



## **To the Homes and Communities Agency**

### **Statement of support for Willow Park Housing Trust application for funding from Care and Support Specialised Housing Fund**

The City Council believes that Extra Care housing helps older people maintain their independence for longer and helps to reduce unnecessary admissions to hospital and residential care. The service contributes to the Council's aim to keep older people independent and living in their own homes for as long as possible.

The flexible and responsive nature of the care delivered in extra care settings means that people are able to manage long-term health conditions more effectively. This often avoids them reaching crisis point and being admitted to hospital. Those people who do spend time in hospital are often able to return home quicker as the care service within extra care can adapt to changing needs. This contributes to the Council's focus on prevention.

### **Extra Care Housing Strategy 2008**

The Manchester City Council Extra Care Housing Strategy 2008 identified the need for more Extra Care places in Manchester to meet the needs of increasing numbers of older households along with increasing incidence of dementia and limiting long term illness. As an initial target the Strategy aspired to increase the number of extra care places in the city so that they were equal to 50% of the residential care places currently available. This equated to approximately 750 extra care places. The evidence base and targets in the strategy will be reviewed when detailed census data is available. The priority for delivery of Extra Care was reinforced in a recommendation from the Commission for Social Care Inspection: *'The Council should progress its plans to increase the amount of extra care housing available to older people'*

Recent figures have confirmed the need for additional homes offering Extra Care in the city as outlined in the Extra Care Housing Strategy. Projections show that between 2010 and 2025 there will be an additional 6000-7000 over 65s (Census 2011). Current forecasts (poppi.org.uk v7) suggest that between 2012 and 2025 an additional 3,700 over 65s will have limiting long term illness and an additional 640 will have dementia. This indicates a continuing and increasing demand for Extra Care provision.

The latest statistics indicate that all 5 Wythenshawe wards are within the top third of the city's wards in terms of the numbers of older households.

The current provision of Extra Care places is 297 (of which 10 are in a specialised dementia unit). None of these units are owner occupied or shared ownership tenure which is seen as a critical gap in provision, particularly in the light of a generation of older households who purchased through the Right to Buy. Provision is not equally spread, with

202 of the current units sited in the north of the city. While additional provision is required across the city, the need is clearly greater where there is currently reduced access to Extra Care, in the East and South of the City.

### **Health and Wellbeing Strategy/Joint Strategic Needs Assessment**

Enabling older people to keep well and live independently in their Community is a key objective in the Draft Health and Wellbeing Strategy. Subject to approval of the Strategy in due course, focus will be on the following 3 categories:

- people who have fallen or who are at risk of falling;
- people who are socially isolated and/or lonely; and
- people with dementia.

The emphasis on inclusive design and accessibility within extra care means that the incidence of falls is greatly reduced and that schemes can cater well for people with poor mobility, partial sight and dementia. Within the Joint Strategic Needs Assessment <http://www.manchester.gov.uk/isna> older people in Manchester are identified as being particularly vulnerable to injuries suffered as a result of falls. The city has a significantly higher rate of hospital admissions and emergency admissions for falls than the national average. In 2010/11 there were 2313 admissions of over 65s arising from accidental falls, this is equivalent to 3,457 per 100,000 population compared to the England average of 2,475. In 2012/11 the 3 city wards experiencing the largest number of hospital spells for over 65s were all in Wythenshawe; these wards also had the highest rate of inpatient stays.

Research suggests that at least 7% of over 65s rate themselves as often or always lonely. Based on this, the JSNA estimates that there are likely to be 1,500 older people living in South Manchester who are very lonely. We believe this is an under estimate. Tackling loneliness and isolation are priorities within the Manchester Ageing Strategy and the Age-Friendly Manchester Programme. The Extra Care offer will play an important part in reducing loneliness and social isolation which in turn lead to poorer health and increased care needs.

We anticipate that older people disabled through dementia will be able to maintain independence for longer within Extra Care developments.

The Joint Strategic Needs Assessment identifies that at age 65, men in Manchester can only expect to spend around 42% of their remaining lives free from disability compared with an England average of 57%. For women, these figures were around 41% in Manchester compared with approximately 53% in England as a whole. Thus men and women in Manchester can expect to spend 12 to 15 percentage points less of their lives in a good functional health state than their counterparts in the rest of England.

The deprivation levels in key wards in Manchester have been well documented, and the effects of deprivation on health and wellbeing through disability and isolation can be mitigated through residence in Extra Care schemes which offer social opportunities to supplement care provision.

### **Core Strategy of the Local Development Framework**

The Core Strategy of the Local Development Framework (Section 9.8) identifies a shortage of housing for elderly and disabled people. To meet the additional need the Core

Strategy recognises the need to provide high quality small units which encourage older households to move into smaller units in their local area. This is noted as a specific priority for the Wythenshawe area (Section 9.28).

[http://www.manchester.gov.uk/downloads/download/4964/core\\_strategy\\_development\\_plan](http://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan)

The Wythenshawe Strategic Regeneration Framework recognises the need to provide specialist property for older households to widen choice and meet need, and also identifies the significant older population in the area, with substantial numbers living alone, with access to services and facilities restricted by low income and mobility issues. (Sections 14 and 15).

[https://cms.manchester.gov.uk/info/500110/wythenshawe\\_regeneration/2422/wythenshaw\\_e\\_strategic\\_regeneration\\_framework](https://cms.manchester.gov.uk/info/500110/wythenshawe_regeneration/2422/wythenshaw_e_strategic_regeneration_framework)

### **Manchester's Ageing Strategy and Age-Friendly Manchester Programme**

Manchester's Valuing Older People programme is nationally recognised as 'a good strategic approach to older people with many examples of good engagement and consultation processes leading to positive outcomes. Increasing access to Extra Care in the city is a key objective within the strategy, "Manchester: a Great Place to Grow Older".

[http://www.manchester.gov.uk/downloads/file/11899/manchester\\_a\\_great\\_place\\_to\\_grow\\_older\\_2010-2020](http://www.manchester.gov.uk/downloads/file/11899/manchester_a_great_place_to_grow_older_2010-2020)

### **Housing Market Assessments**

The Greater Manchester Strategic Housing Market Assessment (2008 and 2010) suggests that:

"A major area of focus will need to be the elderly. Of late, older cohorts have been much more likely to owner occupy than in the past and this is expected to continue with increasing wealth, age, longevity and changing aspirations. So for a given pool of older people it may be expected that more homes for owner occupation will be required.

Data suggests that the older population will grow and increasingly want to remain in owner occupation.

Consultations suggest that older persons housing needs to be more spacious and better build quality, location is of paramount importance, schemes should be closely linked to the local community and offer full access to transport and services."

The Manchester Housing Need and Demand Study 2010 identified the following: "Overall, a quarter of all homes in Manchester are under-occupied. This rises to 41% in the owner-occupied sector, and totals 14.5% in the social rented sector. Under-occupation is most prevalent in South Manchester and Wythenshawe. Almost 38% of older person households (para 3.31) are under-occupying, and unsurprisingly, under-occupation correlates strongly with household income."

The SHMA and Housing Need and Demand Study are both available at [http://www.manchester.gov.uk/site/scripts/documents\\_info.php?documentID=1766](http://www.manchester.gov.uk/site/scripts/documents_info.php?documentID=1766)

In the light of the strategic priorities outlined above Manchester City Council supports the development of Extra Care retirement living. It is recognised that there is currently little incentive for older people to move out of much needed under occupied family housing because of the lack of an attractive alternative. This is true of both the rented and owner occupied market. There is also a clear gap in the market for both tenures for those over 60 who may need extra care support.

Manchester City Council believes that this proposed scheme meets their strategic priorities for the city and for Wythenshawe. The location of the development offers good transport links and proximity to amenities and will be reinforced by the involvement of the adjacent College.

A handwritten signature in blue ink, reading "Paul Beardmore". The signature is written in a cursive style with a long horizontal flourish at the end.

Paul Beardmore  
Director of Housing