

Developing a Multigenerational Approach to Housing





About Central Bedfordshire

Population: 283,600
 Households: 111,400
 73% owner occupied

Over half the population is rural

Major centres of population:
 Leighton Linslade: 41,000
 Dunstable: 38,000
 Houghton Regis: 18,500
 Flitwick: 13,500
 Sandy: 12,500

Identified Housing Growth Areas for 39,350 homes including:
 Leighton Buzzard
 Biggleswade
 Houghton Regis
 Wixams
 North of Luton
 Arlesey

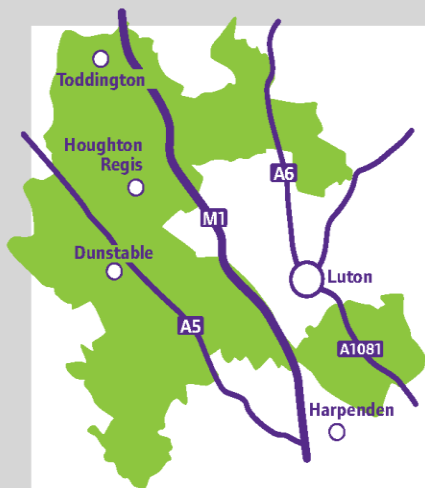
Central Bedfordshire Council's approach to housing and social care

- Understands the critical contribution that housing makes to health and wellbeing
- Considers the whole market – not just those needing public support.
- Addressing the entire continuum from general needs housing to care and nursing homes.
- Keen to use Council land and other assets where appropriate and to maximum effect.
- Keen to engage with the market and to develop partnerships.
- Use most appropriate delivery model for circumstances.

Development of Investment Prospectus

- Sets out Central Bedfordshire's aspirations in terms of accommodation for older people
- Seeks to attract investment into the council area...
- ...focussed on the types of accommodation that are most needed
- Used term 'Investment Prospectus' rather than 'Market Position Statement'.

Document available at: bit.ly/33z0t4J



Chiltern Vale

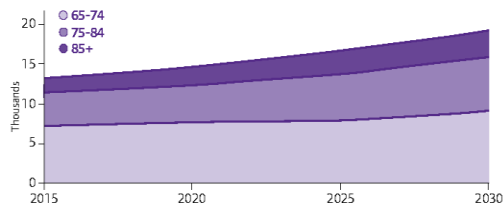
This locality has a sufficient supply of care home places and extra care accommodation in place or planned to meet local demand up to 2030. However, there is a lack of suitable mainstream housing for older people who wish to live as part of a mixed community in non-specialist housing.



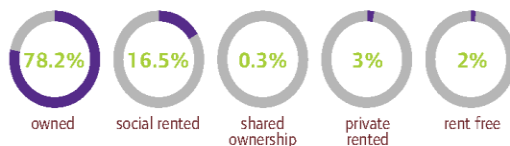
Character: A mainly urban area including the towns of Dunstable and Houghton Regis along with the surrounding villages of Toddington, Caddington and Slip End. It is our most densely populated locality.



Population: From an overall population of 71,995 the numbers of those who are aged over 65 is 11,675. The graph below shows the population of older people in Chiltern Vale from 2015 to 2030.



Housing: There are 29,646 dwellings in Chiltern Vale. The tenure mix for households only occupied by people aged 65 is shown below.



Developments: There are plans for town centre regeneration in Dunstable and Houghton Regis and around 12,000 new homes planned for Chiltern Vale up to 2035. Of this number the urban expansion areas to the north of Houghton Regis and Luton are expected to deliver 10,200 homes and associated infrastructure. Elsewhere settlement expansion is controlled by the Green Belt and despite its significant urban area the locality also benefits from beautiful countryside including the Dunstable Downs – part of the Chilterns Area of Outstanding Natural Beauty.

Two new care homes have recently opened in Dunstable. The Council has built an 83-apartment extra care scheme in Dunstable and plans to develop a further scheme in Houghton Regis.

In addition, McCarthy and Stone completed a scheme of 32 retirement units in Dunstable in 2014.



Other relevant plans and documents

- Dunstable Town Centre Masterplan
- Houghton Regis Town Centre Masterplan
- Houghton Regis North Framework Plan
- Land North of Luton and Sundon RFI Framework Plan
- Dunstable Strategic Delivery Framework
- Dunstable Delivery Management Plan



Market Opportunities in Chiltern Vale

Existing and planned extra care and care home developments will be sufficient to meet demand well into the next decade but there are opportunities to provide mainstream housing that meets the needs of older people in the urban extension areas and brownfield sites.

“Priory View in Dunstable is an 83-apartment affordable extra care scheme that was opened by the council in April 2016.”



Extra Care Supply and Demand

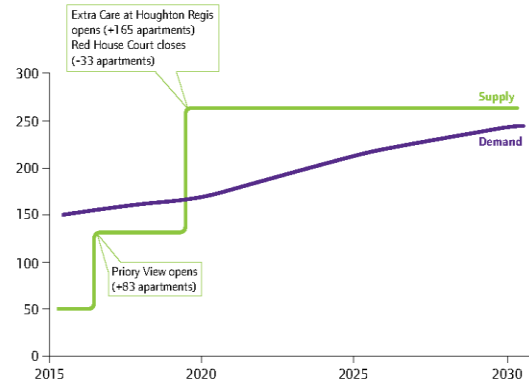
The existing Council-owned extra care scheme at Red House Court in Houghton Regis was built in 1991 and provides 33 affordable rental flats. In addition the Council’s Priory View extra care scheme in Dunstable provides 83 new affordable apartments. A further scheme in Central Houghton Regis is planned for development before 2020. This will incorporate a redevelopment of Red House Court and deliver net an additional 140 affordable and open market apartments. These should meet forecast demand up to the period to 2030.



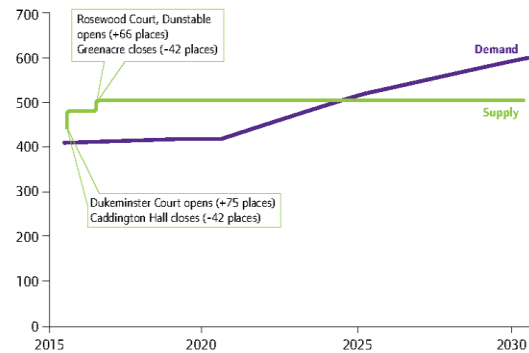
Care Home Supply and Demand

There are currently 449 care home places in 12 homes. 42 of these places are in Greenacre which is owned by Central Bedfordshire Council. Dukeminster Court in Dunstable opened in April 2015 and has added 75 places. Rosewood Court in London Road, Dunstable opened in March 2016, providing an additional 66 places. It is planned that these two new homes are used to replace capacity in the two outdated Council-owned homes and to this end Caddington Hall closed in September 2015 reducing capacity by 42 places and Greenacre is due to close during 2016 reducing capacity by 42 places.

There is planning permission for a 58-place care home at Tithe Farm in Houghton Regis but this is not currently being pursued and has not been included in the supply forecast.



Extra Care Housing Supply and Demand Forecast for Chiltern Vale



Care Home Supply and Demand Forecast for Chiltern Vale

Housing Needs Research

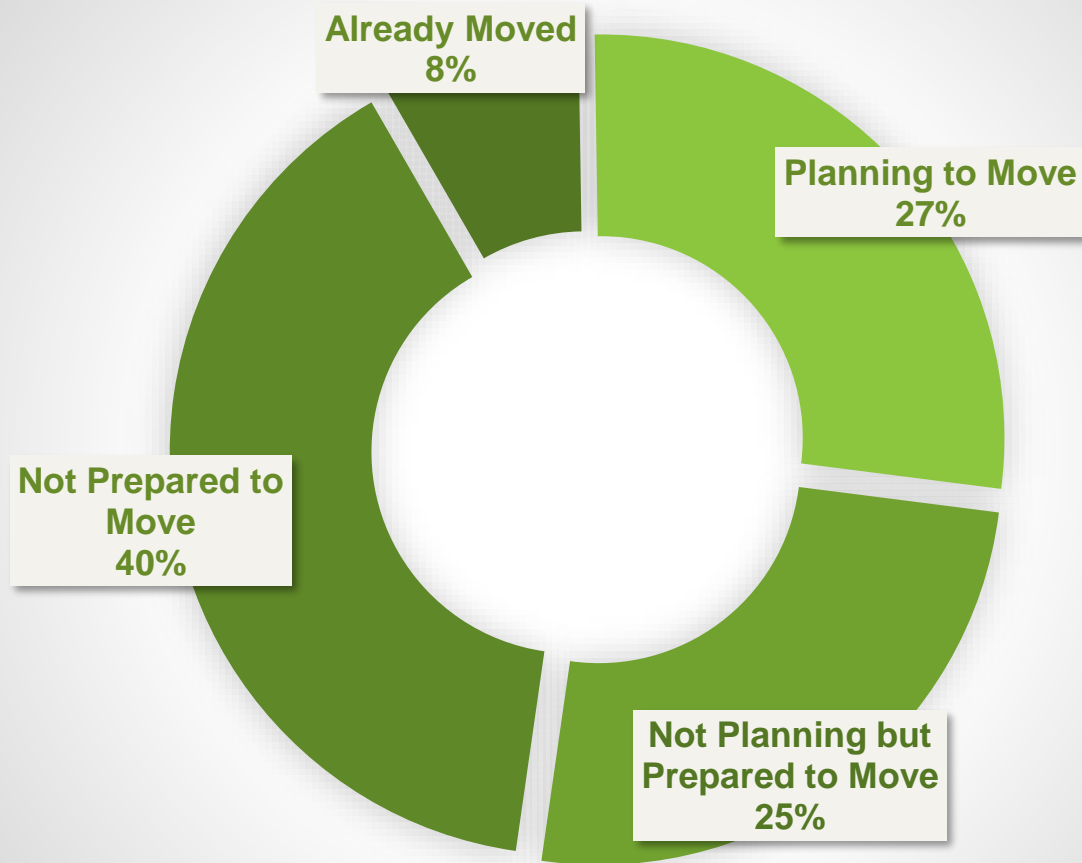
Realised that there was a need to enhance the strategy to include a focus on open market housing, both mainstream and specialist sectors:

- Commissioned research into housing needs of older people
- Used this to formulate our approach to the planning system

Key Research Areas

- Propensity to move
 - Drivers for those considering a move
 - Preferred tenure type
 - Preferred housing types
 - Downsizing
-
- Full report published online at: goo.gl/P37QJ8

Propensity to Move



Source: Assessment of the Housing Needs of Older People in Central Bedfordshire – ORS / Central Bedfordshire Council March 2017

Summary from the research

- There is a clear untapped market for all types of accommodation for older people
- The biggest shortfall is of mainstream housing
- Many older people have a desire to downsize...
- ...but it has to be the right product:
 - Location
 - Design
 - Price
 - Tenure
- If this is not available people will stay where they are

Implications for Central Bedfordshire

In the period to 2035:

- Need for 3650 specialist homes (50-75 new housing-with-care and housing-with-support schemes)
- Need for 5400 mainstream housing downsizer homes
- The total (9050) represents around 23% of planned housing growth
- Around 75% of these are for owner-occupation
- Delivering these would release an equivalent number of mainly larger family homes

From policy to delivery

- Committed land and funding from HRA to develop affordable homes across Central Bedfordshire
- Committed land and general fund capital to non-housing schemes
- Formed New Vista Homes to develop open market homes on council-owned land
- Formed Care is Central to deliver care and support services focussing on accommodation-based services
- Continuing to develop relationships with both general and specialist housing providers in the public and private sectors
- Participating in master-planning and other engagement as growth areas come forward for development
- Updating and adding to the suite of Investment Prospectuses

Moving to multigenerational

Benefits

- More inclusive
- Better reflects natural communities
- Accessible homes are accessible to all
- Pragmatic response to emerging needs
- Potential to improve the business case for some schemes, especially smaller ones

Moving to multigenerational

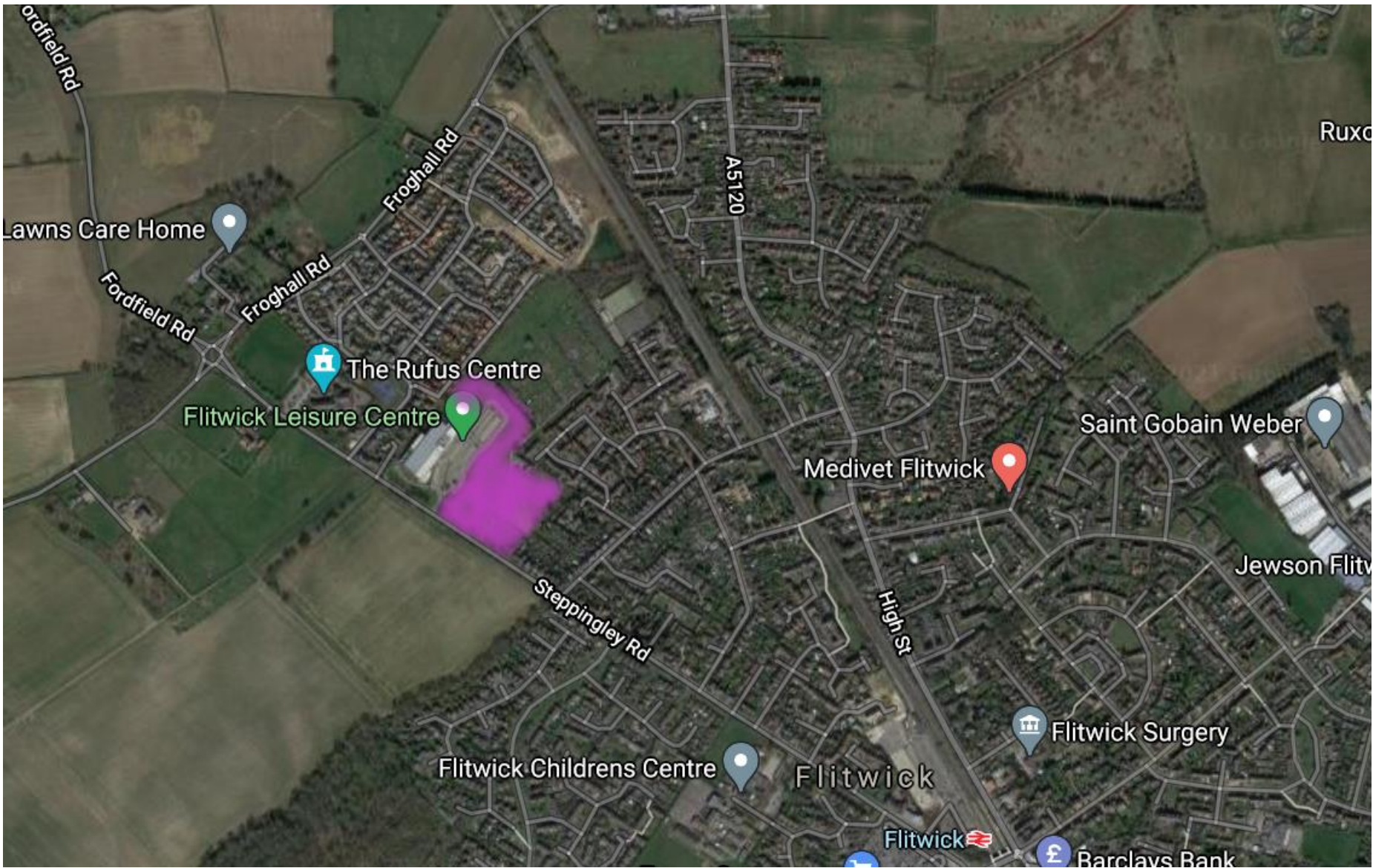
Challenges

- Some funding streams create structural barriers to multigenerational living
- Models of multigenerational living in the UK are still at the 'forming' stage
- Decision-makers (members, planners, etc) are at a different stage in the journey

Our toe in the multigenerational water...

Red Kite Road, Flitwick





- 72-place care home
- Extra care scheme of 88 apartments
- Short breaks facility for adults offering 8 places
- Up to 32 downsizer properties consisting of a mix of 1 and 2 bedroom bungalows and apartments.
- Shared public access facilities, in the centre of the development, wrapped in a diverse landscape of green space at both ground floor and roof levels.
- Links to adjacent leisure centre.





Thanks for listening!