

Older People's Housing, Care and Support in Greater Cambridge

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| **Project aims**

- To project the future demand for, and supply of, older people's housing.
- To assess policies and practices across the range of services areas related to older people's housing, care and support
- To provide insights into resident's preferences, perceptions and decision-making in terms of housing in later life

Assessing the requirements for older people's housing

- There is a need for new models to assess older people's housing requirements.
- We used data from 100 high-supply authorities to establish the predictors of variation in supply. This enables us to recommend certain levels of supply given local conditions
- Final model: HOPSR - Housing for Older People Supply Recommendations
- Strengths and weaknesses of HOPSR: sets out recommendations that are grounded in what is possible. However, no guarantee form of supply will meet future needs.

The supply of older people's housing: The Greater Cambridge example (1)

- There are current shortfalls in the supply of age-exclusive housing, specialist housing and care beds in the area
- The large deficits in sheltered and age exclusive housing suggest there is scope to expand and refine housing with low-to-no support

	Recommended supply	Current supply	Difference
Age exclusive	1,145	239	(906)
Specialist Housing	3,422	3,280	(142)
Sheltered	3,057	2,945	(112)
Enhanced Sheltered	90	48	(42)
Extra Care	275	287	12
Care beds	2,152	1,825	(327)

The supply of older people's housing: The Greater Cambridge example (2)

- HOPSR projects large percentage increases in ownership units, but in numerical terms much more in the form of rented options.

		Recommended supply				
		2016	2020	2025	2030	2035
Age exclusive	Rented	1055	1218	1493	1692	1901
	Owner	89	103	126	143	161
Sheltered	Rented	2564	2960	3627	4111	4619
	Owner	492	569	697	790	887
Enhanced Sheltered	Rented	49	57	69	79	88
	Owner	41	47	57	65	73
Extra Care	Rented	240	277	339	384	432
	Owner	35	41	50	57	64

An inter-linked system of provision



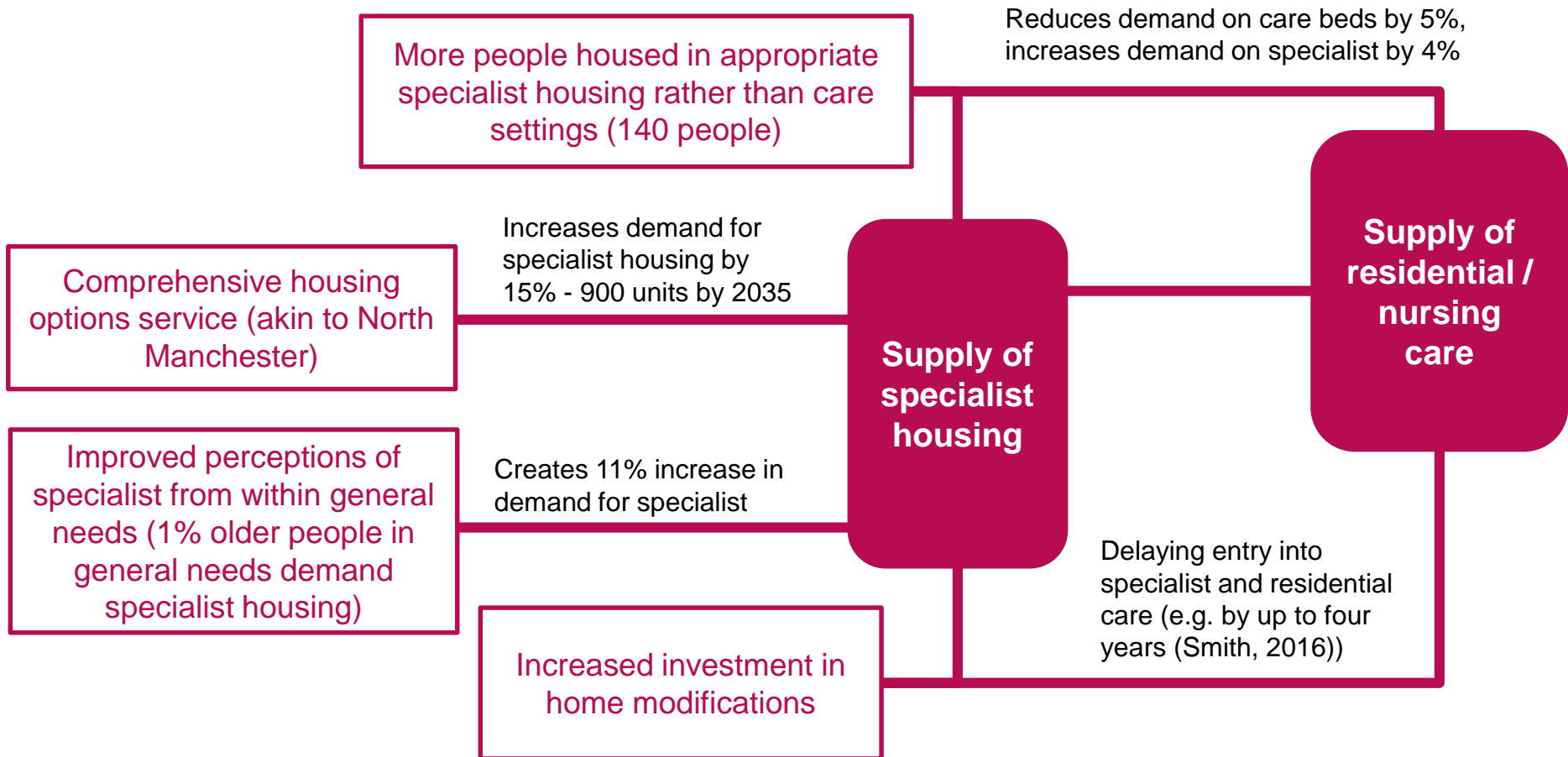
| Insights from stakeholders and residents

- Information and advice are critical to people making more informed choices. Potential to build on the HOOP initiative, connecting up related services, and educating non-housing professionals
- The process for managing home modifications shows some inefficiencies. Yet residents assert the importance of this service
- There are clear challenges in building new general needs accommodation to certain specifications (e.g. Part M4(2&3)). Northstowe is an opportunity to test new policies and approaches.
- Large retirement housebuilders see Greater Cambridge as a 'hotspot' area, but they identify barriers in accessing land and meeting planning requirements
- There is potential to enhance multi-disciplinary working. Specific challenges in terms of hospital discharge, and supporting those living with dementia

Key opportunities to improve the system of provision

- Improving advice and information, but there is need to understand its impacts on other provision.
- Establishing the impact of home modifications in mitigating demand on other services, and helping target investment.
- Using local authority assets and mechanisms to build and/or commission housing to meet gaps in supply
- Creating opportunities for providers to develop low-to-no support housing which is age appropriate, and removing barriers to private sector engagement
- Using emerging policy agendas and associated funding to integrate housing, health and care

Unpicking the links between interventions



| Understanding site-specific demand

- Currently working with Cambridgeshire authorities to develop a model to assess demand for a site prior to its development.
- Working closely with Housing & Care 21, to gather data about their schemes and factors affecting demand for Extra Care and Retirement housing.
- Key analysis of move distances for over 13,000+ residents in their schemes
- Combining this data with HOPSR and secondary data means we can estimate populations required in a given catchment area to support a percentage of demand.
- Important for Northstowe that the model accounts for future population growth.