Developments including Tenure Mix

4.06   New build housing that is designed to be more suitable for older people as they age, needs to offer a range of tenures because for many older people from ethnic minorities, particularly from African/African Caribbean communities, rental options as well as home ownership options are necessary to maximise the attractiveness of a housing development to the widest range of older people.

4.07   Within new mainstream housing developments, include a mix of housing types that are attractive to OPEM seeking to move, including flats, houses, and bungalows (potentially less 'land hungry' semi-detached and terraced types of bungalows) that offer the features of 'care ready' housing and are part of inter-generational communities, to appeal to older people from ethnic minorities who don't want to move to age-designated housing.

4.08   Kirklees Council has plans in place to enable the delivery of additional extra care housing over the next few years. To better meet the needs of OPEM in relation to care housing the service needs to be designed to be culturally and/or religiously competent and the benefits need to be effectively explained to ethnic minority older people and their families (for example how it is different to a 'care home'), which is consequently likely to increase demand for extra care housing further.

4.09   The research showed that there was some interest in a 'retirement village' concept, which provides a mix of different sizes of properties, a mix of tenures with a wide range of facilities that are appealing to OPEM including cultural and/or religious facilities and access to on-site care. The Council should consider evidence from other areas in relation to different types of 'retirement villages' to determine the viability of this type of housing model for older people, including OPEM, in Kirklees.

Location Factors

4.10   The research identified that most OPEM are seeking to live in locations close to or on the outskirts of towns. When developing new housing in particular, and within the constraints of site availability, the locations that are most suited to older people from ethnic minorities are those that enable them to remain living in areas where they are close to family, where there are cultural amenities and, where appropriate, their religious needs can be met.

4.11   When considering locations for new build specialised housing and mainstream housing, in addition to site availability and land assembly related issues, ideally take account of the following factors that OPEM have said are of particular importance to them (in addition to the type of factors that are often cited from research with older people more generally, e.g., access to peace and quiet, areas with low levels of crime):

- Places that enable people to live with others who share the same cultural background and religion.

- Access to culturally relevant amenities

- Living close to a place of worship.

2.   People

Social Isolation and Loneliness

4.12   To address loneliness and social isolation experienced by some OPEM:

- In relation to specialised housing for older people, services should ensure that OPEM

can access cultural and religious amenities in the local community and the service should be provided in a way that reflects people's cultural background.

- In relation to OPEM living in mainstream housing, service providers such as Adult Social Care, Locala etc should have an increased focus on helping and encouraging OPEM users to connect with (including access arrangements, where amenities are not 'on the doorstep') cultural and/or religious amenities in the local community.

Engagement and Involvement of OPEM in Developing and the Management of Housing

4.13 The Council should seek to engage OPEM and their representatives through community forums and networks in relation to new housing developments to ensure that they are suited and attractive to OPEM. The OPEM Sounding Group has expressed an interest in remaining engaged beyond the study to support the Council in responding to the recommendations and continuing its invaluable support as a 'critical friend'.

4.14 Housing providers should involve OPEM and their representatives in the development of new housing schemes that are designed to appeal to OPEM in a way that has similarities with the participative elements of community-led housing models e.g., Housing Co-operatives

Training / Awareness among Staff

4.15 To meet the housing needs and aspirations of OPEM the Council could consider implementing a programme of training/awareness amongst staff and external partners in relation to the cultural and/or religious competency:

- In relation to development of new housing, covering planning, development, and service delivery

- In relation to existing specialised housing for older people, covering how to make these services more responsive to the cultural and religious needs of OPEM.

3.   Services

Housing Information and Advice

4.16 There is a need to explore how to develop comprehensive information and advice resources and support in relation to housing options for OPEM and the communications associated with such an approach. This may be similar to the approaches the Council has already taken to develop housing options advice and information for people with learning disabilities and people living with dementia. This would enable OPEM and their families to be well informed when considering their future housing requirements, including the advantages, disadvantages and constraints associated with different tenure options (renting from a social landlord including the Council, renting from a private landlord and home ownership).

4.17   Build relationships with community and third sector organisations that can best deliver a housing information and advice service for OPEM so that the service is provided via trusted community-based organisations that know the OPEM within their communities. This should include the offer of face-to-face services.

4.18   Work with local community and third sector organisations to agree the terms and language used to describe housing suited to OPEM, particularly specialised housing for older people, to remove and avoid any misconceptions and/or stigma associated with this type of provision.

Provision of Care/Support including Technology

4.19   Paid for care and support services, both in the community and in specialised housing for older people, need to be culturally and/or religiously competent (see examples in the section below). Care and support providers need to consider OPEM's cultural, and religious needs where appropriate, as part of the care/support assessment process.

4.20   There is a need to promote the role and benefits of assistive technology in supporting OPEM who wish to remain living in their existing homes.

4.21   In relation to both new build and existing specialised housing for older people, consideration should be given to the feasibility and cost/income options, such as through the service charge, of providing Wi-Fi throughout the building with digital access support and training for those OPEM who require this.

Characteristics of Housing and Associated Services

4.22   Housing and associated services, particularly specialised housing for older people, should have the following characteristics in order to be culturally and/or religiously competent and therefore attractive and responsive to OPEM:

- A staffing team that, as much as possible, reflects the ethnic diversity of the local population.

- In addition, the staff team should include people who have experience of, or specific cultural and/or religious backgrounds themselves, that is similar to the OPEM who are residents/potential residents.

- Housing providers and services, also have a key role to play to connect OPEM with local facilities in the community that meet their cultural and/or faith needs as appropriate, e.g., shops, places of worship, leisure amenities

- In specialised housing services for older people such as extra care housing, consideration should be given, within reasonable feasibility and cost constraints, of having a meals service that provides for diets and preferences reflecting the cultural background of OPEM.

About the Housing LIN

The Housing LIN is a sophisticated network bringing together over 20,000 housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for an ageing population. Recognised by government and industry as a leading 'ideas lab' on specialist/supported housing, our online and regional networked activities, and consultancy services:

- connect people, ideas and resources to inform and improve the range of housing that enables older and disabled people to live independently in a home of their choice

- provide insight and intelligence on latest funding, research, policy and practice to support

- sector learning and improvement showcase what's best in specialist/supported housing and feature innovative projects and services that demonstrate how lives of people have been transformed, and

- support commissioners and providers to review their existing provision and develop, test out and deliver solutions so that they are best placed to respond to their customers' changing needs and aspirations

To access a selection of related resources on the housing services needed to reflect the diversity of local populations, check out the Housing LIN's curated 'Diversity Matters' pages at: https://www.housinglin.org.uk/Topics/browse/HousingOlderPeople/DiversityMatters/

And for more information about how the Housing LIN can advise and support your organisation go to: https://www.housinglin.org.uk/consultancy/consultancy-services/

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Annexe 1: Summary of Research Method

A1.01   The method used for this research study is summarised. A definition of Older People from Ethnic Minorities applicable to this study was agreed with the Council. It was agreed that 'Older People' would include people aged 45 and over so that the views of the 'younger, older generation' were also considered and to allow the Council to better understand future as well as current older persons' housing need.

A1.02   It was agreed with the Council that this study would be open to all ethnic minorities, but the primary focus would be on older people from the most populous ethnic minority groups. It was identified that amongst the over 65 ethnic minority population, 1 in 4 are Pakistani, 1 in 5 Indian and 1 in 6 Caribbean, other white or Irish. Therefore, the study is focused on people from South Asian communities and people from African/African Caribbean communities

A1.03   The research study was split into three stages:

- Stage 1 – Engagement with local communities and method refinement.

- Stage 2 - Undertaking secondary and primary research.

- Stage 3 - Setting out findings and recommendations for the Kirklees district and its population about how to meet the identified housing needs of OPEM, based on the evidence from the research.

Stage 1 – Engagement

A1.04   We liaised with local ethnic minority communities and networks so that the engagement process was informed by their local knowledge; this helped to ensure successful and effective engagement for the primary research.

A1.05   In practice this meant that we held an initial 'Stakeholder Engagement Group' on 22nd October 2020 attended by approximately 20 people from local ethnic minority communities. The purpose of this session was to inform stakeholders about the research study and to work together to develop the research method, particularly in the context of the Covid-19 pandemic.

A1.06   The Stakeholder Engagement group consisted of key community contacts identified by the Council's Faith and Community Integration Team.

A1.07   Following the learning and feedback from the 'Stakeholder Engagement Group', we recruited a smaller 'Sounding Group' made up of 5 local people from target ethnic minorities to support the research study throughout. We met with this group 5 times throughout the study. The role of this group was to:

- Help design the research tools.

- Help to promote the research and provide extra reach into their communities.

- Help when we had gaps in the research data.

- Acting as a 'Sounding Board' for the key findings.

Stage 2 - Research

Secondary

A1.08   We undertook research making best use of available secondary data sources to generate a robust evidence base in relation to demographic and related factors about the older ethnic minority population in Kirklees.

A1.09   We conducted a demographic analysis of the older ethnic minority population in Kirklees, and the scale and pace of the increase in the short (to 2025) medium (to 2030) to longer term (to 2035).

A1.10   The purpose of the secondary research was:

- To better understand the current circumstances relevant to the future housing and support needs of the older ethnic minority population including population change over time, housing circumstances such as tenure and relative deprivation.

- To better understand current provision and planned housing development.

Primary

A1.11   The primary research was completed between May 2021 and August 2021.

A1.12   The purpose of the primary research was to provide evidence of the housing and support needs and preferences of older people from ethnic minorities:

- To gain a thorough insight into the needs and preferences of older people from ethnic minorities identified by the Council in relation to the current range of provision and the nature of the future specialist or mainstream housing provision required.

- To focus on the range of factors that are important to older people from ethnic minorities in influencing future decision making about housing, care and support options.

- To explore the factors that influence older people from ethnic minorities' uptake of specialist housing and how this might be addressed.

- To understand the aspirations of the younger ethnic minority population for later living accommodation and how to meet their housing needs in the longer term.

A1.13   To maximise insight about the preferences of older people from ethnic minorities in Kirklees for housing and associated services, and to generate the most robust evidence base, we worked with the Council and the Sounding Group to agree the most appropriate methods to engage with the different ethnic minority communities.

A1.14 We ensured that participants language requirements were met by translating the survey into Urdu and Gujarati, as suggested by the Council's Community Languages Team, as well as offering alternative translations if requested. We also ensured that translators were provided or that researchers spoke community languages in the qualitative research where required. We also considered the gender of researchers to meet cultural requirements.

A1.15 We were aware that the terminology that is used in the specialist housing sector may not readily translate into the community languages of participants, and we used simple descriptions and visual aids where necessary. We also signposted people to key council and third sector services.

A1.16 The engagement process that was shaped by the Council and the Stakeholder Engagement Group involved using a mixed mode approach:

- Attendance at a sample of pre-existing community-based groups that include people from ethnic minorities aged 45+

- Bespoke focus groups aimed at a sample of people aged 45+, including a sample of the younger generation.

- Targeted interviews in person or over the phone with individuals who may experience barriers to participation in focus groups and existing community groups.

- An online and paper-based survey, including the use of supported completion using interviewers, to complete the survey with respondents.

A1.17 The survey was accessible online via Kirklees Council's Together Involve and the link was publicised by Kirklees Council, through local voluntary groups and through social media. Paper copies were also distributed in Council facilities (e.g., libraries, leisure centres), age-designated housing schemes and by some local social landlords. In total over 1000 paper copies were distributed. The Housing LIN also shared the survey with Housing LIN members in the Kirklees area.

A1.18 Recruitment for the focus groups and interviews was undertaken by the Housing LIN team with the help of the Sounding Group and key community stakeholders.

A1.19 Due to restrictions in place at the start of the engagement work as a result of the COVID-19 pandemic, a number of focus groups and interviews took place virtually.

A1.20 In the latter part of the engagement work, we identified with the Sounding Group a lack of engagement with Mosques as part of this research. The Sounding Group expressed that engaging with Mosques was vital to this piece of work given the importance of the Mosque in local Muslim communities, particularly men. We were able to work with two local Housing LIN Associates to conduct face-to-face engagement with people attending Mosques.

A1.21 The table below shows how many individuals were engaged with in the quantitative and qualitative primary research. The quantitative research refers to the survey and the qualitative research refers to the focus groups and interviews.

A1.22   The table below provides the total number of research participants (484). The quantitative research (survey) also received responses from 'White British' respondents, whilst this group is not the target audience for this study the survey was open to all. These responses have been excluded from the analysis in Stage 3.

Table 1. Research Study Participants

	Quantitative Research (survey)	**Qualitative Research**	
Total:	235 (including White British)	**25 Focus Groups**	**290 attendees**
	177 (excluding White British)	**17 Interviews**	**17 participants**
Total Overall:	**484** (excluding White British)		
	542 (including White British)		

Primary Research Demographics

A1.23   The demographics provided give an estimate based on data collected via the survey and estimated through the qualitative research. Whilst we endeavoured to collect demographic information from qualitative research participants using a demographic questionnaire, it was not possible to collect the demographic information from all participants.

A1.24   The quantitative and qualitative research engaged with people from a range of ages. The majority survey respondents (62%) were between 45 and 65 years old. This is typical of responses to similar surveys, and we endeavoured to make up for this disparity in the qualitative research. Through the qualitative research we spoke with individuals between the ages of 45 and 90 years of age. In some cases, we were able to speak with younger people on their older relative's behalf.

A1.25   The majority of survey respondents were female (57%). The majority of the qualitative research participants were male, this is because a significant number of focus groups were conducted at mosques.

A1.26   This study engaged with people from different religions. The majority of the research participants were Muslim, followed by those that identified as Christian. We engaged with a minority of participants who identified as Sikh or Hindu.

A1.27   This study primarily engaged with people from the two target 'cohorts', African/African Caribbean communities and South Asian communities. 41% of survey respondents preferred not to state their ethnicity, these responses have been counted as part of this study. Responses from White British respondents have not been included in the survey results.

A1.28 The study engaged with people across all tenures although the majority of participants were homeowners. However, we also engaged with people that rent, either from a private landlord, the council or a housing association, and people currently living in age-designated properties. Some owner occupiers were also able to give us secondary insights into the experience of renters.

A1.29 This study engaged with a mixture of people from both North and South Kirklees.

Stage 3 – Findings and Recommendations

A1.30 Drawing on the evidence base covered in Stages 1 and 2, findings and recommendations to help the Council, planners, developers and service providers ensure the housing needs and preferences of older people from ethnic minorities' are better met now and in the future.

Annexe 2: Demographic Context

A1.31 In order to produce population estimates and projections disaggregated by ethnic minority group, gender and age, the following datasets have been used:

- ONS mid-year population estimates for the UK (2020)[20]

- 2011 UK census data (ONS / Nomis)[21]

- ONS 2018-based subnational population projections for England[22]

A1.32 Table 1 shows the over-45 population in Kirklees disaggregated by ethnic minority group.

A1.33 In order to produce current estimates of the ethnic minority population in Kirklees the 2011 census data has been used to provide baseline data for each of the ethnic minority populations in Table 2, and the ONS mid-year population estimates (2020) dataset has been used to project the census population figures to 2021, based on the overall population growth for the older population in Kirklees.

A1.34 Similarly, for Table 3, the ONS 2018-based subnational population estimates have been applied to the 2021 estimates for the ethnic minority populations to project the total ethnic minority populations forward for five-year intervals up to 2035. Tables 5 and 6 show these projections disaggregated by ethnicity among the over-45 and over-65 population groups.

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[20] ONS: Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland; released in 2021.

[21] ONS / Nomis: 2011 UK census – DC2101EW – Ethnic group by age by sex.

[22] ONS: Subnational population projections for England: 2018-based; released in 2020.

Table 2. Older Population in Kirklees (Demographics), 2011 Census Data projected to 2021.

Ethnic group	All age groups	Over-45s		Over-55s	Over-65s	Over-75s	Over-85s
Overall population: all ethnicities	443,087	194,013		134,801	80,043	36,340	9,878
White: British	339,437	157,801		107,231	60,990	27,864	7,563
Mixed / multiple ethnic group: total	10,260	1,121		373	215	96	12
Asian / Asian British: total	71,036	13,073		7,413	3,295	1,313	184
Of which Indian	21,795	4,897		2,838	1,215	436	65
Of which Pakistani	43,808	7,199		4,047	1,858	786	108
Black / African / Caribbean / Black British: total	8,284	3,018		1,501	1,035	413	47
Of which African	2,477	305		94	38	8	0
Of which Caribbean	4,848	2,465		1,346	960	394	46
Other ethnic group: total	2,841	422		208	82	34	9
Ethnic minority total population	103,650	36,212		27,570	19,053	8,476	2,315

Source: UK 2011 census (ONS / Nomis) and ONS 2020 mid-year estimates for the UK (used to project the census data to 2021)

N.B. The category 'Mixed / multiple ethnic group: total' accounts for White & Black African, White & Black Caribbean, White & Asian and other mixed-race individuals. This applies to all instances of 'Mixed / multiple ethnic group: total' figures in this report.

A1.35   Table 2 shows that there is an estimated total population of 443,087 people across all age groups in Kirklees, of which the White British population represents 339,437 of the total population and the ethnic minority population represents 103,650 of the total population. The percentage representation of the total population is c.77% and 23% for the White British and ethnic minority populations respectively.

A1.36 The total over-45 population within Kirklees is 194,013 people (Table 3), of which the White British population represents 157,801 of this population people and the ethnic minority population represents 36,212 of this population. The percentage representation of the total population is c.81% and 19% for the White British and ethnic minority populations respectively.

A1.37 The largest ethnic minority group is Asian / Asian British, and within this group the Pakistani ethnic group represents the largest proportion of older people from an ethnic minority.

Table 3. Population Projections in Kirklees (by age category)

Age cohort	Population group	2021	2025	2030	2035
Over-45s	Total	194,013	199,412	206,677	213,008
	White British	157,801	162,219	168,058	173,265
	Ethnic Minority	36,212	37,193	38,609	39,743
Over-55s	Total	134,801	143,528	150,751	154,764
	White British	107,231	114,201	119,885	123,102
	Ethnic Minority	27,570	29,327	30,866	31,662
Over-65s	Total	80,043	85,489	93,436	101,329
	White British	60,990	65,138	71,176	76,604
	Ethnic Minority	19,053	20,351	22,260	24,725
Over-75s	Total	36,340	42,180	45,517	49,391
	White British	27,864	32,250	34,914	37,867
	Ethnic Minority	8,476	9,930	10,603	11,524
Over-85s	Total	9,878	10,998	12,622	15,912
	White British	7,563	8,418	9,666	12,184
	Ethnic Minority	2,315	2,580	2,956	3,728

Source: 2011 UK census (ONS / Nomis) and ONS 2018-based subnational population projections for England. N.B. The ONS 2018-based subnational data has been used to apply the projected growth rate for the older population in Kirklees to the 2021 estimates.

A1.38 The above projections show that the ethnic minority population aged over-45 within Kirklees is expected to increase by approximately 3% between 2021 to 2035 (Table 4);

A1.39 however, the projected growth rates in the over-55 and older cohorts is more significant.

A1.40 Tables 5 and 6 show the projected older ethnic minority population for the over-45 and over-65 age categories, disaggregated by ethnicity. The percentage changes are relative to the 2021 population estimates.

Table 4. Percentage Change in Older Population (applied to the current ethnic minority populations)

Age Group	2025	2030	2035
Over-45	2.8%	2.1%	3.0%
Over-55	6.5%	6.5%	9.8%
Over-65	6.8%	11.8%	14.8%
Over-75	16.1%	16.7%	25.6%
Over-85	11.3%	25.3%	35.9%

Source: ONS 2018-based subnational population projections for England

Table 5. Over-45 Ethnic Minority Population in Kirklees (males and females), projected to 2025, 2030 and 2030.

Ethnic Group	2025	2030	2035
White: British	162,219	168,058	173,265
Mixed / multiple ethnic group: total	1,153	1,194	1,231
Asian / Asian British: total	13,439	13,922	14,354
Of which Indian	5,034	5,216	5,377
Of which Pakistani	7,400	7,667	7,904
Black / African / Caribbean / Black British: total	3,103	3,214	3,314
Of which African	314	325	335
Of which Caribbean	2,534	2,625	2,706
Other ethnic group: total	434	450	464

Source: UK 2011 census (ONS / Nomis), ONS 2020 estimates for the UK and ONS 2018-based subnational population projections. N.B. The ONS 2018-based subnational data has been used to apply the projected growth rate for the older population in Kirklees to the 2021 estimates.

Table 6. Over-65 ethnic minority population in Kirklees (males and females), projected to 2025, 2030 and 2030

Ethnic Group	2025	2030	2035
White: British	65,138	71,176	76,604
Mixed / multiple ethnic group: total	229	251	270
Asian / Asian British: total	3,519	3,845	4,138
Of which Indian	1,297	1,417	1,526
Of which Pakistani	1,984	2,168	2,334
Black / African / Caribbean / Black British: total	1,106	1,208	1,300
Of which African	40	44	47
Of which Caribbean	1,025	1,120	1,206
Other ethnic group: total	87	95	103

Source: UK 2011 census (ONS / Nomis), ONS 2020 estimates for the UK and ONS 2018-based subnational population projections. N.B. The ONS 2018-based subnational data has been used to apply the projected growth rate for the older population in Kirklees to the 2021 estimates.

Annexe 3: Survey Evidence

A1.41   The following charts and tables present the key findings from the online survey.

Figure 1. Respondents' plans about moving
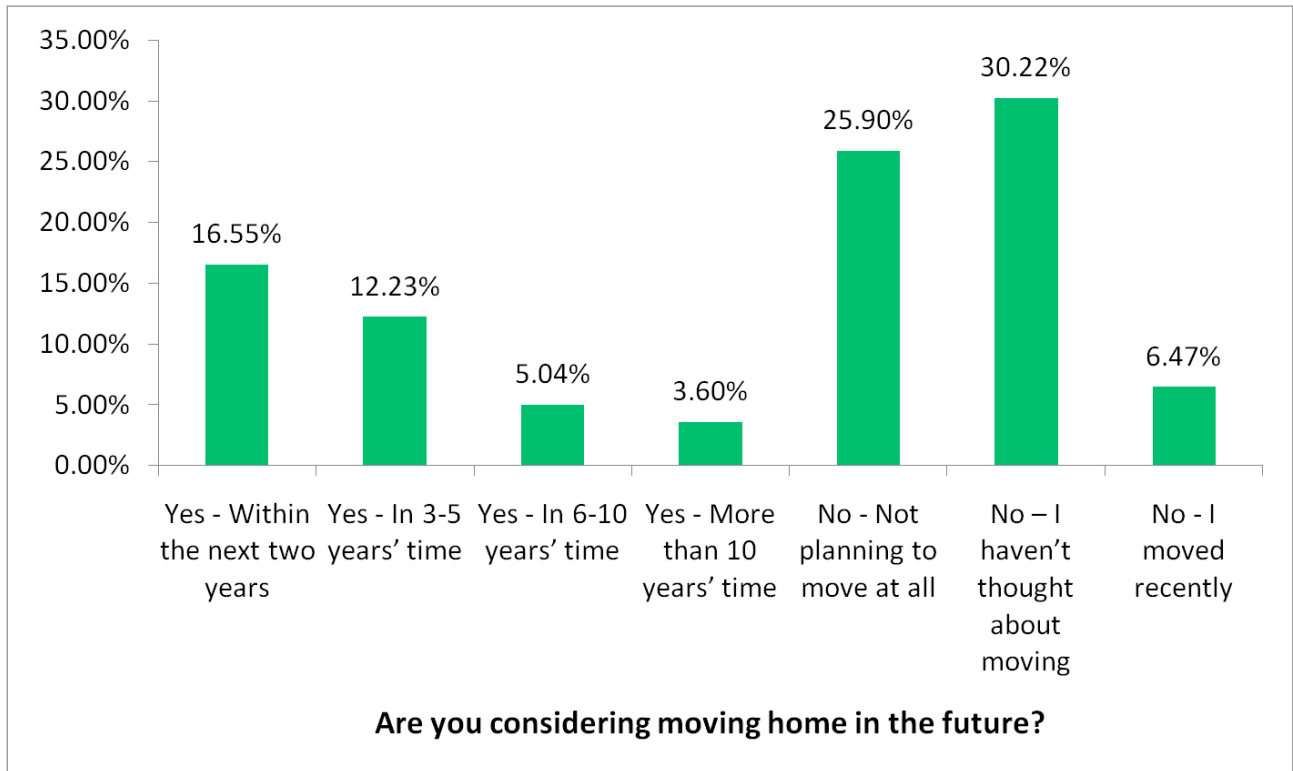
Figure 2. Respondents preferred housing type
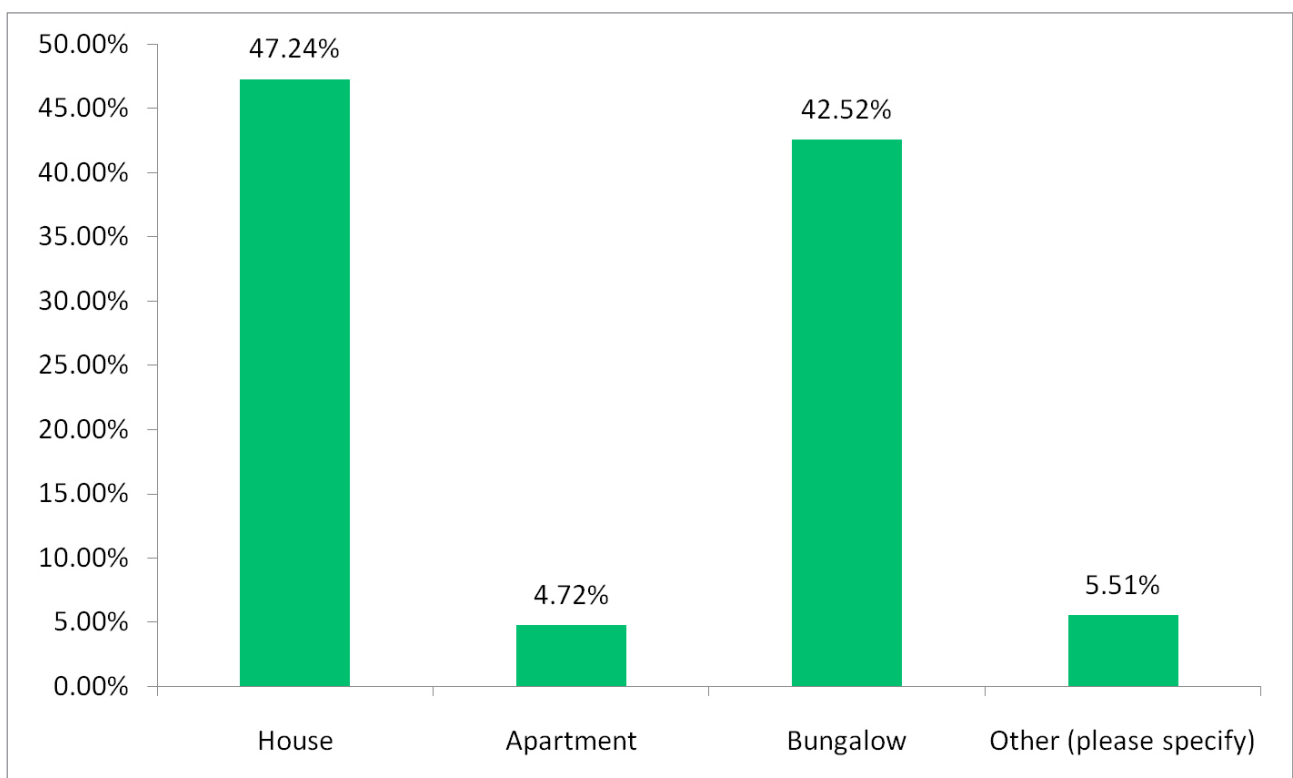
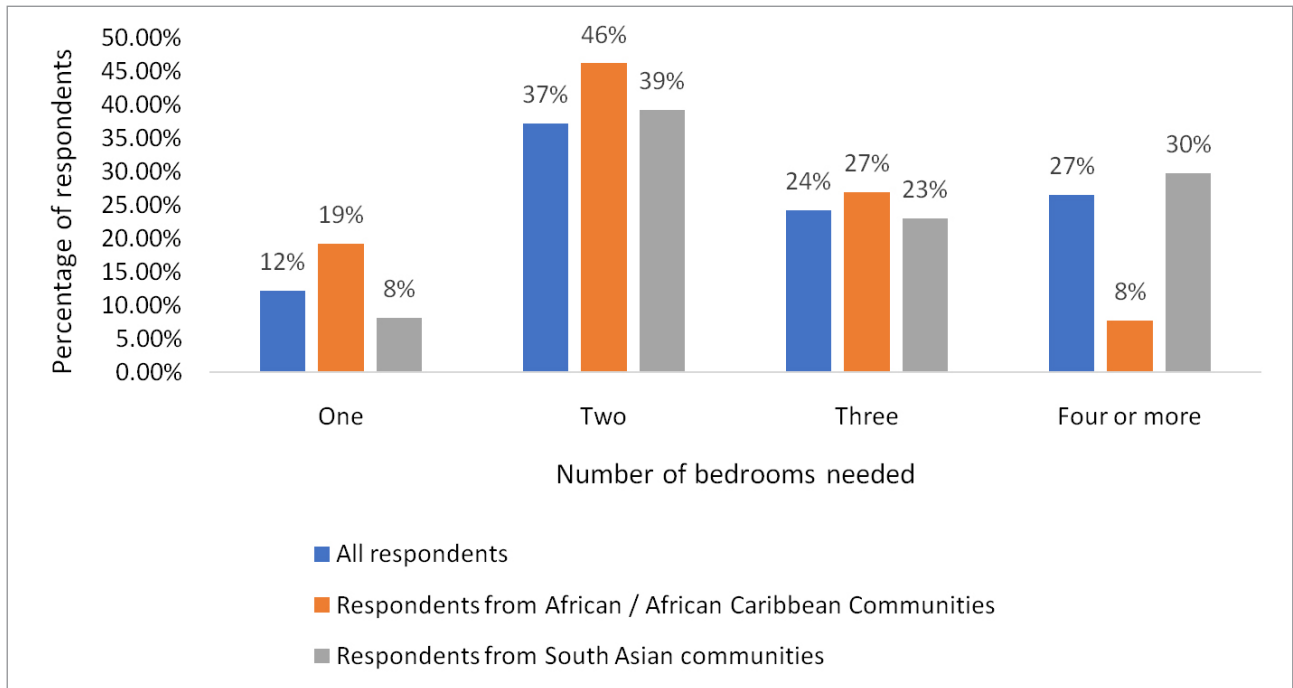**Figure 3. Respondents preferred number of bedrooms**

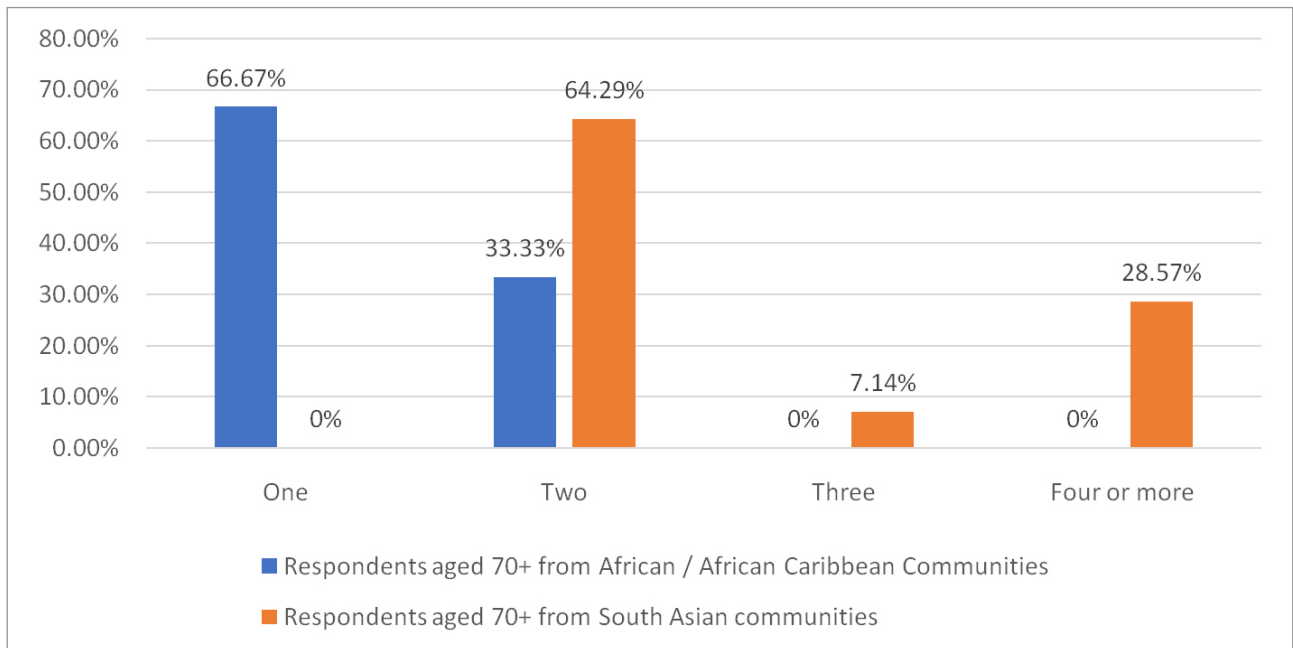

Figure 4. Respondents aged 70+ preferred number of bedrooms
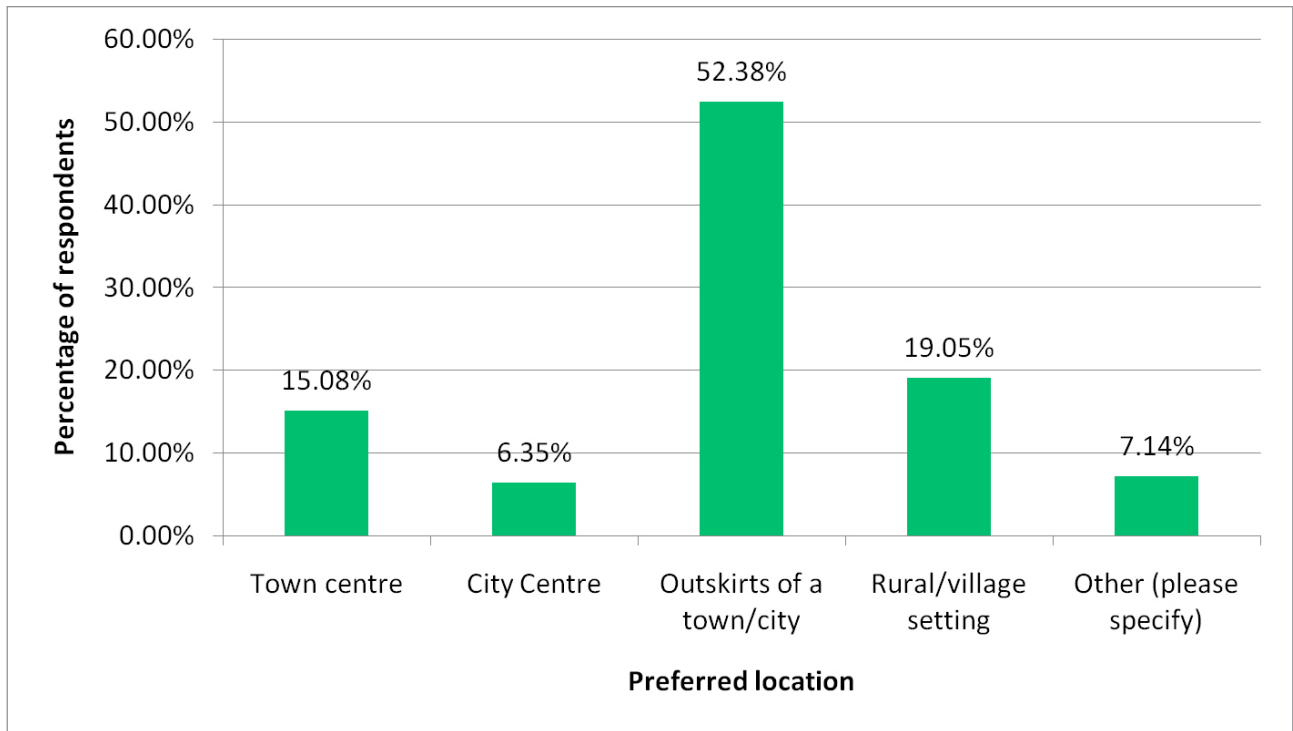
Figure 5. Respondents preferred location

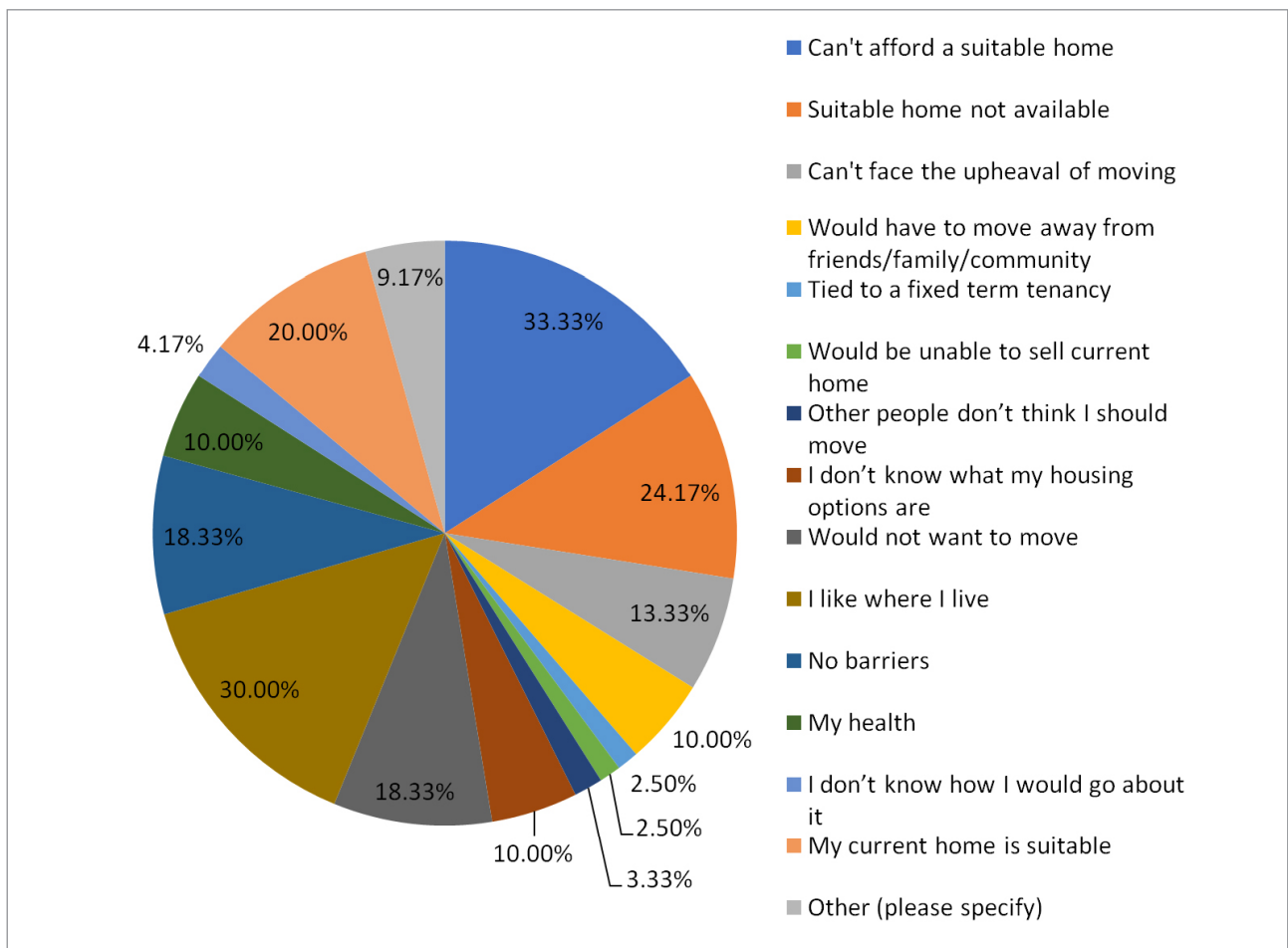**Figure 6. Factors that prevent respondents from moving**

Table 7. Main Reasons to Consider a Move

Reasons to move home	All responses	Responses from African/ African Caribbean communities	Responses from South Asian communities
For peace and quiet	33.87%	40.00%	30.00%
To live in a home that is easier to maintain	33.06%	44.00%	31.43%
To be closer to family and friends	30.65%	44.00%	32.86%
To reduce my bills and maintenance costs	29.03%	48.00%	24.29%
To live in a community of like-minded people	29.03%	32.00%	28.57%
To live in a smaller home	26.61%	36.00%	28.57%
For health-related reasons	26.61%	32.00%	27.14%
To feel safe and secure	25.81%	36.00%	27.14%
To live in an area with more green space	25.81%	24.00%	24.29%
To live in a more accessible home, to be more mobile	24.19%	28.00%	22.86%
To live in an area with less crime	24.19%	28.00%	24.29%
To be closer to a place of worship	18.55%	0.00%	24.29%
To live in a larger home	17.74%	4.00%	15.71%
To have access to care or support services	14.52%	12.00%	17.14%
For financial reasons e.g. To release equity	9.68%	28.00%	4.29%
To be closer to a town / neighbourhood centre	9.68%	20.00%	7.14%
I am dissatisfied with the state of repair of my home	7.26%	8.00%	5.71%
I have problems with my neighbours	6.45%	8.00%	4.29%
Because my family want me to	5.65%	12.00%	5.71%
To live in a home that is less crowded	3.23%	4.00%	2.86%
I am coming to the end of my tenancy	2.42%	0.00%	2.86%
I have problems with my landlord/housing manager	0.81%	0.00%	0.00%

Table 8. Essential aspects that a property would need to have for a respondent to consider moving

Essential aspects of a property	All responses	Responses from African/ African Caribbean communities	Responses from South Asian communities
My own garden	64.52%	69.23%	65.28%
Close to facilities e.g., GP, NHS	60.48%	65.38%	63.89%
My own front door	60.48%	73.08%	61.11%
Feeling safe / security	44.35%	53.85%	47.22%
Close to public transport	42.74%	69.23%	34.72%
A garage or parking	41.94%	50.00%	38.89%
Ability to have family and friends to visit or stay	41.94%	57.69%	40.28%
Close to a place of worship	41.13%	15.38%	51.39%
Close to my existing community	39.52%	38.46%	45.83%
Low-cost energy	39.52%	57.69%	41.67%
Wi-Fi access	37.90%	65.38%	30.56%
Close to where I live now	37.10%	30.77%	40.28%
Living among people who share my cultural background	34.68%	26.92%	43.06%
Area with cafes and shops	33.87%	53.85%	27.78%
Quiet surroundings/ neighbourhood	33.87%	42.31%	30.56%
That I wouldn't need to move again	33.06%	53.85%	29.17%
Living among people who share my religion	29.03%	7.69%	40.28%
Ability to live with family	28.23%	15.38%	34.72%
Living in a diverse neighbourhood with people from different backgrounds	27.42%	38.46%	27.78%
Adequate storage	27.42%	38.46%	22.22%
Connected to local community	25.00%	23.08%	29.17%
Staff who understand my culture	25.00%	19.23%	30.56%

Security of tenure (able to stay in the property for as long as I wish)	24.19%	42.31%	19.44%
Ability to live with partner/spouse	23.39%	23.08%	25.00%
A prayer room	22.58%	0.00%	27.78%
Living among people who are a similar age to me	21.77%	23.08%	25.00%
Supported with digital technology such as Smart TVs, Voice Assistants (Alexa/Google Home)	20.97%	26.92%	16.67%
Living among people from a variety of ages	19.35%	23.08%	23.61%
No shared areas	19.35%	38.46%	13.89%
Social opportunities	18.55%	23.08%	19.44%
An accessible home where I can be more mobile	17.74%	23.08%	16.67%
Able to change/personalise décor	16.94%	26.92%	13.89%
Recognised utilities e.g., gas for cooking	16.94%	23.08%	13.89%
Access to activities e.g., Gym, reading groups	16.13%	23.08%	13.89%
Multi-lingual staff	13.71%	0.00%	20.83%
A balcony	12.90%	3.85%	16.67%
Able to have pets	12.90%	7.69%	12.50%
Having care or support services available onsite	12.10%	3.85%	18.06%
A launderette on site	12.10%	11.54%	13.89%
A Housing Association led by people from the same ethnicity as me	10.48%	19.23%	9.72%
Catering available onsite	8.87%	3.85%	12.50%
Storage for mobility equipment	8.06%	0.00%	11.11%
Shared communal area e.g., lounge	7.26%	3.85%	11.11%
A shared garden	5.65%	0.00%	9.72%
Other (please specify)	5.65%	0.00%	6.94%

Figure 7. How well-informed respondents feel about 'housing for older people' (i.e., housing with a minimum age criterion (e.g., 55+)?
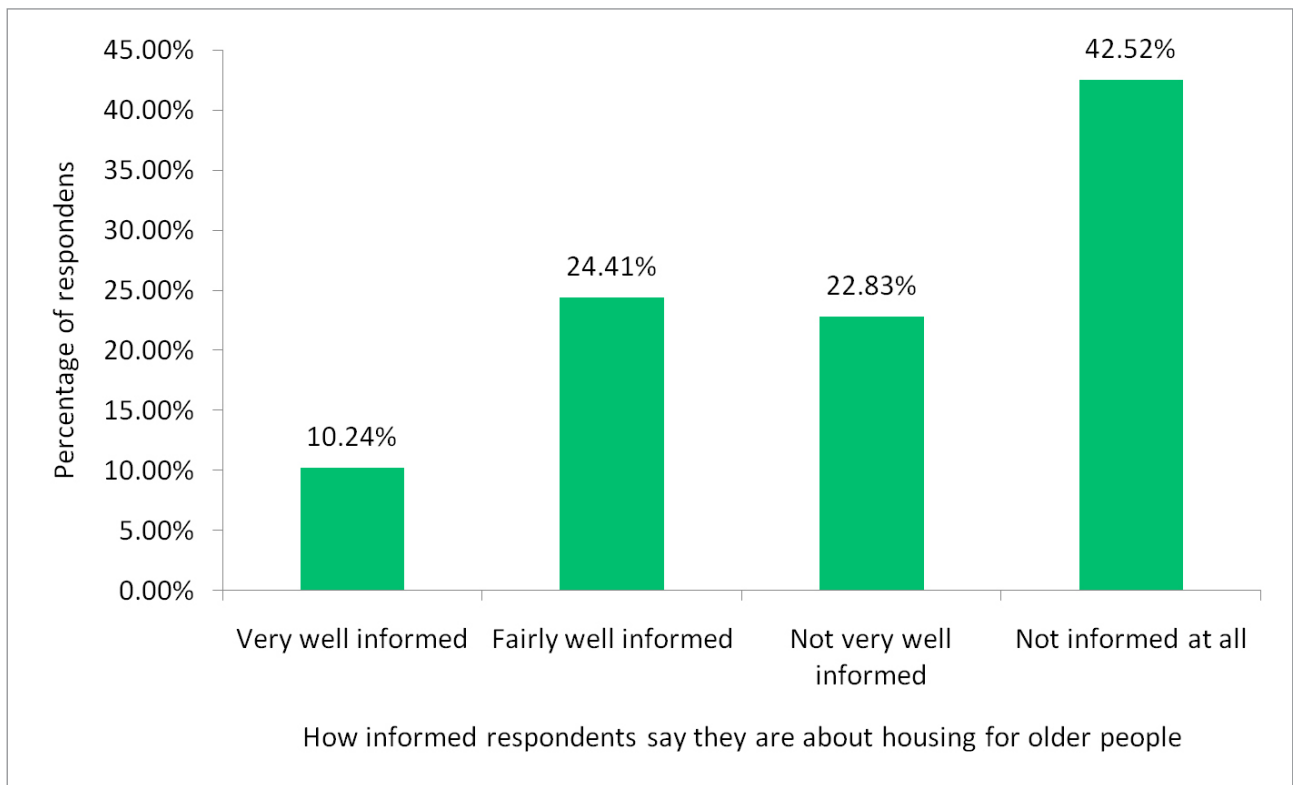

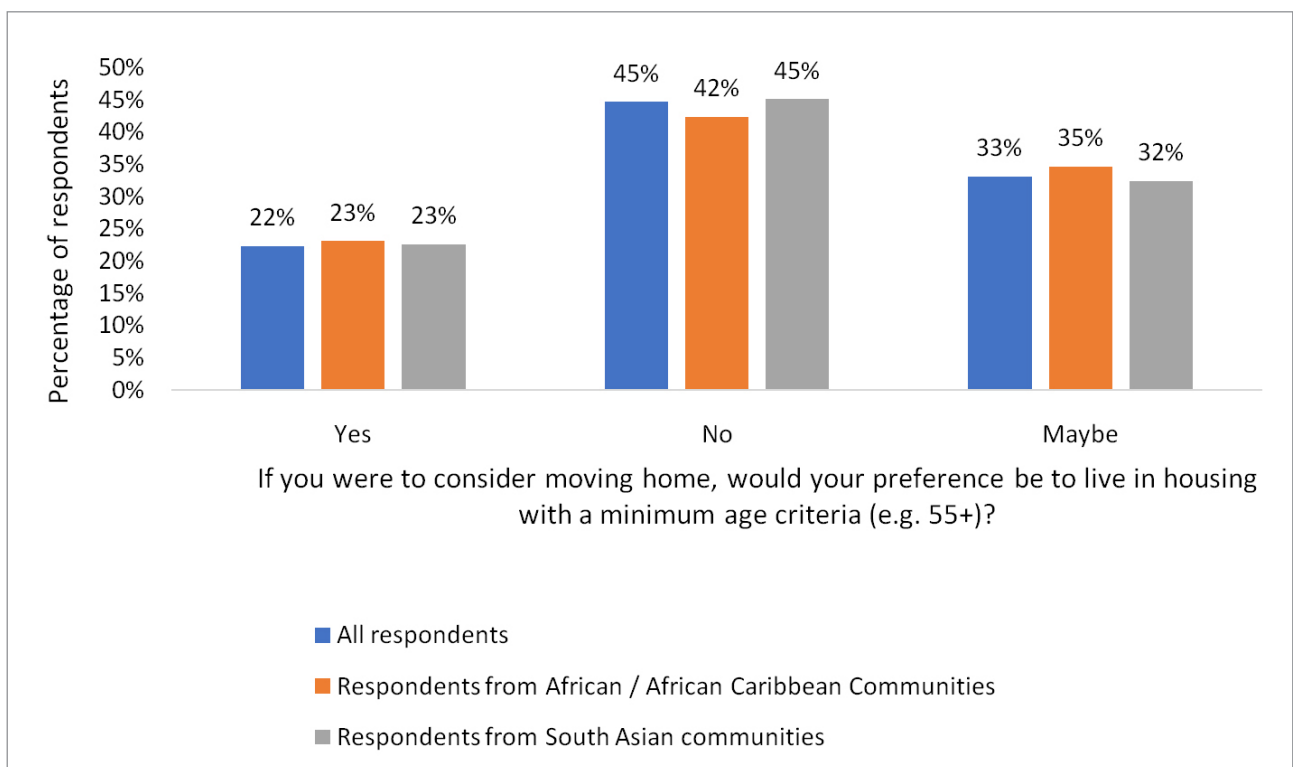**Figure 8. Respondents' preference to move to housing with a minimum age criterion**

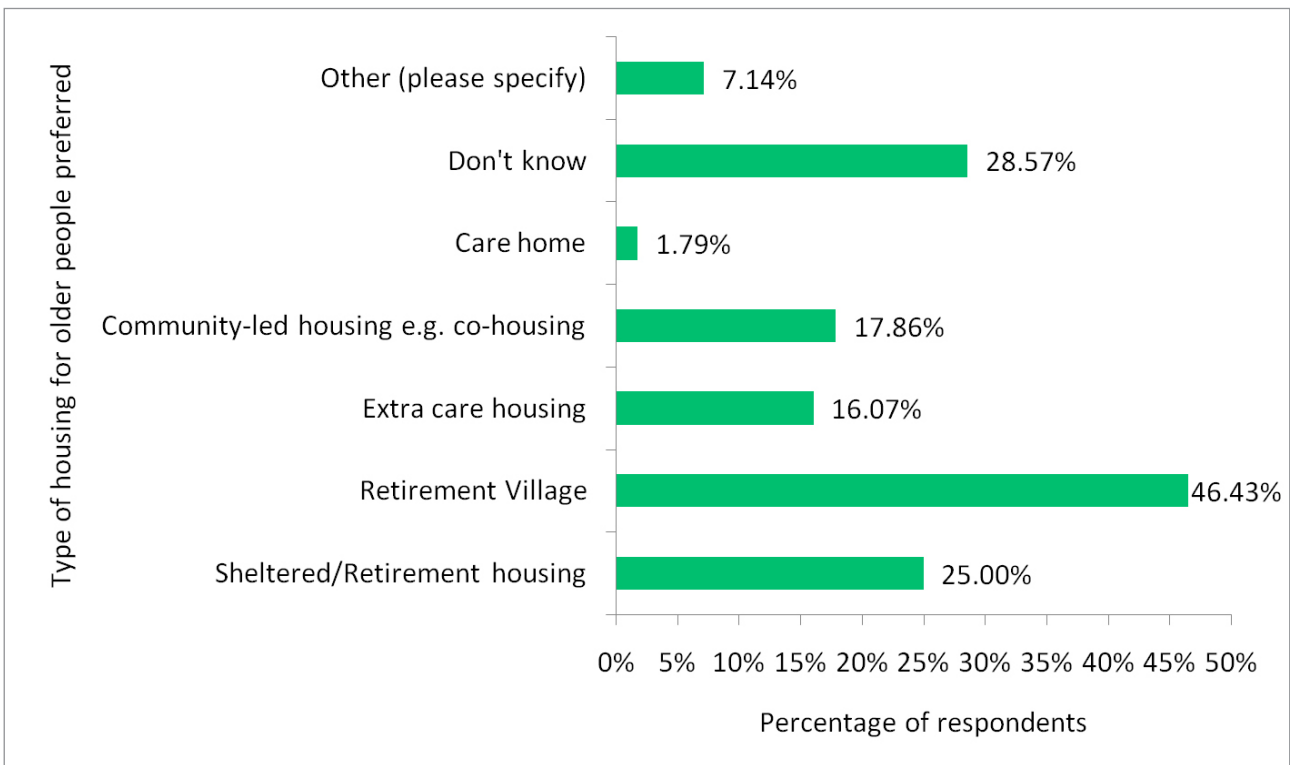**Figure 9. Respondents' preferred type of housing option for older people**

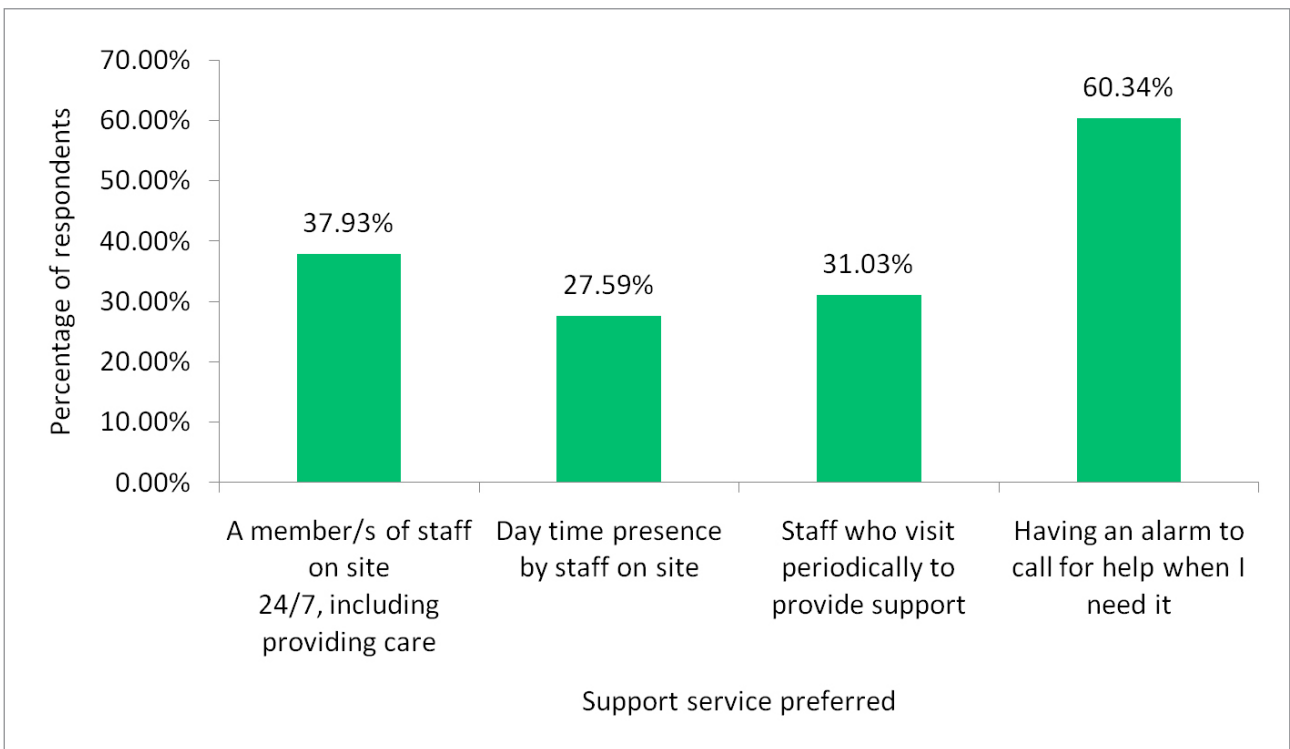**Figure 10. Support services preferred in housing for older people**

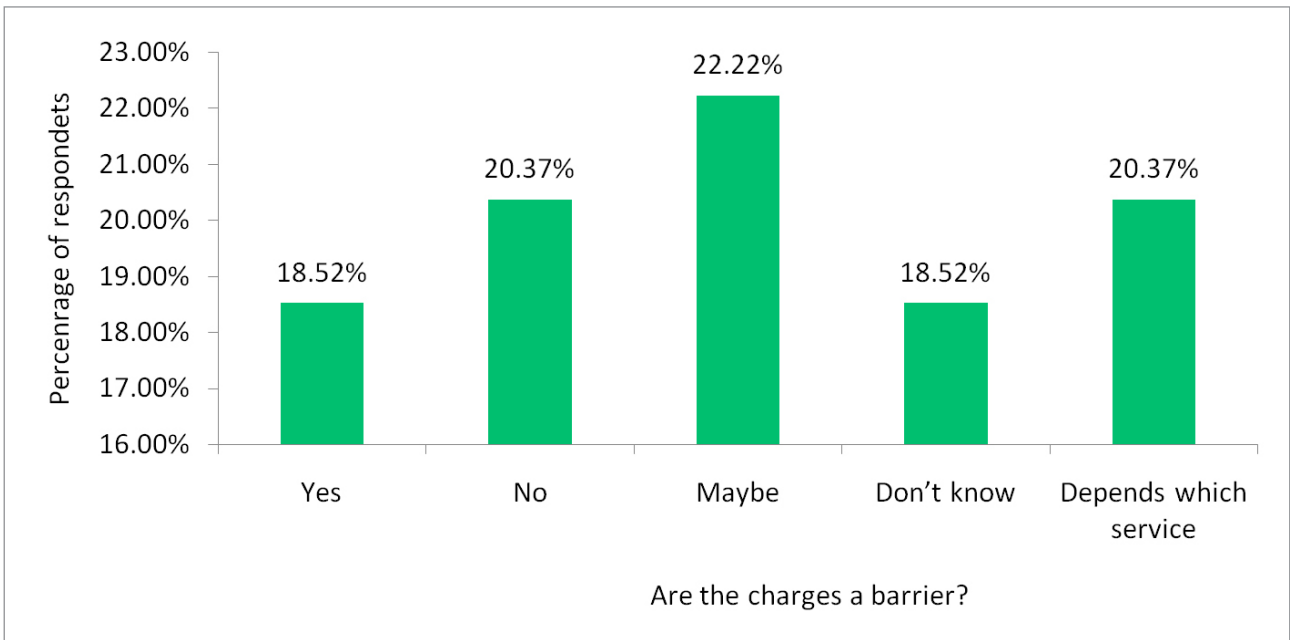**Figure 11. Respondents' views on whether the charges associated with housing for older people are a barrier**

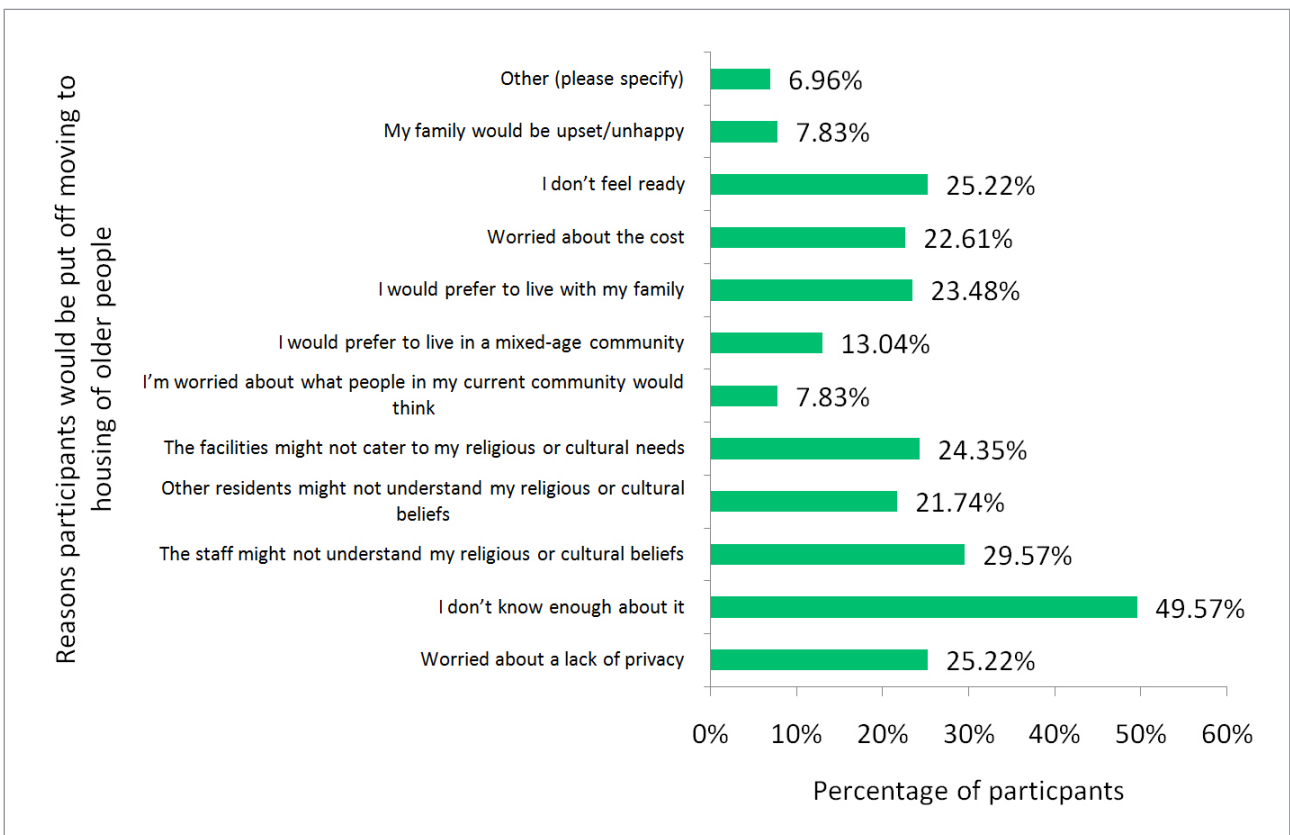**Figure 12. Reasons all participants would be put off moving to housing for older people**

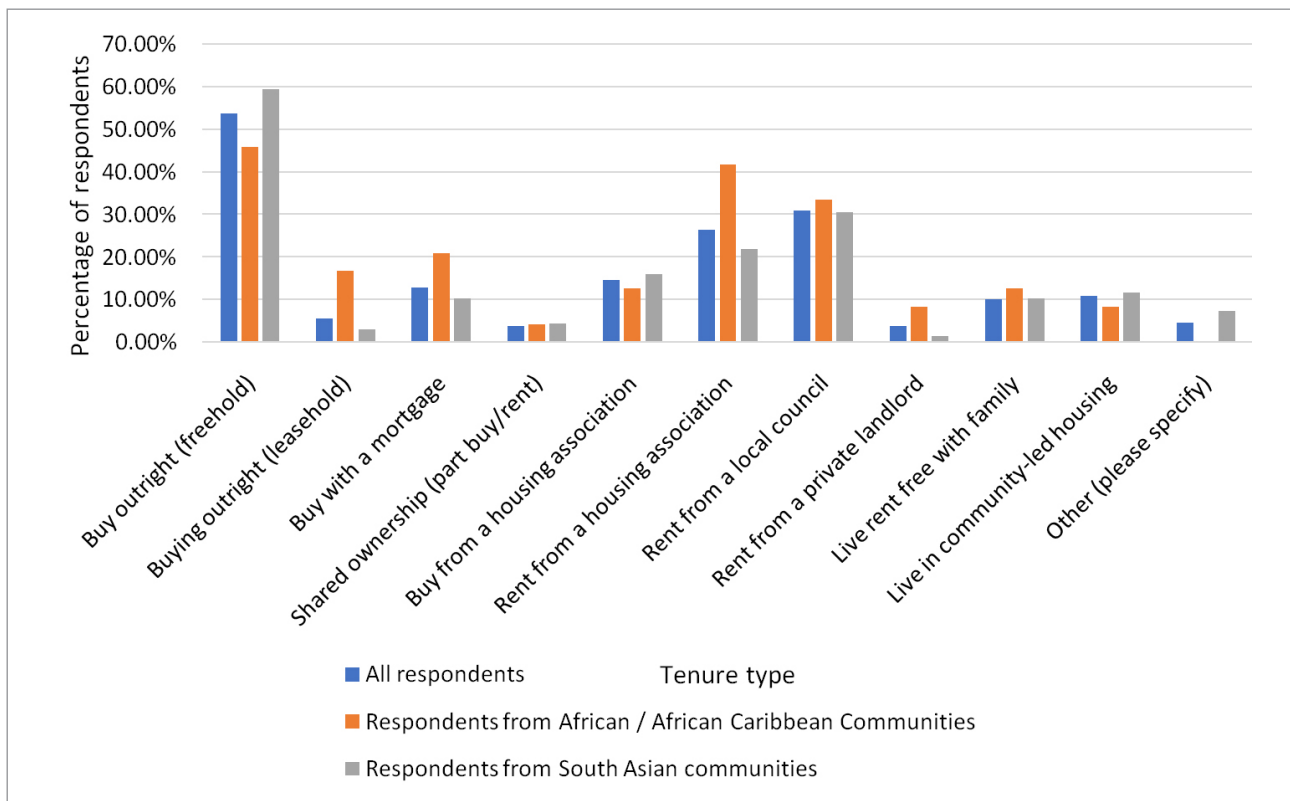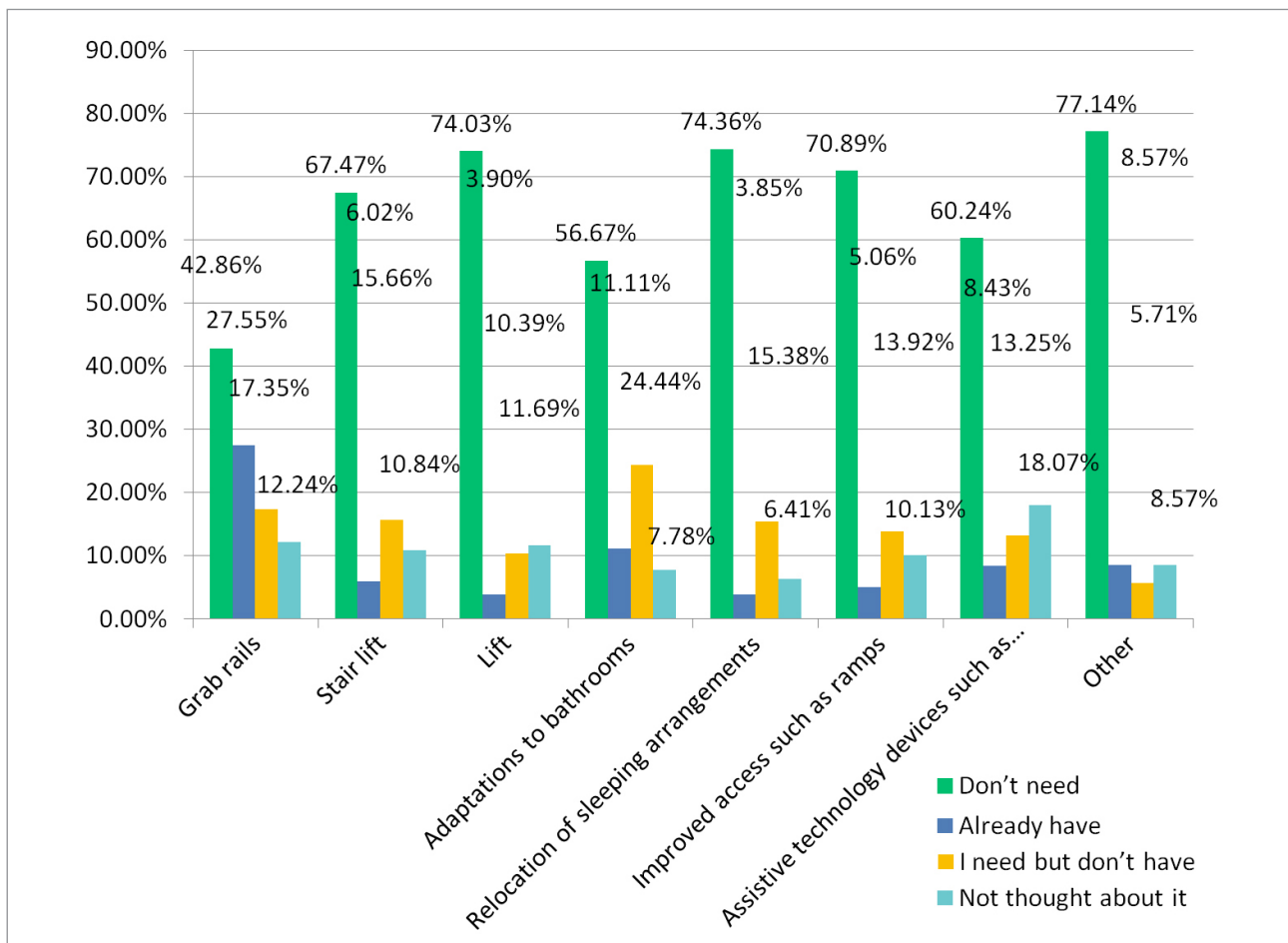**Figure 13. Respondents preferred tenure type**

Figure 14. Changes and adaptations that respondents have had done or need to make

Annexe 4: List of Participants (conducted as part of the qualitative research)

Focus Groups

- Kirklees Carers Count, Huddersfield

- Kirklees Black Lives Coalition (2 groups)

- Oasis Day Care, St John's Resource Centre, Huddersfield

- Kirklees Council BAME Employee Network

- Jamacia National Council Huddersfield

- Ravensthorpe Community Centre, Dewsbury

- Third Sector Leaders/Thornton Lodge Action Group

- Darul Ilm Mosque, Brewery Lane, Thornhill Lees, Dewsbury

- Abubakar Mosque 555 Lees Hall Road, Dewsbury

- Snowdon Street Mosque, Batley

- Al-Hidayah Mosque, Caledonian Road, Dewsbury

- Masjid Uthman, 38 Green Lane, Dewsbury

- Bilal Mosque, Off Parker Road, Dewsbury

- Salfia Mosque and Centre Stoney Bank Road, Dewsbury

- Zakaria Mosque, South Street, Dewsbury

- Madina Mosque, Mount Pleasant, Batley

- Henry Street Mosque, Batley

- Talha Mosque, Off Oxford Road, Dewsbury

- Crawshaw Street Mosque Dewsbury

- Masjid Noor Lees Hall Road Dewsbury

- Madina Mosque Hall Batley

- Sikh Temple, Prospect Street Huddersfield

- Milen Day Centre

Telephone Interviews

- Sadeh Lok Housing Association residents

- Connect Housing residents

- Local people identified by Sounding Group member, Iqbal Bhana

Other groups engaged as part of this research

- Yorkshire Housing

- Kirklees Libraries

- Calderdale and Huddersfield NHS Foundation Trust

- Clare Hill Community Centre

- Empathy Group Dewsbury

- Pakistan Kashmire Welfare Association

- Indian Muslim Welfare Society

- Kumun Y'all

- Healthwatch Kirklees

- Age UK

- Horizon Care – Batley

- Privilege Home Care – Dewsbury

- Alzheimers Society

- Batley Food Bank

- Kirklees Libraries

- Locala

- NHS Greater Huddersfield Clinical Commissioning Group

- Taleem Training & Community Centre

- Unity Housing