

Housing Options in Later Life

Discussion on what the local authority needs to consider when planning local housing options for people in later life such as design, tenure and housing with care models

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Background

National and local context

Design and tenure options

Discussion

Demographic Change

By 2037 people aged 65+ will account for 25% of the UK population

By 2035 over 3 million UK citizens will be aged 85+

People aged 50+ hold;
68.3% of UK household wealth
(£7.8 trillion)

77.3% of all financial wealth
(£1.2 trillion)

66.2% of all property wealth
(£2.5 trillion)



Digital Innovation

As lifestyles become more demanding, people expect more from their homes. Housing has been slow to embrace digital innovation



By 2030 there will be 2 million people aged 65+ without adult children to look after them. About 230,000 will need more than 20 hours care a week without informal support.



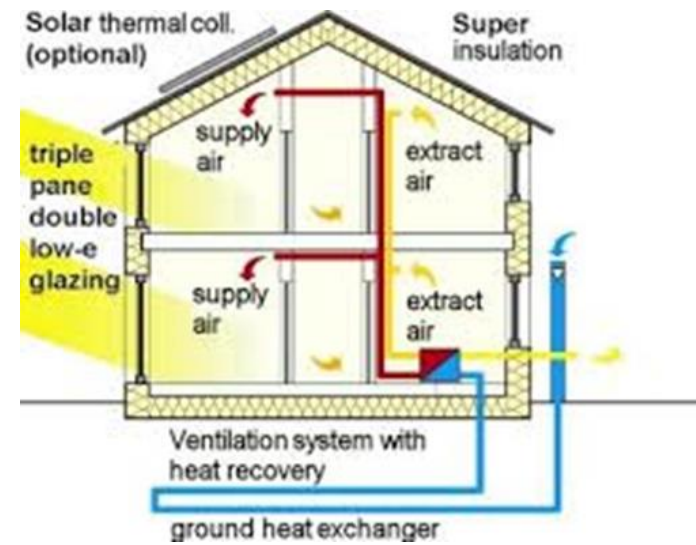
Climate Change

Air pollution costs the UK £54 billion per year and causes 680 deaths in North East

By 2050, 3.2 million people will be at risk of surface water flooding in urban areas

Heating and hot water for buildings make up 40% UK energy use and 20% greenhouse emissions

Excess winter deaths and dealing with excess heat



Changing face of older people



Changing face of older people



Which category are you?

North East Lincolnshire
Clinical Commissioning Group

Mosaic/Experian has 16 categories of retired people

B06 Diamond days
 B09 Empty Nest adventures
 C13 Village Retirement
 D16 Outlying Seniors
 E18 Legacy Elders
 E19 Bungalow Heaven
 E20 Classic Grandparents
 E21 Solo Retirees
 L49 Dependent Greys

- L50 Pocket Pensions
- L51 Aided Security
- L52 Estate Veterans
- L53 Seasoned Survivors
- M54 Down to Earth Owners
- N57 Community Elders
- N60 Ageing Access

Local Context

- Housing Strategy 2019
- Housing needs assessment
- Local demographics
- Extra Care Housing Delivery Plan
- Proposed Housing in Later Life Strategy

Key local demographics

- North East Lincolnshire population of older people is projected to rise considerably over coming years and this is likely to lead to increased demands on health and social care services associated with old age.
- Multi-morbidity is strongly correlated with age and deprivation. It is this multi-morbidity that is a considerable public health issue for North East Lincolnshire due to the ageing population and high levels of deprivation across the area. These may often derive from common risk factors such as tobacco, alcohol, poor diet, lack of physical activity etc.
- Considerable increases in the numbers of older people living alone in North East Lincolnshire are projected

Extra Care Housing in NE Lincs

Strand Court in East Marsh - 60 units (opened July 2015)

Winchester Ave in Nunsthorpe - 60 units for rent (planned to open end 2019)

Matthew Humberston School site - 90 units (planned to open early 2020) mixed tenure approach



Design Options

ECH is seen as a continuum and not the full solution for older people.

Examples of housing options include;-

- **Stay in own home** - adaptations/technology to support
- **Concept of lifetime/care ready homes** - home adapts to stages in life
- **Retirement villages** – cafes, shops, communal areas, care available
- **Sheltered housing** – communal areas. Activities, 24/7 emergency cover
- **Hub and spoke** – housing designed around extra care/communal facilities and care hub
- **Co production/collaborative housing**

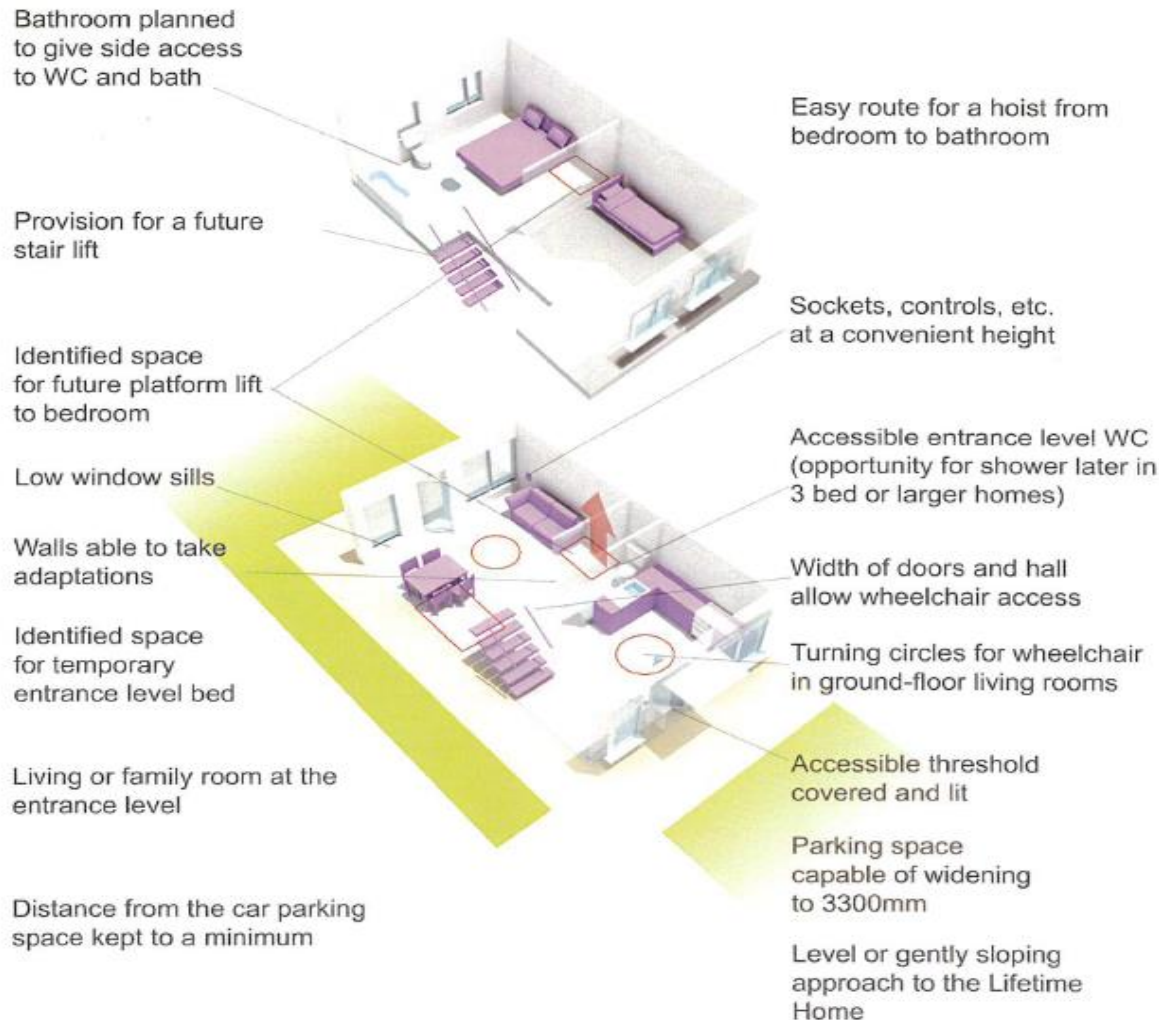
Design Options

Is the priority to stay in your own home or to move somewhere more 'care ready'/future proofed?

We do not have all these options available and private developers will be part of the solution

Discuss options – examples on table

Lifetime Homes Diagram



WE'RE CREATING BETTER LIVES FOR OLDER PEOPLE IN BIRMINGHAM

EXTRACARE VILLAGES®

THE UK'S LARGEST HOMES,
CARE AND LIFESTYLE PROJECT
DELIVERING BETTER LIVES FOR OLDER PEOPLE

Supporting the City's Health and Well-being Board targets and the public purse

NHS COSTS **REDUCE BY 38%**
INCLUDING HOUSING AND
REGULAR GP VISITS,
PHYSIO & DISTANCE
PUBLIC HEALTH, UNPLANNED
HOSPITAL ADMISSIONS

SUPPORTING
200
PEOPLE WITH
DEMENTIA
WITH
£576K P.A.
SAVING TO PUBLIC SERVICES

3,628
WELL-BEING
VISITS
COMPILED BY ESTABLISHED
APPROX 14 2019

199
CARE
PACKAGES
DELIVERED ACROSS BIRMINGHAM IN 2019

Creating and retaining investment in the City

1,300
CONSTRUCTION JOBS

£200m
INVESTMENT
IN 5 BIRMINGHAM VILLAGES
WITH 2 MORE TO FOLLOW

RETAINING
THE OLDER
PEOPLE'S
£
IN BIRMINGHAM

OVER
30
ACRES
OF REGENERATED LAND



UNPLANNED
HOSPITAL
STAYS
REDUCED
FROM 8-14 DAYS TO 1-2 DAYS*

46% REDUCTION
IN ROUTINE AND REGULAR
GP VISITS

Improving the quality of life of
older people in diverse communities

**REDUCING
ISOLATION**
IN VILLAGES AND THE COMMUNITY: 276 VOLUNTEERS
& OVER 400 PERMANENTLY ENGAGED IN VILLAGE LIFESTYLE

150
ACTIVITIES
PER WEEK

SUPPORTING
DIVERSITY
OVER 70% OF FARNELL CROFT RESIDENTS ARE
FROM AFRICAN CARIBBEAN BACKGROUNDS

18%
Reduced risk
of falling
compared to older people living in the community**

Supporting the City's
Integrated Housing Strategy

1,152
HOMES PROVIDED
FOR OVER 1,300
OLDER PEOPLE

628
3-4 BEDROOM
FAMILY HOMES
RELEASED

125
COUNCIL HOMES
RELEASED BACK TO
THE CITY COUNCIL

For more information visit www.extracare.org.uk

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The ExtraCare Charitable Trust Registered Office: 7 Harry Wilson Road, Binley Business Park, Binley, Coventry CV3 2SN Registered Charity No. 1121916 Registered in England and Wales No. 2209138 *Research findings from Aston University, 2019. ** The International Longevity Centre - (UK, 2011)

Tenure options

Benefits/drawbacks of each tenure type

- Purchase
- Shared ownership
- Equity release
- Rent

Just to recap

What should NE Lincs Council and CCG consider when developing a strategy for housing in later life? E.g.

Types of design

Tenure

Staying at home

Moving forwards

Would you like to be involved in shaping the future of housing options for older people in NE Lincs?

Thank you for joining in our discussion