

Extra Care Housing: Past, Present, Future

10 November 2023

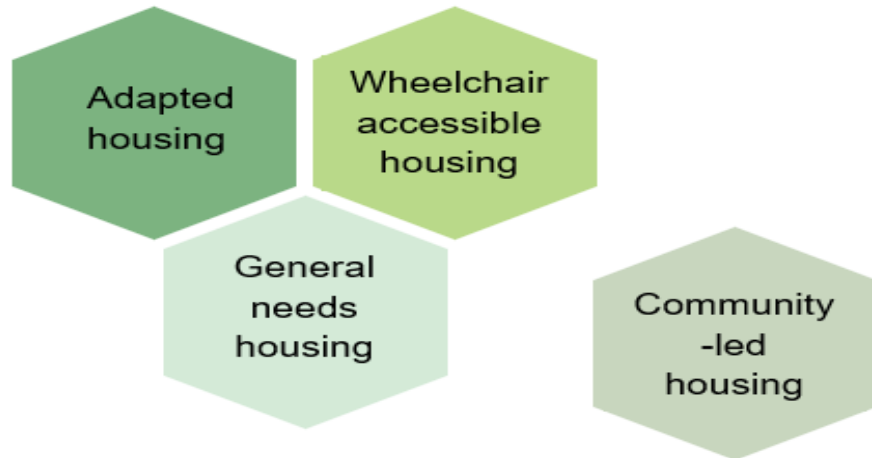
Abdul A Ravat, Chair of the NHF Older Person Housing Group

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Housing options overview

Mainstream Housing

Individual homes to buy or rent, for all ages. Personal care, support and other services and amenities available within local community.



Specialised Housing

Groups of homes (usually flats) to buy or rent, designated for older people (typically 55+). Flexible personal care and support usually arranged or provided within the development together with shared facilities and activities. Common facilities may also be shared with wider community.



Care Homes

Care Homes are a residential setting where a number of older residents live, usually in single rooms. Full-time personal care and support is typically available within the development together with shared facilities, activities, and catering.



Proportion of older person Housing Association stock



General needs rent	2,216,659	78.0%
Housing for older people rent	262,072	9.2%
Supported housing rent	140,323	4.9%
Low cost home ownership	223,546	7.9%
Total	2,842,600	100.0%

Source: RSH Social housing stock & rents 2022

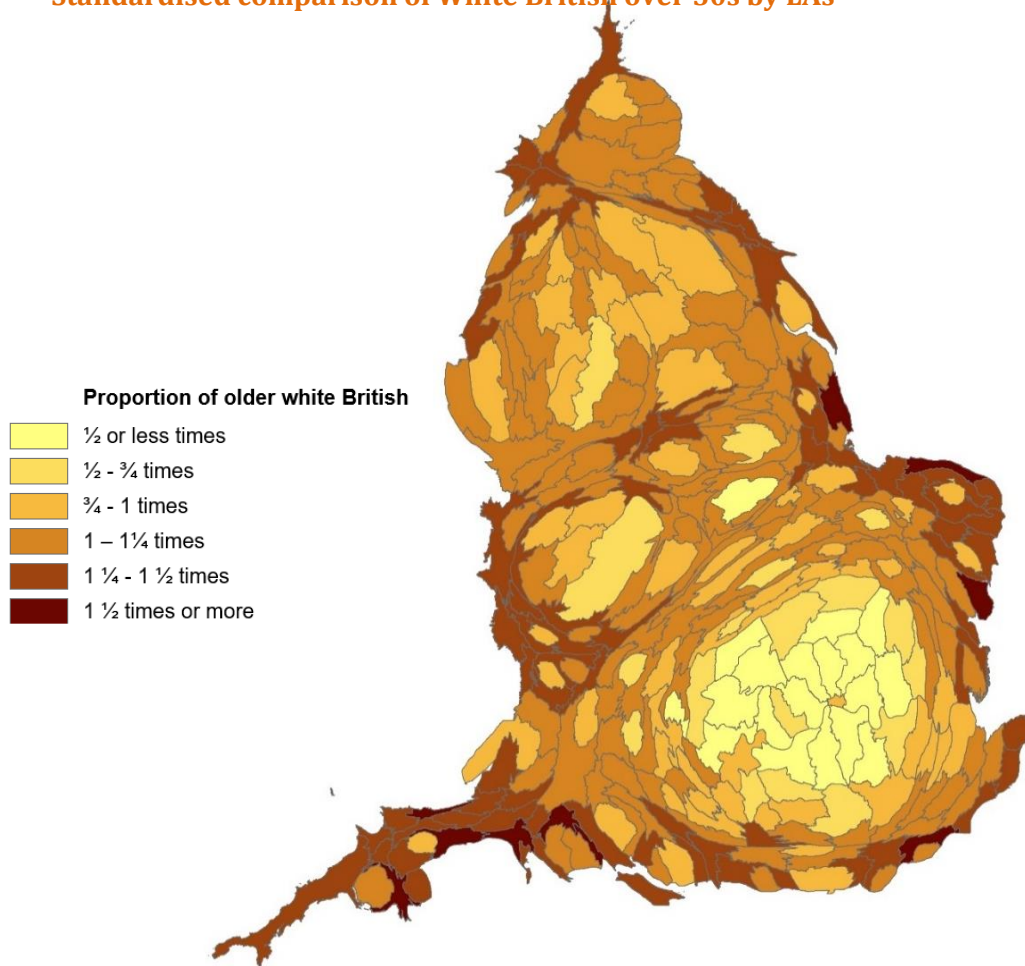
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The need for greater supply of Older Person's Housing

- Across England, the cost to the NHS as a result of poor and ill-suited housing is estimated to be **£1.4bn** and rising.
- As a nation there is an acute shortage of specialist housing for older people, which is declining in provision, combined with an aging population.
- By **2035**, the number of people aged over 60 in England is projected to reach **29%** of the overall population.
- Current projections are that we need **38,000** new homes for rent for older people each year – we are producing barely **8,000** each year and due to net stock changes, provision in overall terms is declining.
- Of the **38,000** new rental homes needed, **21,000** need to be for social rent and nearly a third of this needs to be extra care or sheltered accommodation.
- Savills estimate **500,000** older person households in the so-called 'squeezed middle', the S/O model offers a way forward but anomalies need reviewing in the OPSO scheme – one of the recommendation raised in the SO-HAPPI Inquiry by the APPG.

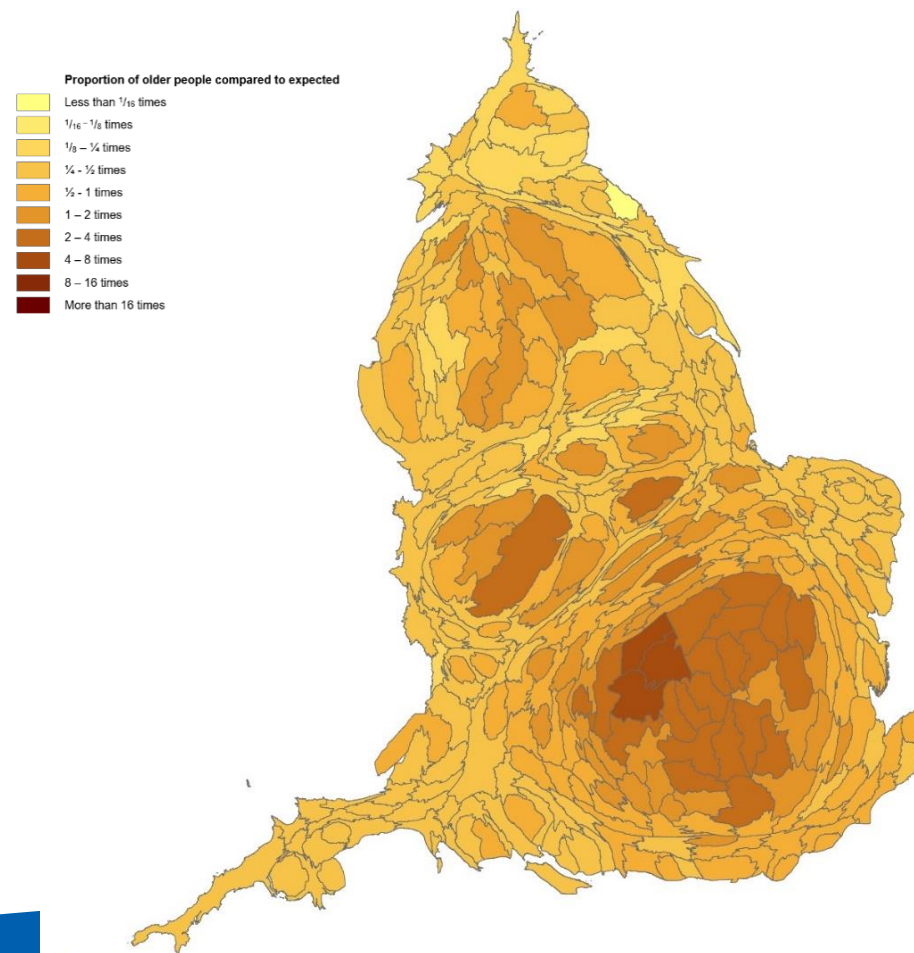
Concentration of older person provision

Standardised comparison of White British over 50s by LAs



Source: standard 2011 census table LC2109EW (ONS, 2013)

Standardised comparison of BAME over 50s by LAs



Source: standard 2011 census table LC2109EW (ONS, 2013)

The NHF Older Persons Housing Group (OPHG)

- The OPHG is a group made up of National Housing Federation members (housing associations), which promotes the housing needs and aspirations of residents and future residents of specialist older person's social housing accommodation, and where appropriate, general needs accommodation.
- The group, which also includes Older People's Champions and academics, acts as an expert reference group for NHF policy work on specialist accommodation for older people in social housing, and for its members that collectively own and manage **262,072** social homes for older people (9.3%)
- The central aims of the group are to promote the housing needs and aspirations of current and future residents of older persons' accommodation in the social housing sector and to press for the removal of barriers to increase the supply of truly affordable housing.

Asks of the NHF's OPHG

1. Government should commit to a long-term plan for housing, containing a clear strategy for meeting the housing needs of older people.
2. As part of a long-term plan, the government should introduce a specific target for housing for older people that is monitored and sits underneath an overall target.
3. There needs to be sufficient grant rates to support land and build costs and consideration for ring-fenced funding for older people's housing.
4. Funding needs to be comprehensive, flexible and sustained with long-term assurances for revenue as well as capital funding.
5. Government should publish clear guidance to support planning for housing for older people as part of a wider objective assessment of need.

Financial constraints facing the sector

- The financial constraints facing the sector creates difficulties not only with creating new supply but also with the retention of existing supply – this is the theme of the APPG’s current Inquiry ‘Regeneration of Outdated Sheltered Housing’ which The Abbeyfield Society are supporting.
- Funding streams need to be flexible so they are accessible to a range of potential commissioners and so they can respond to local need
- Funding streams need to factor in the significant extra costs associated with older person’s housing delivery which add to the challenges of making a scheme viable for the long term.
- How can the Affordable Homes Programme support the NHS? How can the NHS support the provision of extra care housing, given the benefits overall. Will there be a CASSH 3 programme?
- Across England, the cost to the NHS of ill-suited housing is estimated to be **£1.4bn**. Housing with integrated care and support reduces the likelihood that residents will need to go into hospital or residential care. It also reduces re-admission rates. This means less stress on health services and better access for others in more immediate need.
- Research has found that the cost to local authority commissioners of providing care and support through the extra care model is around **17.8%** less (roughly £1,222) per person than providing the same care in the wider community.

Abbeyfield The Dales, Bingley, West Yorkshire



- 47 Extra Care
- 30 Dementia rooms
- Associated services on former Bingley Hospital Site
- Start on site: October 2014
- Completion: Spring 2016
- Occupation: Summer 2016
- Total Scheme Cost: £14.80M

