

MCSSHF PHASE 2

Nick Taylor

20th May 2015

GREATER**LONDON**AUTHORITY

OLDER PERSONS & DISABLED HOUSING

- London young population, aging fast
- Over 64yr olds increase to 1.5m by 2036
- 90k more, that will be over 90
- 80k more sheltered housing spaces & 67k extra care places by 2041
- London is also home to 1.2 million disabled people, just over a half of whom are older people
- Around 64,500 Londoners have dementia, mainly late onset

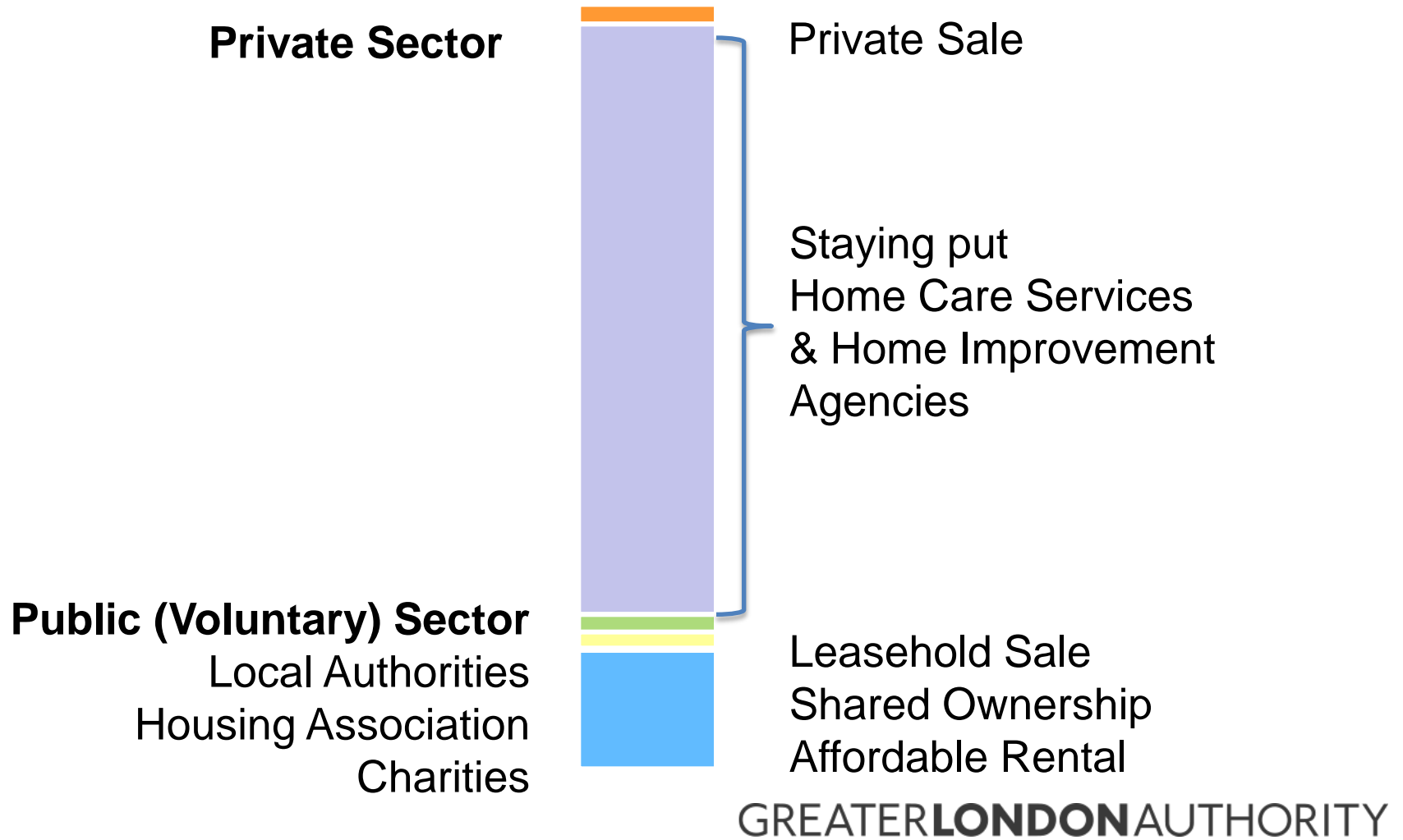
MOVING ... ?

- Around 10-15% of older households appear likely to **want to move** into specialist older persons schemes and the average age for moving into specialist accommodation has risen.
- Most current specialist housing is in the social rented sector, whereas most of the **future requirement** for such housing is likely to come **from home owners**.
- Although many older home owners in London **could afford to buy a one bed sheltered flat** there are competing pressures, such as the need to pay for care. Extra Care housing is more expensive and is not as affordable to many home owners.

SPENDING POWER & DEMAND

- Nationally, home owners over 60 that want to downsize - £400bn equity wealth
- If half downsized, 4m older people would move and free up 3.5m homes nationally.
- Over the period 2015 – 2025 older Londoners may require 3,600 – 4,200 new specialist homes per annum.
- At the mid-point, this equates broadly into 2,600 private units, 1,000 shared ownership and 300 new affordable homes pa.

LONDON HOUSING MARKET FOR OLDER PEOPLE



BOROUGHS

London Boroughs	annual indicative requirement benchmarks			
	private sale	intermediate sale	affordable rent	total
Barking and Dagenham	50	15	5	70
Barnet	155	60	10	225
Bexley	90	45	0	135
Brent	105	35	35	175
Bromley	140	65	0	205
Camden	65	20	15	100
City of London	0	0	0	0
Croydon	140	55	0	195
Ealing	135	40	5	180
Enfield	120	50	0	170
Greenwich	65	20	0	85
Hackney	25	10	20	55
Hammersmith and Fulham	45	15	0	60
Haringey	80	20	0	100
Harrow	110	40	0	150
Havering	135	50	0	185
Hillingdon	115	40	0	155
Hounslow	95	30	20	145
Islington	30	10	50	90
Kensington and Chelsea	60	20	20	100
Kingston upon Thames	70	25	0	95
Lambeth	55	15	5	75
Lewisham	65	25	25	115
Merton	80	30	0	110
Newham	55	15	5	75
Redbridge	75	45	0	120
Richmond upon Thames	105	30	0	135
Southwark	45	15	55	115
Sutton	70	35	0	105
Tower Hamlets	25	10	35	70
Waltham Forest	65	25	0	90
Wandsworth	80	25	0	105
Westminster	70	20	20	110
LONDON TOTAL	2620	955	325	3900

Note: London Boroughs may wish to provide additional rental units in order to replace stock which is currently unfit for use by older persons

- Indicative annualised benchmark target for older persons to 2025
- Take a lead on high dense town centre location to maximise numbers
- Housing Zones part of the answer

CHALLENGES

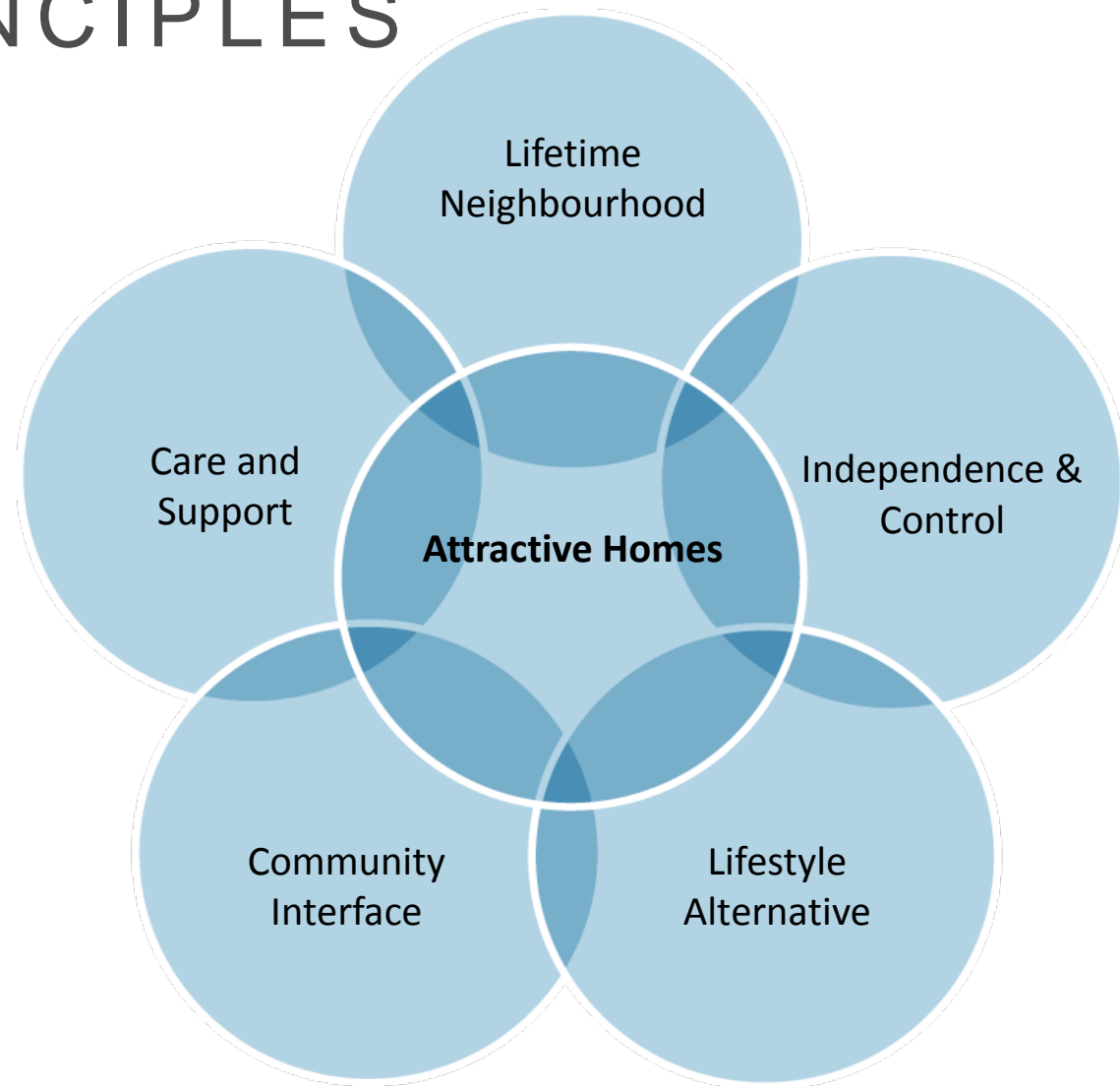
- More expensive to build with specialist feature
- Communal areas non saleable, less competitive
- Additional cost same financial obligations as mainstream housing e.g. CiL, S106
- High refurbishment cost of outdated, outmoded provision
- Revenue costs unsustainable

INTERVENTION TO DATE

- £40m MCSSHF 960 new homes
- Lifetime homes and Lifetime neighbourhoods

DESIGN PRINCIPLES

- Staying in Control
- Choice & Variety
- Design Quality:
Attractive Homes
- Lifestyle Alternative
- Location &
Connectivity
- Affordable
- Care Continuity



MCSSHF PHASE 2

- £35m programme direct from Department of Health
- To maximise the opportunities of ownership for older persons and disabled adults
- Targeting town centre locations, close to amenities, transport and community
- Targeting downsizers, freeing up equity and a move into a more suitable property with potential access to care
- Recoverable investment fund with no requirement to repay to DoH but must recycle the investment back into similar future provision

DELIVERY OPTIONS

1. Commercial investment linked to private market sale:

- loan set on commercial terms, or
- value linked equity pari passu with developer

DELIVERY OPTIONS

2. Grant investment linked:

- increasing shared ownership for older persons
- Increasing specially design homes for disabled adults

DELIVERY OPTIONS

3. Grant investment linked:

- to affordable products that are delivered on a mixed tenure scheme, where grant funding enables the private element in the overall scheme to be delivered

Funds runs from 2015 – 2018 and bidding closes on the 30th June 2015.

BIDDING PROCESS

- Bidding close midday 30th June
- Affordable housing grant via IMS
- Loan or equity investment via off line spreadsheet
- 2stage assessment shortlisted then due diligence
- Supporting statement submitted offline
- 2015-18 programme will look at schemes which deliver into 2018/19
- Any potential investment opportunities please discuss with your Area Manager or email Phase2mcshf@london.gov.uk
- <http://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/the-mayor-s-care-and-support-specialised-housing-fund>

QUESTIONS?



GREATER**LONDON**AUTHORITY



Housing LIN

Connecting people, ideas and resources

**Housing Learning and
Improvement
Network**

**Mayor's Care and Support Specialised
Housing Fund – Phase 2
20 May 2015**



James Berrington
Chair
London Steering Group
Housing LIN



Housing LIN

About the Housing LIN

- Previously responsible for managing the DH's £227m Extra Care Housing Fund and £80m Telecare in England grant
- 48,000+ members across housing, health and social services to help improve partnership working and integration on housing and care
- Online resources to support commissioners, funders and providers in market development, innovation and investment
- Briefing papers on latest innovative policy, research and practice developments
- 10 regional 'learning labs' supporting local information exchange, learning and improvement activities, and exemplar study visits





Housing LIN

Delivering solutions that older people want

- 90% of older people live in ordinary housing (70% home owners)
- Spectrum of provision across tenures = Choice
- Quality design attracts downsizers
- Importance of location
- Reduction in communal areas
- New technology encouraged
- Less dependency on high cost care





Shifting context

- Reductions in funding to local authorities
- Local authority restructuring
- Health & Wellbeing Boards – including housing?
- Clinical Commissioning Groups – considering housing needs?
- NHS restructuring
- Care Act 2014
- NHS 5 Year Forward View – combatting £30bn NHS shortfall by 2020/21. At home care and support the new panacea?



But

- Care Act 2014 inclusion of 'suitable accommodation', housing support, housing as part of assessments, information and advice. Care and support delivered in an integrated way – including housing
- **Memorandum of Understanding** - NHS England, ADASS, Housing LIN and a consortia of housing industry leads on the role of housing in delivering health and wellbeing
- So all sorted?

A Memorandum
of Understanding
(MoU) to support
joint action on
improving health
through the home



Challenges

- Reorganisations and restructuring – staff too involved with change to engage?
- Reductions in local authority budgets including social care = concerns regarding access to and security of revenue funding
- Readiness of industry to bring new products to market? Are Planning departments embracing and understanding new models?
- Land / build costs – cost effective to develop specialist housing vs mainstream housing?
- Future-proofed design?
- Commissioners / developers / providers / intended occupiers (older people, people with disabilities) – all on the same page?
- Most older and disabled people will continue to live in mainstream housing – how best to help them remain in place?



Housing LIN resources

- New approaches to delivering better housing for older people (CIH/Housing LIN)
- Strategic Housing for Older People (SHOP) Toolkit
- MCSSHF Phase 1 allocations – please provide Housing LIN with details for the on-line directory

London Housing LIN

- Regional updates on London page
- Past exemplars visited:
 - Dreywood Court, LB Havering
 - Halton Court, LB Greenwich
 - Trees, LB Haringey
- Share your successful scheme – host a regional meeting?





Housing LIN

Connecting people, ideas and resources

Thank you

www.housinglin.org.uk



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SEASON

PART OF ONEHOUSING GROUP

Mayors Care and Support Specialised Housing Fund #2

Building For Our Future

Kevin Beirne

Group Director of Housing Care & Support
One Housing



Senior cities



On site



Raising the bar



Desirable places



Mainstream choice



Shared ownership



Get senior building





Setting Standards for Retirement Communities



LONDON

Mark Curran
Development & Sales Director
ExtraCare Charitable Trust

20th May 2015

What we do

- Better Lives for Older People
- Housing with care in 14 retirement villages
- Seven more on the way
- For anyone – rent, buy or shared ownership
- With or without care



How is the Village Model different?

- **“Conventional” extra care**
- Rent/shared ownership or sales
- 40-80 homes?
- Most receive care – alternative to residential care
- Needs Grant
- **Village Model**
- Mix of “full” sales, s/o and rental (50:30:20)
- 250 homes typically
- Lifestyle
- Minority receive care (25%)
- Activities and volunteering
- Low grant
- Sales cross subsidy

What's the attraction?

- Safe and secure
- No need to be lonely
- Care available as an insurance
- Protected investment
- Huge range of facilities
- Live healthier and longer



ARCO

Middleton Hall
Retirement Village



family
mosaic



The
ExtraCare
Charitable Trust



housing21



midland heart
passionate about communities



one housing group

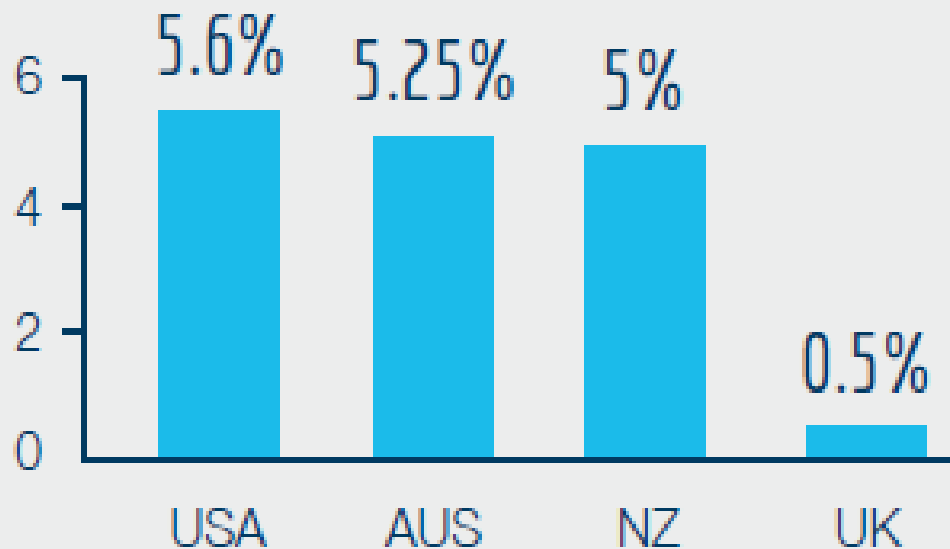


St Monica Trust



Current size of the sector

Population over 65 living in retirement communities

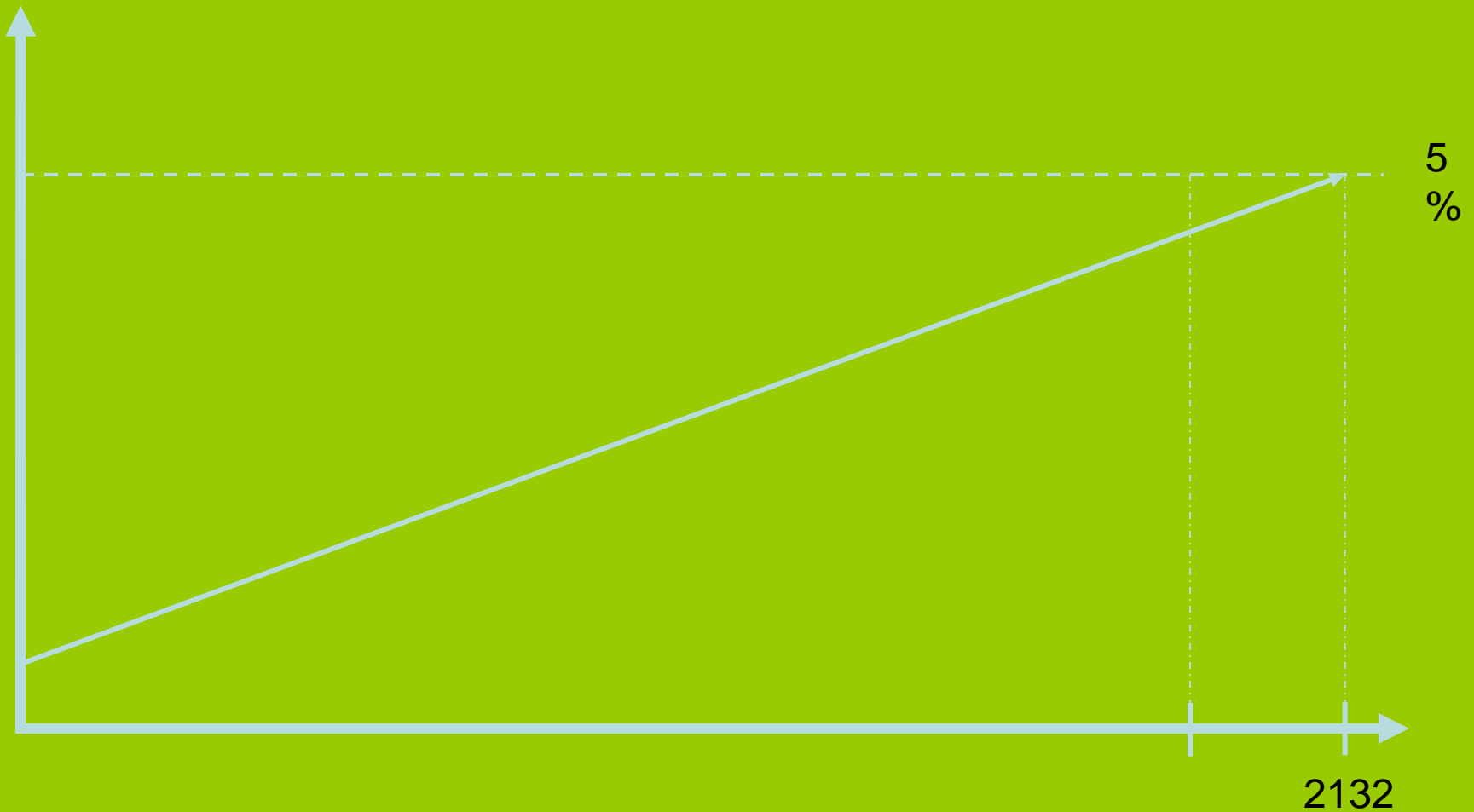


Growth

11%

- 50% growth was leasehold
 - 1/3 of this shared ownership, 2/3 outright ownership
- 50% growth was affordable rent

Projections



Birmingham



- Started in 2007 – strong LA support
- First Village opened in 2010
- Now 5 village programme – all open by 2017
- 2 LA sites , 3 private sites
- Last 3 Villages - £1.5m Grant per Village

Birmingham



- New Oscott 2010 260
- Pannel Croft 2012 180
- Hagley Road 2013 240
- Bournville 2015 212
- Longbridge 2017 260

Total 1152 apts

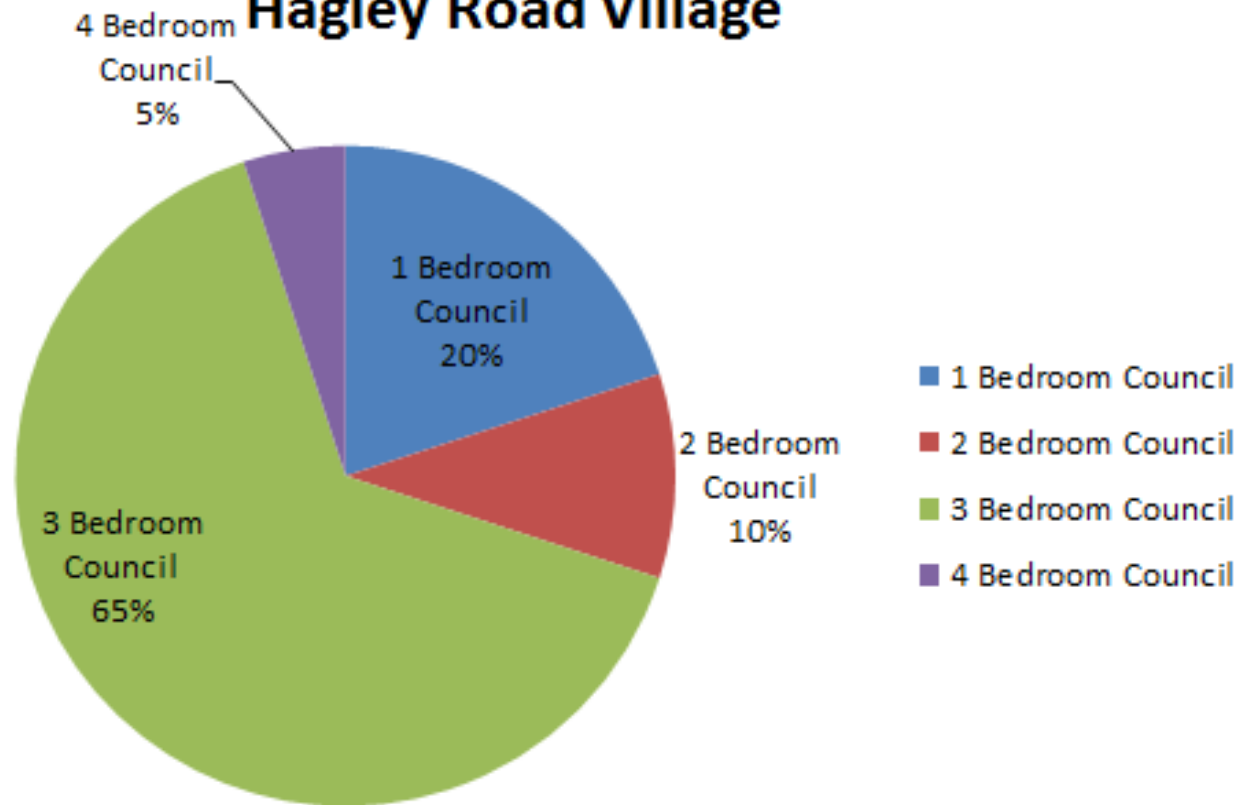


The
ExtraCare
Charitable Trust



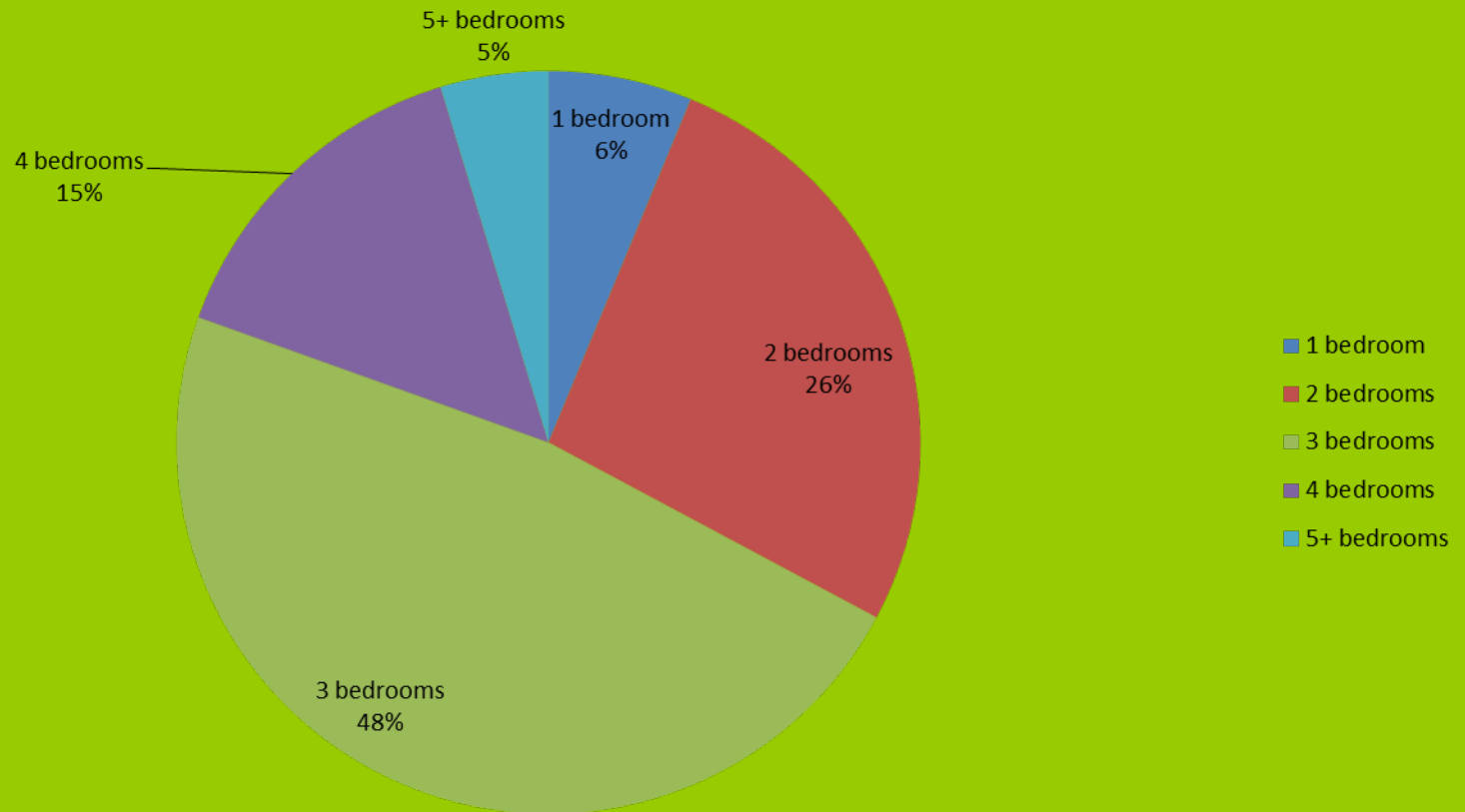
Housing released rentals

Council Properties Released by Rentals at Hagley Road Village



Housing released sales

Housing Released by Sales at Hagley Road Village



Coventry - 262 apts



Solihull 260 apts



London: opportunities

- Sales – 1,000 sales elsewhere, and huge interest from the “squeezed middle”
- 60% of sales have been shared ownership
- All but two of our villages are on brownfield sites
- Diverse population
- Working with Health & Care

London: challenges

- Finding sites – 2- 3 acres?
- Capital Grant – limited requirement, if finance is in place, due to cross subsidy
- Revenue Funding – some guarantee of local support
- CIL
- Public perception – largely an unknown product