



WRITTEN EVIDENCE: A JOINT SUBMISSION BY THE HOUSING LEARNING AND IMPROVEMENT NETWORK & ELDERLY ACCOMMODATION COUNSEL TO THE CLG SELECT COMMITTEE INQUIRY ON HOUSING FOR OLDER PEOPLE

Executive Summary

The Housing Learning and Improvement Network and Elderly Accommodation Counsel submission recognises the importance of older people's housing development to the vital wider housing growth programme and the health and adult care integration agenda. We welcome this inquiry into housing for older people. Our joint response addresses the specific points raised by the Select Committee in turn (see numbered boxes below) as well as signposting to resources that we believe will aid Inquiry members' deliberations.

Our key points are:

- A substantial shortfall in housing and care provision by 2035 of nearly 400,000 units of purpose-built housing for older people and 200,000 care beds.
- Barriers to development of these essential services include financial uncertainty and risk (e.g. revenue such as the LHA cap); increased size and scale of development required for viability); stakeholder market understanding (e.g. self-funder/'downsizer' market); lack of universal access to independent information and guidance; lack of 'help to move' support packages; and resale risk issues/exit fees for leaseholders
- Current policy needs better incentives to address and incorporate the issues raised by the Housing White Paper, improving planning data, reviewing planning classification (e.g. use class orders), reintroducing age-appropriate design standards such as lifetime homes/HAPPI principles within new developments, and unlocking funding to adapt/improve existing stock (e.g. disabled facilities grants) to reap a health 'dividend'.
- Wider housing policy can be supported through greater housing choice for people in later life to increase its attractiveness to potential 'downsizers' by stimulating more development via 'help to move' incentives; a more targeted HCA/GLA capital grant programmes, better 'fit for purpose' asset management reviews of existing retirement/sheltered housing stock or use of technology, freeing up under-occupied housing to reduce cost of temporary accommodation for homeless families; and introducing older people's housing into mainstream growth areas development (e.g. more age-friendly garden cities, healthy new towns and regeneration projects) to age-proof these communities for future generations.
- Older people's housing can be a key determinant of health and wellbeing, driving the prevention agenda and supporting independence within a socially integrated environment to reduce demand for NHS and adult care services
- New financial incentives and a review of tax regimes and universal benefits will assist the development of older people's housing
- A 'new deal' between older people, central/local government, the NHS, the third and private sectors to deliver a better range of affordable housing choices for people in later life, that is understood by all stakeholders.

Jeremy Porteus, Managing Director, Housing Learning and Improvement Network, and John Galvin, Chief Executive, Elderly Accommodation Counsel

22 March 2017

About the Housing LIN

The Housing LIN (Learning and Improvement Network) is a sophisticated peer-to-peer network bringing together over 40,000 housing, health and social care professionals to exemplify innovative housing solutions for an ageing population. It is a signatory of the pioneering Health and Housing Memorandum of Understanding¹.

The Housing LIN is recognised by industry as the sector leading 'knowledge hub' on specialist housing. Its founder and director is also the author of several of the HAPPI reports referred to in our submission. Furthermore, the Housing LIN's online and regional networked activities:

- Connect people, ideas and resources to inform and improve the range of housing choices that enable older and disabled people to live independently
- Share thought-leadership, learning and intelligence on latest funding, research, policy and innovate developments to spread practice faster
- Engage with industry to raise the profile of specialist housing with developers, commissioners and providers to plan, design and deliver aspirational housing for an ageing population

For more information on the work of the Housing LIN, visit: <http://www.housinglin.org.uk>

About EAC

Elderly Accommodation Counsel (EAC) is a national charity, founded in 1985, with a mission "to help older people make informed choices about meeting their housing and care needs". Its pioneering 'housing options' advice service provided a model for the development of other, local, housing options services, and culminated 10 years ago in the creation of *FirstStop Advice*, a network of agencies pooling their resources, expertise and specialisms to deliver a joint service via the internet, by telephone and face-to-face.

Underpinning EAC's services, and those of its FirstStop partners, are extensive information resources, notably its *National Directory of Housing for Older People*, which contains detailed information on all 25,000 specialist housing schemes in the UK and is accessible via its main website www.HousingCare.org



¹ <http://www.housinglin.org.uk/Topics/type/Pioneering-Health-and-Housing-Memorandum-of-Understanding/>

1 The adequacy of provision of homes for older people and the challenges people face in accessing housing which meets their needs

1.1 The crucial driver for change in the older people's housing market is to bridge across a niche market to the mainstream house building sector. This will develop a greater variety of choice, support health and wellbeing outcomes and unlock a key static area of the housing pathway. This objective can be achieved through a specific planning classification, with reduced infrastructure commitments, and planning regulations that require specific number of HAPPI style 'care ready' homes to be built depending on assessed local need.

1.2 With regard to assessing need, EAC hold the most reliable data in the UK on the current state of provision of housing for older people. Appendix 1 shows the range and detail of the current provision for specialist housing.

1.3 Drawing on this data, and supported by the Department of Health's Market Development Forum and the Association of Directors of Adult Social Services, EAC and the Housing LIN have developed a free online specialist housing forecasting tool to help authorities and providers identify potential demand for different types of specialist housing for older people by 2035. Crucially, it not only considers the demand for retirement/sheltered housing and extra care housing but also residential care to get a more holistic picture of the range of accommodation provided for older and vulnerable adults. Appendix 2 confirms the service specifications used in SHOP@ based on the original sectors in the DCLG's *More Choice, Greater Voice*² report.

1.4 Strategic Housing Assessments

1.4.1 Launched in 2014, in three years the *Strategic Housing for Older People Analysis Tool*³ (or SHOP@) has quickly become a respected resource across the industry and has allowed many local authorities with adult social care responsibilities, planning and/or housing functions, along with social housing and private developers to better project future housing and care needs for older people and inform their investment decisions.

1.4.2 Based on our conservative forecast, SHOP@ projects a shortfall of supply **per annum** for each of the following typologies of older people's accommodation by 2035.

Sheltered Retirement Housing		Housing with care		Residential care	Nursing care
PSR	OOL	PSR	OOL		
410	12,400	4,700	4,070	3,850	7,400
Units per annum from 2017 to 2035					
PSR = Public sector rental OOL = Owner Occupier Leasehold					

1.4.3 We calculate the total shortfall of supply by the above category by 2035 will be nearly 600,000 units of accommodation:

Sheltered Retirement Housing		Housing with care		Residential care	Nursing care
PSR	OOL	PSR	OOL		
7,380	223,200	84,600	73,260	69,300	133,200
Total units per annum from 2017 to 2035					
PSR = Public sector rental OOL = Owner Occupier Leasehold					

² <http://www.housinglin.org.uk/Topics/type/More-Choice-Greater-Voice-a-toolkit-for-producing-a-strategy-for-accommodation-with-care-for-older-people>

³ <http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPAT/>

1.4.4 The Housing LIN and EAC are very willing to provide more detailed information and projections to the inquiry if requested,

1.4.5 The remainder of this section sets out our thinking in relation to some of the barriers and opportunities to development under the following headings:

1.5 Financial Uncertainty and Risk

1.5.1 The Committee's present oral hearings into the future of supported housing are highly relevant (see our response to question 6). Indeed, the issues around the future viability of specialist housing for older people (as well as those under-occupying mainstream affordable housing) as a result of the proposed changes to Local Housing Allowance and the impact of rent restructuring is well documented (see Question 4).

1.5.2 Coupled with this, and as recognised in this month's Budget, funding pressures in adult social care services means that the delivery of home care and planned care and support within specialist housing - such as block contracting in extra care housing – have been in decline as councils shift revenue resources to those in more acute need, losing sight of the more preventative aspects of living in supported housing and supportive communities.

1.5.3 On the capital front, we have seen the government's grants, such as the *Care and Support Specialised Housing Fund*⁴, for housing associations stall as a result of their uncertainty over LHA and rent restructuring, especially outside London and the South East where values are lower. Lenders have less risky markets they can invest their money in so making long term development plans and investment decisions in the affordable older people's housing sector becomes less attractive.

1.5.4 However, we have seen a substantial increase in non-grant funded 'high end' private sector (e.g. PegasusLife, Audley Villages, Churchill Retirement Living) and housing associations rebranding (e.g. Seasons, Liberty Retirement Living, L&Q Living), improving their offer older people's 'offer' by developing more 'mid-market' choices for a more affluent or 'downsizer with equity' market. Appendix 4 shows the data from EAC which gives the overall picture of how the scale of private development of pre-dominantly leasehold retirement housing has overtaken the affordable housing development over the last 22 years.

1.6 Size and Scale of Development

1.6.1 As the size of the local catchment population for a viable extra care scheme increases due the increased financial risk described above, the product becomes an urban environment solution and more and more rural areas will not be able to access these essential developments, without grant or subsidy. Indeed, even within larger towns there may be communities with strong local identities which will result in the majority of its older people wishing to stay within established family and community support mechanisms. It is therefore recommended that a greater choice is required across the market by providing age-friendly housing built to the 'care ready' HAPPI design principles⁵.

⁴ <https://www.gov.uk/government/publications/care-and-support-specialised-housing-fund-phase-2-prospectus>

⁵ http://www.housinglin.org.uk/Topics/browse/Design_building/HAPPI/

1.7 Lack of Information and Guidance

1.7.1 Research by Age UK and Independent Age⁶ shows that that older people and families face considerable problems accessing information on housing and care options as they age.

1.7.2 FirstStop Advice is an initiative, led by EAC and part-funded until recently by DCLG, which aimed to create and support a national, quality assured and large scale housing & care options information and advice service, delivered via a website, national advice line and local face-to-face casework and support. At its peak in 2015-16, FirstStop reached 20,000 clients via local outlets, 20,000 via its national advice line and 4 million via its website.

1.7.3 Despite clear and independently evaluated evidence of its impact in terms of individual wellbeing, savings to health and social care budgets, and facilitating downsizing⁷, DCLG's decision to stop funding has led to a very substantial reduction in FirstStop Advice's capacity to provide personal advice, guidance and support, leaving only its web services intact. We believe, FirstStop and other such advice services need to be much more widely available and marketed so that families can make informed choices in a timely manner prior to when a crisis decision is required.

1.8 Moving Home Support

1.8.1 Research by Demos⁸ has shown that many people are interested in moving in later stages of life to support wellbeing and reducing future care costs. However, 'help to buy' incentives such as removal of stamp duty for older people buying retirement housing and 'help to move' or de-cluttering services⁹ are not always available to make the transition easy.

1.9 Resale risk issues

1.9.1 As highlighted by the Law Commission¹⁰, there is a need for greater transparency to ensure that older purchasers of fully aware of leasehold terms and conditions including high additional high variable costs such as service charges and exit fees. Consideration should be given to New Zealand's Retirement Villages Act¹¹ to strengthen consumer protection.

1.10 Technology enabled housing and care

1.10.1 While much of the emphasis on older people's housing is on the future supply, urgent consideration is also needed on developing more innovative technology enabled solutions¹² and use of digitally enhanced construction techniques. The government's recent Digital Strategy¹³ provides an overarching framework but is housing 'lite' on the sector's digital capability.

⁶ <https://www.independentage.org/policy-research/research-reports/shining-a-light-on-care-helping-people-make-better-care-home>

⁷ <http://www.housingcare.org/downloads/kbase/3432.pdf>

⁸ <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

⁹ <http://www.lofty-heights.org/>

¹⁰ <http://www.lawcom.gov.uk/project/event-fees-in-retirement-properties/>

¹¹ <http://www.mbie.govt.nz/info-services/housing-property/retirement-villages/rights-and-obligations-of-retirement-village-residents-and-operators>

¹² <http://www.housinglin.org.uk/Topics/type/Technology-enabled-housing-with-care-Scenarios/>

¹³ <https://www.gov.uk/government/publications/uk-digital-strategy/uk-digital-strategy>

2 The adequacy of current planning policy and Government initiatives in England in meeting the housing needs of older people

2.1 Clauses in the recent Housing White Paper¹⁴ show some welcome signs that previous policies that have undermined the older people's market may be changing.

2.2 At a local level, as outlined in the recent LGA Housing Commission report, *Building our Homes, Communities and Future*¹⁵, authorities could benefit with more guidance on the requirements in their local plans with tools and support to make sure they fully understand and promote the anticipated future needs of older people. For example:

2.3 Improving Planning Data

2.3.1 From the work we have carried out for local authorities, planners require robust accurate data beyond the use of ONS data which projects future need at locality/community level. Our aforementioned tool, SHOP@, allows councils to refine their projections of future needs. We believe that this should be cited in any future national planning guidance so that there is a more consistent implementation locally of agreed planning priorities and plans for housing an ageing population.

2.4 Planning Classification

2.4.1 The lack of specific planning classification under Use Class Orders for older people's housing adds an additional dimension of confusion and opportunity for misunderstanding and legal debate which can obstruct and delay service development. If the Committee wishes to see older people's housing develop in a consistent and progressive manner it must recommend a clear and unambiguous guidance on planning classification and likely contributions from developments. The Housing White Paper presents an opportunity to do so.

2.4.2 Consideration should also be given CIL and S106 reductions (or exemptions/ discounts) where an authority wants to encourage provision. For example, in a specific locality and/or if significant level of care is provided in the scheme (4 hours per week per unit or any scheme offering 24 hour on-site care provision, such as extra care housing).

2.5 The Committee might also find useful the recent report of the Welsh Government's Expert Group on Housing an Ageing Population, *Our Housing AGEnda: Meeting the aspirations of older people in Wales*¹⁶, which made a number of useful recommendations in relation to local needs' assessments and planning policy.

¹⁴ <https://www.gov.uk/government/collections/housing-white-paper>

¹⁵ http://www.local.gov.uk/housing/-/journal_content/56/10180/7570944/ARTICLE

¹⁶ <http://gov.wales/topics/housing-and-regeneration/housing-supply/expert-group-on-housing-an-ageing-population/?lang=en>

3 Whether more housing designed specifically for older people could help address England's wider housing needs

3.1 Consideration needs to be made for enabling powers in relation to space and design standards that address housing for older people. For example:

3.2 Lifetime Homes

3.2.1 The lifetime homes standard (LHS) was helping create a new supply for ageing ready homes but that standard is no longer mandatory. We would like to see local plans specify a % of homes built to these standards, drawing on the recommendations set out for both LHS and wheelchair accessible housing in the London Plan¹⁷.

3.3 HAPPI design standards

3.3.1 Urgent consideration also needs to be given to the HAPPI¹⁸ principles for both new mainstream housing and specialist housing developments, as featured in the All Party Parliamentary Group on Housing and Care for Older People inquiry reports chaired by Lord Best. They offer excellent guidance for quality design and development. And, more recently, the University of Sheffield's DWELL research report¹⁹ provides robust evidence how the design of houses and neighbourhoods can facilitate mobility and well-being for current and future generations of older people.

3.4 In addition to the references to new build accommodation above, there is a need to also consider creating a better housing 'offer' for older people in existing poor quality or unsuitable mainstream housing (e.g. in disrepair / poor condition, lack of accessibility / in need of adaptation, costly to heat, fuel poverty, technology enabled etc.). To address this, the Centre for Ageing Better has commissioned an evidence review of the role of home adaptations in improving later life²⁰.

3.5 Sheltered Housing

3.5.1 It is also worth noting that much of the design and construction of sheltered housing, especially in the social rented sector, is outdated and no longer aspirational. As a result, when undertaking asset management reviews to 'futureproof' these schemes, providers should assess the feasibility of making better use of existing sheltered stock or to decommission and invest in new facilities, such as extra care housing. Some authorities have recognised the wider system efficiencies the latter brings into the housing system; providing an attractive offer can free up under-occupied general needs housing which in turn can be allocated to families on their registers or in temporary accommodation.

3.6 Homelessness

3.6.1 As stated above, when an older person moved from an affordable home it usually allows a homeless family or a homeless person to be housed earlier somewhere within the housing chain.

¹⁷ <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-3/policy-38-housing-choice>

¹⁸ http://www.housinglin.org.uk/Topics/browse/Design_building/HAPPI/

¹⁹ <http://dwell.group.shef.ac.uk/>

²⁰ <https://www.ageing-better.org.uk/get-involved/current-opportunities/invitation-tender-understand-role-home-adaptations-improving-later-life/>

3.6.2 It is also estimated that the cost to build a 2 bedded extra care flat is c£150,000 and an average 3 bedroomed house c£130,000 (average estimate outside London). Whilst it may be slightly more expensive to build an extra care apartment, the additional care savings over time (suggested to be c£4,000 per annum in section below) can allow a sound joint housing and care business case to be developed.

3.7 Owner Occupier Market – a virtuous circle

3.7.1 Housing growth across all sectors is the key overall housing objective. Appendix 5 shows the relative increase in population over different age ranges compared with the overall population increase. Yet many more homes are now occupied by older people than previous generations and are therefore not released for younger generations. Every older person's unit built reduces the overall demand for general needs housing as a property is released for rent or sale to families. It stimulates the market and provides important cash flow and can unlock housing chains for the wider building industry.

4 The extent to which improving specialist housing provision in England could improve people's health and wellbeing, and deliver savings in public expenditure

4.1 There is a wider health and wellbeing 'dividend' where good quality design can help reduce adult care or demand on NHS services (e.g. reducing residential care admissions, preventing hospital admissions / reablement, combatting isolation or loneliness, better care coordination, a wider community resource, and opportunities for greater personal and community resilience). The Chartered Institute of Environmental Health²¹ have a useful health and housing cost calculator which can help measure health and housing outcomes.

4.2 In our view, the NHS and adult care will see a huge increase in older people with limiting long term illnesses, including dementia. A selection of useful studies demonstrate the health benefits of older people's housing:

- The longitudinal study by Aston University²² for The Extra Care Charitable Trust which proposes savings of £4,500 per annum for high care customers, £1,700 for low care needs customers and 1,100 to the NHS per annum. In addition the study suggests a reduction of GP visits of almost 50%, which in times of substantial pressure on GP savings is a great lifting of a key immediate pressure.
- The BRE²³ studies which suggests poor quality housing costs the NHS £1.4 billion per annum with £500m directly related to older people.
- A Housing LIN study for Trailway Court²⁴ in Dorset which compared wellbeing after entering the scheme to before moving into an extra care housing scheme.
- These results are summarised in recent publications from the National Housing Federation and the Kings Fund/NHS Alliance²⁵.
- In addition there has recently been another Housing LIN study from NE Lincolnshire²⁶ which evaluated their new extra care scheme using a control group of residents which as concluded savings of £4,000 per annum per extra care unit.

The Housing LIN has collated a considerable number of other resources that provide the evidence base that appropriate quality designed housing for older people can support reduced public expenditure (see Appendix 6 for a list of relevant documents).

²¹ <https://www.housinghealthcosts.org/>

²² http://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Aston_ECCT_research.pdf

²³ <http://www.bre.co.uk/healthbriefings>

²⁴ <http://www.housinglin.org.uk/Topics/type/Blazing-a-trail-Extra-Care-Housing-in-Blandford-Forum-Dorset>

²⁵ <http://www.nhsalliance.org/mediacentre/new-nhs-alliance-kings-fund-co-produce-reports-support-productive-relationship-housing-health-sectors>

²⁶ <http://www.housinglin.org.uk/Topics/type/Evaluating-extra-care-valuing-what-really-matters-The-case-for-taking-relationships-seriously/>

5 The availability of finance to help older people 'right size' in retirement, and the impact of the cap on Housing Benefit from April 2017 on the development of specialist housing

5.1 Considerations should be given to financial incentives, such as a 'Help to Buy' to 'rightsize' into retirement housing, and to stimulate the older persons' housing market.

5.2 And, as reported in Question 1, many housing providers have schemes on hold due to revenue uncertainty from LHA cap on the viability of the future of supported (including sheltered/extra care housing). This is already resulting in suitable sites being lost for other housing development.

5.3 This revenue uncertainty is also having an impact on the government's capital programmes, with poor take up of the current Affordable Housing Programme and Care and Specialised Housing Fund administered by the Homes and Communities Agency and Greater London Authority. LHA exemption of sheltered housing and extra care housing would lift some of the obstacles experienced by the sector.

5.4 The Housing LIN submitted a response to the DWP/DCLG consultation on the Future Funding of Supported Housing²⁷.

²⁷ <http://www.housinglin.org.uk/Topics/type/Housing-LIN-Submission-on-the-consultation-on-the-future-funding-of-supported-housing/>

6. Whether a national strategy for the support of housing provision specifically for older people is needed

6.1 It is nearly ten years since the last Government housing strategy for older people, *Lifetime Homes, Lifetime Neighbourhoods*²⁸. Northern Ireland, Scotland and Wales have all undertaken separate national reviews, with the Welsh Government publishing their Expert Group report last month. We believe that a 'new deal' for older people's housing in England is urgently required that:

- puts the long-term health and wellbeing of the older person at the centre of strategy and new financial arrangements
- looks at overall costs across the public sector and not individual service or organisational budgets
- develops a national inventory of older people's housing that builds on the Elderly Accommodation Counsel current database of services
- updates national benchmarks, agreed by the industry and commissioners, to project future housing and care needs for older people to improving planning submissions and reduce development risk. Guidance and support will also be required for local stakeholders and developers to interpret these benchmarks to take into account local market conditions, levels of affluence and deprivation and the split between urban and rural needs
- places additional responsibilities and regulations on planners and authorities to build on the Housing White Paper and include specific targets for supply of older people's housing in local development and infrastructure plans
- places housing and older people's housing particular firmly in the health and adult care arena to maximise the benefits from the housing sector to the wider service integration agenda
- links older people's housing better to strategies and funding streams such as the Improved Better Care Fund and One Public Estate to support improved asset management planning
- proposes targeted further capital support to incentivise development of older people's housing
- supports new innovative designs and schemes that increase choice and quality through HAPPI style, 'care ready', digitally enabled homes within new and existing communities
- looks to develop intergenerational estates that allow older people to age in place within their local community and support networks
- supports the wider debate on the financial contribution of more financially secure older people to the nett redistribution of public sector finances to less well-off older people and younger generations
- the development of a 'new deal' for older people which sets out the commitments of government and all stakeholders and the benefits older people can expect to support their health and wellbeing in old age.

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<http://webarchive.nationalarchives.gov.uk/20120919132719/http://www.communities.gov.uk/documents/ho using/pdf/deliveringlifetimehomes.pdf>

Appendix 1: EAC Database Data

TABLE 1 – Older People’s Housing by type					
Region	Age exclusive	With support	With care	All	With support or care
East Midlands	10,570	38,950	4,659	54,179	43,609
East of England	5,660	57,815	7,020	70,495	64,835
London	8,389	50,191	6,217	64,797	56,408
North East	12,236	20,461	3,368	36,065	23,829
North West	18,108	61,866	8,711	88,685	70,577
South East	13,273	85,602	12,491	111,366	98,093
South West	14,228	58,863	7,819	80,910	66,682
West Midlands	13,317	40,963	12,274	66,554	53,237
Yorkshire & The Humber	19,870	35,780	5,737	61,387	41,517
Northern Ireland	1,018	8,323	620	9,961	8,943
Scotland	8,941	39,921	3,354	52,216	43,275
Wales	5,241	24,472	2,407	32,120	26,879
UK totals	130,851	523,207	74,677	728,735	597,884
England totals	115,651	450,491	68,296	634,438	518,787
E & W totals	120,892	474,963	70,703	666,558	545,666

TABLE 2 – Older People’s Housing by tenure (all types)				
Region	Rented	Owned	Shared ownership	All
East Midlands	45,940	6,763	1,418	54,121
East of England	50,963	18,455	1,027	70,445
London	52,679	11,233	888	64,800
North East	32,383	2,781	901	36,065
North West	71,087	14,474	3,136	88,697
South East	66,456	42,697	2,059	111,212
South West	54,252	25,376	1,158	80,786
West Midlands	49,984	13,983	2,163	66,130
Yorkshire & The Humber	52,291	7,430	1,738	61,459
Northern Ireland	9,785	141	34	9,960
Scotland	43,699	7,589	902	52,190
Wales	27,589	3,968	596	32,153
UK totals	557,108	154,890	16,020	728,018
England totals	476,035	143,192	14,488	633,715
E & W totals	503,624	147,160	15,084	665,868

Appendix 2: SHOP@ Service Specifications

SHOP@ uses the service definitions from the *More Choice, Greater Voice* report. Over time these distinct areas have developed different characteristics to meet the challenges of difficult market conditions.

Sheltered housing: Schemes / properties are included where some form of scheme manager (warden) service is provided on site on a regular basis but where no registered personal care is provided. A regularly visiting scheme manager service may qualify as long as s/he is available to all residents when on site. An on-call-only service does not qualify a scheme to be included in sheltered stats. In most cases schemes will also include traditional shared facilities - a residents' lounge and possibly laundry and garden.

Enhanced sheltered housing: Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

Extra care housing: Schemes / properties are included where care (registered personal care) is available on site 24/7.

Residential care: Where a care homes is registered to provide residential (personal) care only, all beds are allocated to residential care.

Nursing care: Where a care homes is registered to provide nursing care all beds are allocated to nursing care, although in practice not all residents might be in need of or receiving nursing care.

Appendix 3: SHOP@ Future Housing and Care Need Analysis

The Housing LIN and EAC online analysis tool SHOP@²⁹ has become the tool of choice for many commissioners, housing providers, developers and consultants.

Since launching four years ago nearly 30,000 log-ons have been recorded, over 2,500 reports produced from over 730 organisations. It has supported a range of strategic documents from Strategic Housing Market Assessments, Market Position Statements, Planning Applications and capital funding bids.

The SHOP@ website allows baseline national data to be reviewed to take into account local strategies and development plans using the following respected tested parameters

- ONS sub-national population projections
- The Elderly Accommodation Council database of current older people's housing and care services
- Future prevalence rates for each service area based on the original More Choice report
- ONS Deprivation Indices
- ONS Rurality data

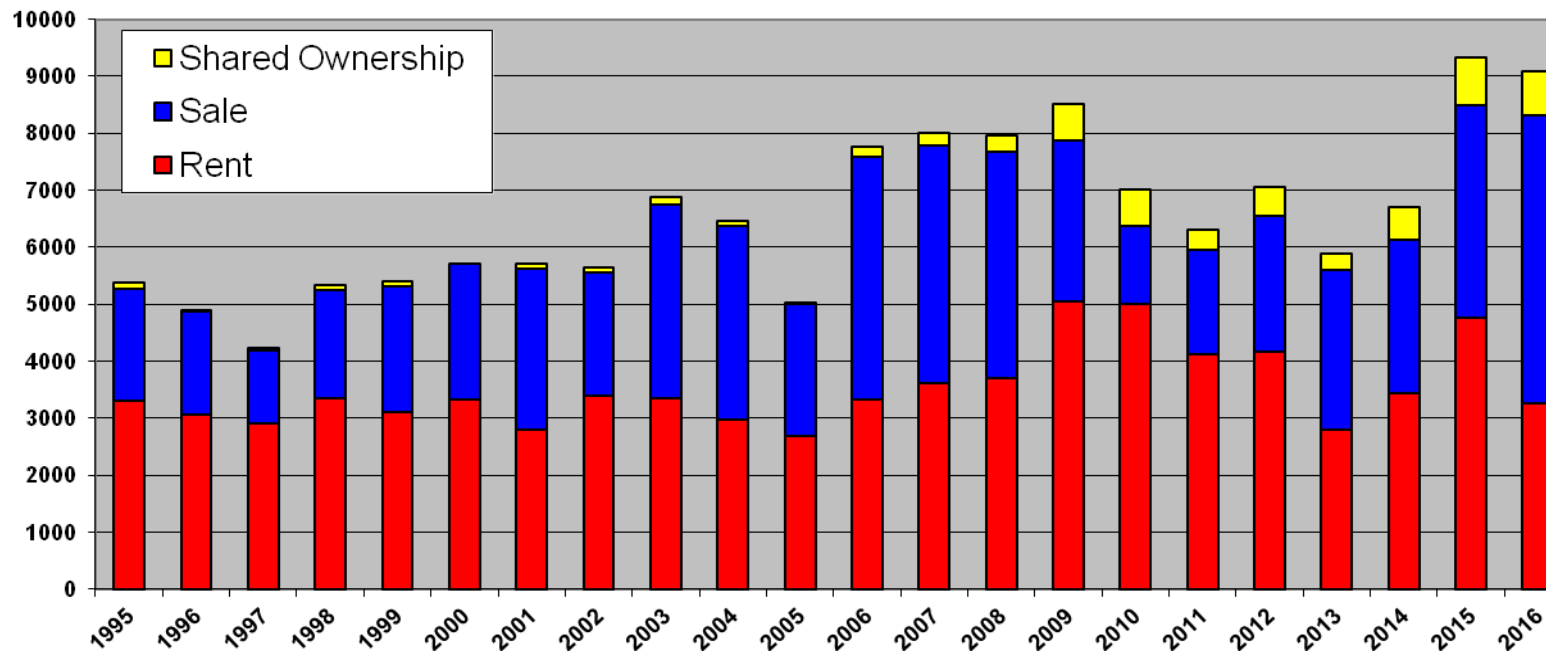
The SHOP@ website uses the benchmarks from DCLG's *More Choice, Greater Voice* report³⁰ and reviews these national benchmarks for local commissioning strategies and current market conditions. A further review of future national trends and service developments would support a more accurate agreed development plan for the sector. Further analysis and support on future market projections can be provided to the inquiry on request. Please email Jeremy Porteus j.porteus@housinglin.org.uk

²⁹ <http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/>

³⁰ <http://www.housinglin.org.uk/Topics/type/More-Choice-Greater-Voice-a-toolkit-for-producing-a-strategy-for-accommodation-with-care-for-older-people/>

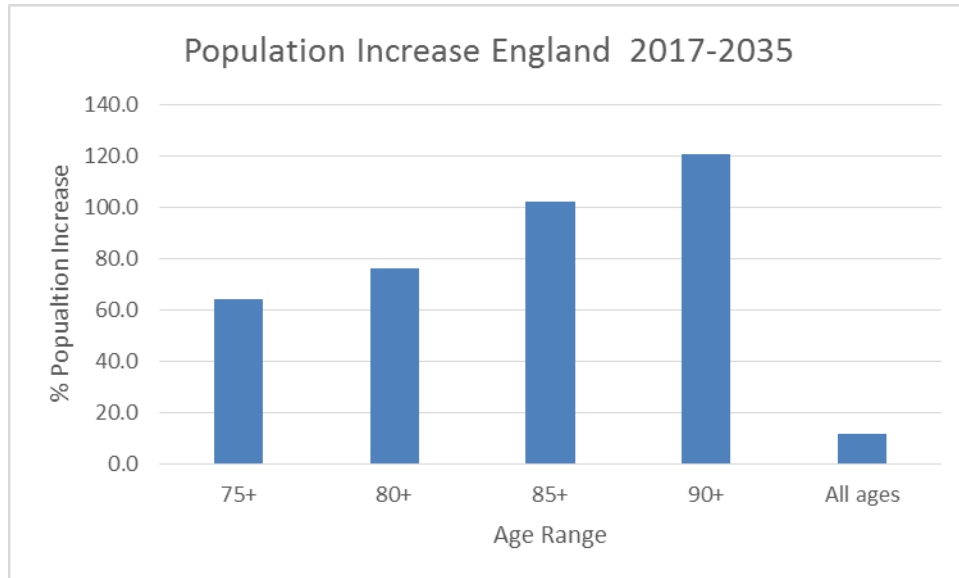
Appendix 4: Change in Older People's Housing Tenure Mix 1995-2016

Units by year and tenure, England & Wales

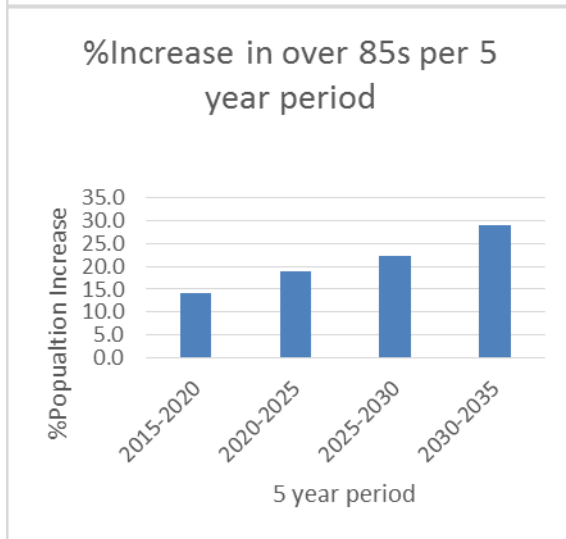
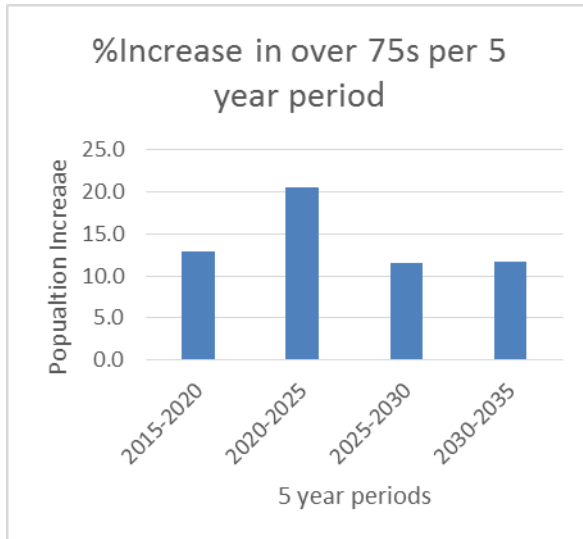


Appendix 5: Future Older people's Housing and Care Need - Age profile changes

The increase in the older population has been well documented. The greatest population increase will be for the most old who will add the greatest pressure to services and resources



The next decade will also see a much higher increase in the over 75s. The increase in over 85s continues to increase each 5 year period. it can therefore be argued whilst the pressures are currently substantial they will grow at an even faster rate in the years to come and the current pressures on services and resources will only get greater.



ONS 2014-based Subnational population projections
Table 2: Local authorities and higher administrative area within England

Appendix 6: Key online Housing LIN / EAC resources

Housing for older people

These webpages have been compiled for practitioners on the different dwelling and tenure typologies and models of specialist housing for older people, such as extra care housing, sheltered/retirement housing, almshouses, cohousing, park homes, bungalows and private market rental at:

<http://www.housinglin.org.uk/Topics/browse/Housing/HousingforOlderPeople/>

Information and advice for older people for the public

These pages offer a diverse range of services and online tools to help older people find suitable housing, care or financial advice. <http://www.firststopcareadvice.org.uk/>

Strategic housing market assessments

A free online tool for practitioners to support local authorities to better forecast the demand for specialist accommodation for older people in their areas at:

<http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/S HOP/SHOPAT/>

Planning housing for older people

These webpages contain the latest national planning policies, local strategies, guidance, good practice and tools for practitioners at:

<http://www.housinglin.org.uk/Topics/browse/Planning/>

Design and development of better quality HAPPI homes for older people

An online practitioner 'design hub' that offers the most comprehensive information on accessible and adaptable housing design standards and building regulations affecting housing for an ageing population, including examples of specialist and mainstream housing built to HAPPI principles at:

<http://www.housinglin.org.uk/Topics/browse/Design-building/>

Making the connection between older people's housing and health and social care services

These webpages provide 'Health Intel' for practitioners on key health and social care policy and practice developments affecting housing for older people and at home care and support services.

<http://www.housinglin.org.uk/Topics/browse/HealthandHousing/>

Technology enabled care at home

This webpage give quick access to a variety of resources that draw attention to the way new and emerging technologies, embedded in housing and care settings, can facilitate the delivery of services that support older and vulnerable people live independently at home.

<http://www.housinglin.org.uk/Topics/browse/HousingOlderPeople/OlderPeopleHousingProvision/Telecare/>