A Strategic Approach to Older Persons' Accommodation for Nottinghamshire and Erewash

Erewash Report

July 2011

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Research and Consultancy

Contents

Page

Figures

1. Introduction

1.1 The Commission

Nottinghamshire Housing Market Areas (HMAs) which include Erewash in Derbyshire commissioned Peter Fletcher Associates (PFA), to carry out a comprehensive survey of the housing needs of older people based on the key principles established in the national strategy *Lifetime Homes; Lifetime Neighbourhoods – a National Strategy for Housing in an Ageing Society* (CLG/DH/DWP, 2008).

The work needed to:

- Understand future need and demand for housing and services for older people, through undertaking quantitative surveys, supported by qualitative face to face work with older people
- Inform related studies of specialist accommodation including sheltered housing and the role of Extra Care/Residential Care
- Reconnect housing, health and care, including specialist housing, for example sheltered and extra care housing

The result of this work is **"A Strategic Approach to Older Persons' Accommodation for Nottinghamshire and Erewash 2011".** This report is an Annex to the overall findings. There is one report for each of the following councils:

- Bassetlaw
- Broxtowe
- Broxtowe
- Erewash
- Gedling
- Mansfield
- Newark and Sherwood
- Nottingham City
- Rushcliffe

This report focuses on the results of the research for Erewash. It mirrors the structure of the main report with the exception of issues related to community and independence, This includes, for example, the future role of housing related support. These areas significantly overlap with county level service planning and therefore much of the text included in the main report (chapter 5) would need to be repeated in this report if included.

This report, therefore, should be read in conjunction with the main report. The recommendations included in chapter 5 of this report are those specific to this council and again need to be considered in the wider context of the overall recommendations from the research.

2. The Context and Demography of Erewash

Population Projections

Figure 2.1 sets out an insight into the projected population increases for the 65+ population between 2010 and 2030. The older population of Derbyshire and Erewash is projected to increase substantially over the next 20 years, with an increase of 119.6% and 119.2% respectively in their population aged 85+ by the year 2030

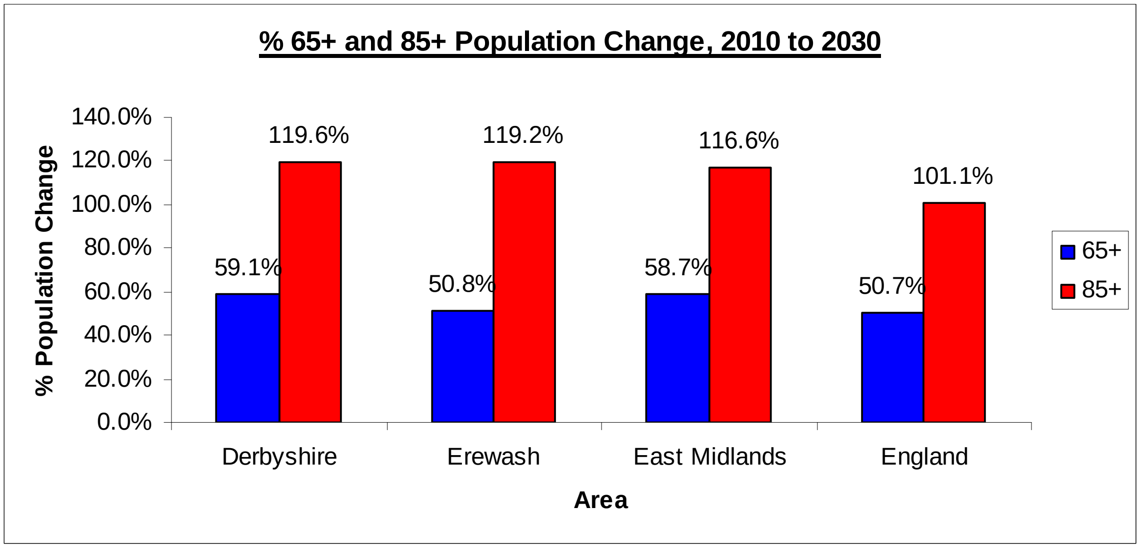
Figure 2.1: Population Projections, 2009-2030

Area	**Age Group**	**Year of Projection**					**% Change 10-30**
		2010	**2015**	**2020**	**2025**	**2030**	
Derbyshire	65-69	42,900	52,200	46,500	50,200	58,000	35.2
	70-74	33,300	40,000	48,900	43,900	47,500	42.6
	75-79	26,700	29,700	36,000	44,400	40,100	50.2
	80-84	19,700	21,500	24,800	30,600	38,000	92.9
	85+	18,900	21,900	25,900	32,300	41,500	119.6
	65+	**141,500**	**165,300**	**182,100**	**201,400**	**225,100**	**59.1**
	75+	**65,300**	**73,100**	**86,700**	**107,300**	**119,600**	**83.2**
	85+	**18,900**	**21,900**	**25,900**	**32,300**	**41,500**	**119.6**
Erewash	65-69	5,900	6,900	6,100	6,400	7,700	30.5
	70-74	4,700	5,500	6,500	5,700	6,100	29.8
	75-79	3,800	4,100	4,900	5,900	5,200	36.8
	80-84	2,700	3,100	3,400	4,200	5,000	85.2
	85+	2,600	3,000	3,700	4,500	5,700	119.2
	65+	**19,700**	**22,600**	**24,600**	**26,700**	**29,700**	**50.8**
	75+	**9,100**	**10,200**	**12,000**	**14,600**	**15,900**	**74.7**
	85+	**2,600**	**3,000**	**3,700**	**4,500**	**5,700**	**119.2**

(POPPI)

This percentage change in the older population is again represented in Figure 2.2, comparing Erewash to the other districts within Nottinghamshire, as well as the regional and national averages. Erewash's 65+ and 85+ population is projected to increase at a lower rate than the regional average and a higher rate over the next 20 years than the national average.

Figure 2.2: % 65+ and 85+ Population Change 2009-2030



(POPPI)

Figure 2.3 looks at the population data as a proportion of the total population for the years 2010 and 2030, showing not only at the increase in actual numbers of older people but to also the rising proportions of older people amongst the total population of each area. All of the study areas show an overall increase in the % of the total population that is aged 65 and over. Both Erewash and Derbyshire as a whole are projected to see a greater increase than the region and national figures.

Figure 2.3: 65+ Population as % Total Population, 2009 and 2030

Area	Age Group	Year		Additional % over period
		2010	2030	
Derbyshire	**65+**	18.2	25.0	6.8
	75+	8.4	13.1	4.7
	85+	2.4	4.4	2.0
Erewash	**65+**	17.6	23.7	6.1
	75+	8.1	12.7	4.5
	85+	2.3	4.4	2.1
East Midlands	**65+**	17.0	22.6	5.7
	75+	7.9	11.8	3.9
	85+	2.2	4.0	1.7
England	**65+**	16.4	21.4	5.0
	75+	7.8	11.2	3.4
	85+	2.3	3.9	1.6

(POPPI 65+ population projections alongside ONS Sub-National Population Projections (mid-2006) for projections for all ages)

Ethnicity

As the data in Figure 2.4 shows, only a very small proportion of the 65+ population falls into a non-White ethnic group. Compared regionally and nationally, both Erewash and Derbyshire have a lower level of older non-White population.

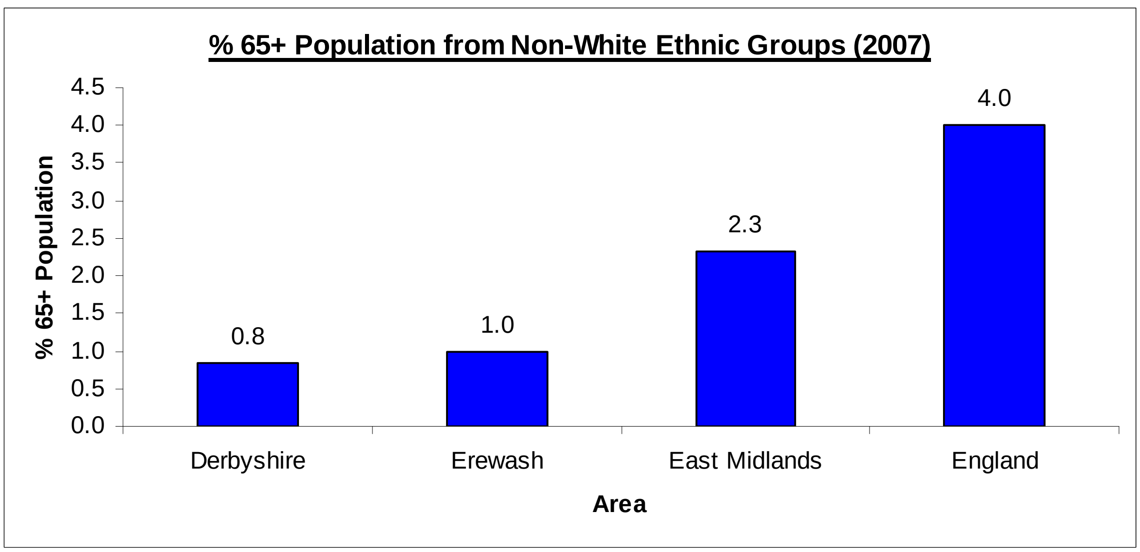
Figure 2.4: Ethnic Profile of the 65+ Population (%)

Area	Ethnic Group				
	White	Mixed	Asian or Asian British	Black or Black British	Chinese or Other Ethnic Group
Derbyshire	99.2	0.1	0.4	0.2	0.1
Erewash	99.0	0.1	0.5	0.4	0.1
East Midlands	97.7	0.1	1.5	0.5	0.1
England	96.0	0.3	2.1	1.3	0.4

(POPPI using ONS 2007-based population estimates)

This data is reproduced in Figure 2.5 to illustrate these findings more clearly.

Figure 2.5: % 65+ Population from non-White ethnic groups (2007)



(POPPI using ONS 2007-based population estimates)

Housing

Tenure

The pensioner household tenure in Derbyshire is very similar to the national average. In Erewash however, there is a higher level of pensioner owner-occupation and a lower level of social renting as shown in Figure 2.6.

Figure 2.6: Pensioner Household Tenure (%)

Area	Owned	Social Rented	Private Rented/ Rent Free
Derbyshire	68.1	24.8	7.1
Erewash	72.8	21.4	5.8
East Midlands	69.3	23.5	7.2
England	68.2	24.2	7.6

(ONS 2001 Census)

Living Alone

Figure 2.7 shows that in 2009 there were an estimated 7,283 people aged 65+ living alone in Erewash. By 2030, it is estimated that there will be 11,340, an increase of 55.7%. This rate of increase is far lower than the county average.

Figure 2.7: Projected number of people aged 65+ living alone by age group, 2009-2030

Area	Age Group	Year of Projection					% Change
		2010	2015	2020	2025	2030	
Derbyshire	**65-74**	19,140	23,170	24,010	23,630	26,540	38.7
	75+	32,671	36,187	42,695	52,493	58,362	78.6
	Total 65+	**51,811**	**59,357**	**66,705**	**76,123**	**84,902**	**63.9**
Erewash	**65-74**	2,670	3,130	3,160	3,060	3,470	30.0
	75+	4,613	5,061	5,916	7,144	7,870	70.6
	Total 65+	**7,283**	**8,191**	**9,076**	**10,204**	**11,340**	**55.7**

(POPPI)

Deprivation

Income Deprivation

With regards to Income Deprivation Affecting Older People Indicator (IDAOPI), there are 4,070 older people with income deprivation in Erewash (IMD 2007, Erewash Borough Council website).

Pension Credits

Figure 2.8 shows the numbers of people aged 65+ and the percentage of the 65+ population who are claiming Pension Credits as at August 2009. Pension Credits act as an income top-up for older people who have a limited income. The 85+ age group have the highest uptake of Pension Credits, both in terms of actual numbers and in proportion of the total age group.

Figure 2.8: Number of People aged 65+ Claiming Pension Credits, August 2009

Area	Age Group					
	65-69	70-74	75-79	80-84	85+	Total 65+
Derbyshire	5,290	5,100	5,330	5,790	8,030	**29,540**
Erewash	780	830	820	830	1,120	**4,380**

(Department of Work and Pensions Tabulation Tool, August 2009 data)

Health

Figure 2.9 below offers an overview to the prevalence of health problems amongst the older population in Derbyshire. For Derbyshire, over half of this population will have a limiting long-term illness and, like Nottinghamshire, up to 20% will have some level of depression.

Figure 2.9: Prevalence of Health Problems in Derbyshire Population aged 65+

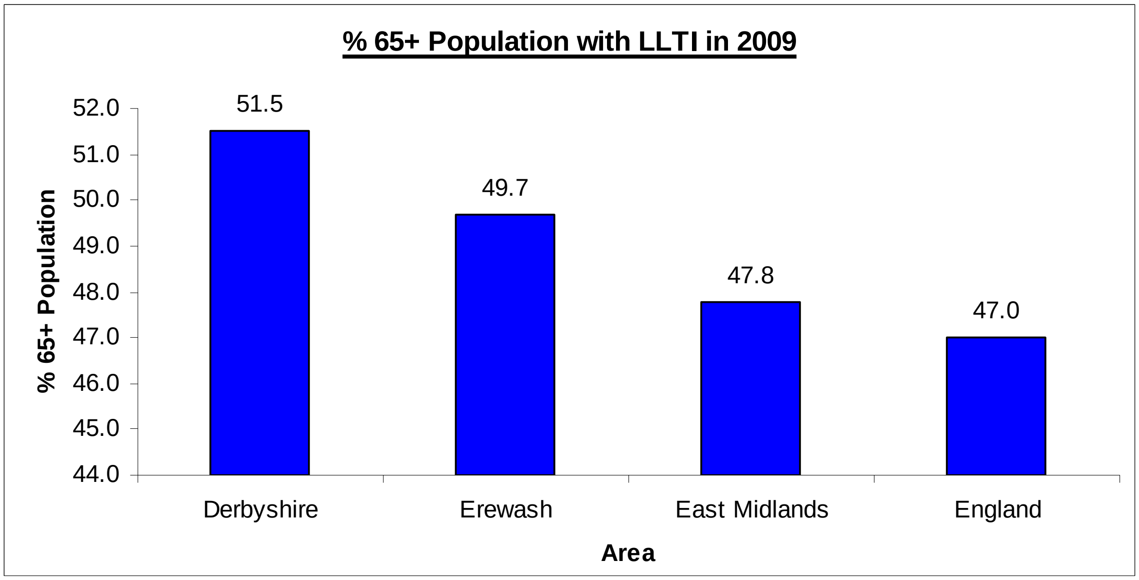
	Number	%
Limiting Long term illness	69,090	51.6%
Depression	13,390-20,085	10 – 15%
Severe depression	4,020-6,695	3 – 5%
Longstanding health condition caused by a heart attack	9,380	7.0%
Longstanding health condition caused by a stroke	3,450	2.6%
Longstanding health condition caused by bronchitis/emphysema	2,950	2.2%
Predicted to attend A&E due to a fall	8,275	6.2%
Predicted to be admitted to hospital due to a fall	2,830	2.1%
Predicted to have moderate or severe visual impairment	11,810	8.8%
Total population 65 and over	**133,900**	**100%**

(East Midlands Public Health Observatory 'Derbyshire Dementia Profile, 2009')

Limiting Long-Term Illness (LLTI)

Both Erewash and Derbyshire have relatively high levels of limiting long-term illness, both higher than the regional and national average, evidenced in the Figure 2.10.

Figure 2.10: % 65+ Population with LLTI in 2009



(POPPI)

Dementia

Along with a projected growth in the number of older people, particularly with regards to those in the 85+ age group, the numbers of older people with dementia is also projected to grow over the next 20 years. Figure 2.11 shows the projected number of older people with dementia between 2010 and 2030, by age group and by study area, with the % change over the period and the additional numbers of people with dementia over the period.

Figure 2.11: Dementia Projections for 65+ Population, 2009 to 2030

Area	**Year of Projection**					**% Change 2010-2030**	**Additional Nos. Over Period**
	2010	**2015**	**2020**	**2025**	**2030**		
Derbyshire	9,783	11,137	12,974	15,474	18,348	87.5	8,565
Erewash	1,381	1,543	1,799	2,105	2,491	80.4	1,110

(POPPI

Unpaid Care

Figure 2.12 shows the number of people aged 65+ in Erewash who are providing unpaid care to a partner or relative is also set to increase over the next 20 years, with an additional 991 people in this age group providing unpaid care by 2030.

Figure 2.12: 65+ Population Providing Unpaid Care to a Partner, Family Member or other Person, Projected to 2030

Area	Year of Projection					% Change 2010-2030	Additional Numbers 2010-2030
	2010	2015	2020	2025	2030		
Derbyshire	17,149	20,220	21,823	23,277	25,693	49.8	8,544
Erewash	2,428	2,797	2,967	3,102	3,419	40.8	991

(POPPI)

Domestic Tasks, Self-Care and Mobility

Figures 2.13 – 2.15 show the numbers of people aged 65 and over in Erewash who are unable to carry out at least one of the following types of tasks; domestic tasks, self-care activities, and mobility activities. This data will give an idea of the extent to which support in these three areas is required and may be required in the future. The figures are calculated using prevalence rates, so the proportion of the 65+ population that is represented in the numbers remains static over the period, and can be used to offer an idea of numbers only.

Figure 2.13: Number of 65+ Population Unable to manage at least 1 Domestic Task

Area	Year of Projection					Additional Persons over Period
	2010	2015	2020	2025	2030	
Derbyshire	57,351	65,907	75,059	85,878	97,738	40,387
Erewash	8,081	9,115	10,268	11,552	13,122	5,041

(POPPI)

Figure 2.14: Number of 65+ Population Unable to manage at least 1 Self-Care Activity

Area	Year of Projection					Additional Persons over Period
	2010	2015	2020	2025	2030	
Derbyshire	47,136	54,174	61,400	70,157	80,088	32,952
Erewash	6,634	7,473	8,392	9,427	10,748	4,114

(POPPI)

Figure 2.15: Number of 65+ Population Unable to manage at least 1 Mobility Activity

Area	Year of Projection					Additional Persons over Period
	2009	2015	2020	2025	2030	
Derbyshire	25,842	29,645	33,877	38,978	45,068	19,226
Erewash	3,644	4,093	4,654	5,263	6,080	2,436

(POPPI)

Looking at all three of these sub-sets of information the increase in numbers of people over the period is substantial. This means that the services that are provided to assist with each of these types of tasks are set to witness increasing pressures over the coming years, with a large increase in the numbers of older people requiring these services to remain independent.

Key Findings for Erewash

- Between 2010 and 2030, the 65+ population is projected to increase by 50.8%, and the 85+ population is projected to increase by 119.2%, a very similar level to the Derbyshire average
- By 2030, 23.7% of the population will be aged 65+ and 4.4% will be aged 85+
- 72.8% of the pensioner households in Erewash are owner-occupiers (2001 data) – higher than the county and regional averages (68.1% and 69.3% respectively)
- 11,340 people aged 65+ are projected to be living alone by 2030, an increase of 55.7% between 2010 and 2030
- 22.7% of the 65+ population are claiming Pension Credits, higher than the county average
- In 2009, it is estimated that 49.7% of people aged 65+ in Erewash have a limiting long-term illness, slightly lower than the Derbyshire average
- The number of people aged 65+ with dementia is projected to increase by 80.4% between 2010 and 2030, an additional 1,110 people

Conclusions

- The projected increase (119.2%) of the 85+ population in this district area suggests a considerable increase in the demands for both specialist and low-level support services for older people
- The higher than average level of pensioner owner-occupation in Erewash means that services to help older people to remain independent in their own homes need to be available to people in all tenures, with a particular focus on the large proportion of owner-occupiers in the area
- Despite the high level of owner-occupation in Erewash, house prices are quite low (£124,197 overall average house price in the period January-March 2010), meaning that older home owners may not have a great deal of equity tied up in their homes to pay for retirement housing if necessary

3. Views of Older People

3.1 Introduction

In this chapter we present the results of two exercises to gather the views of older people in Erewash:

- Face to face consultation with groups of older people
- The results of a household/online survey

More detail of the processes involved can be found in the main report.

3.2 Consultation Outcomes

25 older people attended the consultation. Set out below is a summary of the results:

- Overall, the majority of people wanted to stay in their own homes
- Most people recognised that in order to stay in their own home they may at some time need help. This included the provision of aids and adaptations, help with domestic tasks such as gardening and also care services
- It was recognised that there were bungalows available for rent in Erewash but there was thought to be a lack of 2 bed bungalows. These may be very hard to access because of the limited supply and their popularity
- For those who want to purchase there was a belief that 2 bedroom bungalows were particularly expensive
- There was a clear reluctance to move between areas in Erewash. For example no one from Ilkeston would consider moving to Long Eaton
- Most would consider renting bungalows, rather than owning. The vast majority of people would be happy to rent as long as the accommodation was the correct size and in the location that they wanted
- A general lack of choice of older people's accommodation and support. Very few people had heard of extra care and retirement villages.
- Everyone seemed to be aware of residential and nursing care and whilst most people associated these different types of provision with a loss of independence and as a last resort, it was also noted that there was good quality provision available

- Not so surprising was the role that feeling vulnerable played in moving or not. Ill health, fear of anti-social behaviour etc all played a bigger part than the actual accommodation itself. If people felt safe and liked where they lived and had good support, they could put up with stairs for much longer, for example
- There is still a lack of awareness about what is available for older people and what they are entitled to. There is very little awareness of Assistive Technology but much better awareness of Home Improvement Agency services
- Sheltered housing was seen as offering security and independence with support. However, builds were considered to be dated
- A flexible approach to care and support was thought to be a key element in helping people remain independent

3.3 Household Survey Results

The results of the household survey are divided into the following sections:

- Demography
- About your home and neighbourhood
- Help and support
- Finances
- Future housing requirement

Demographic

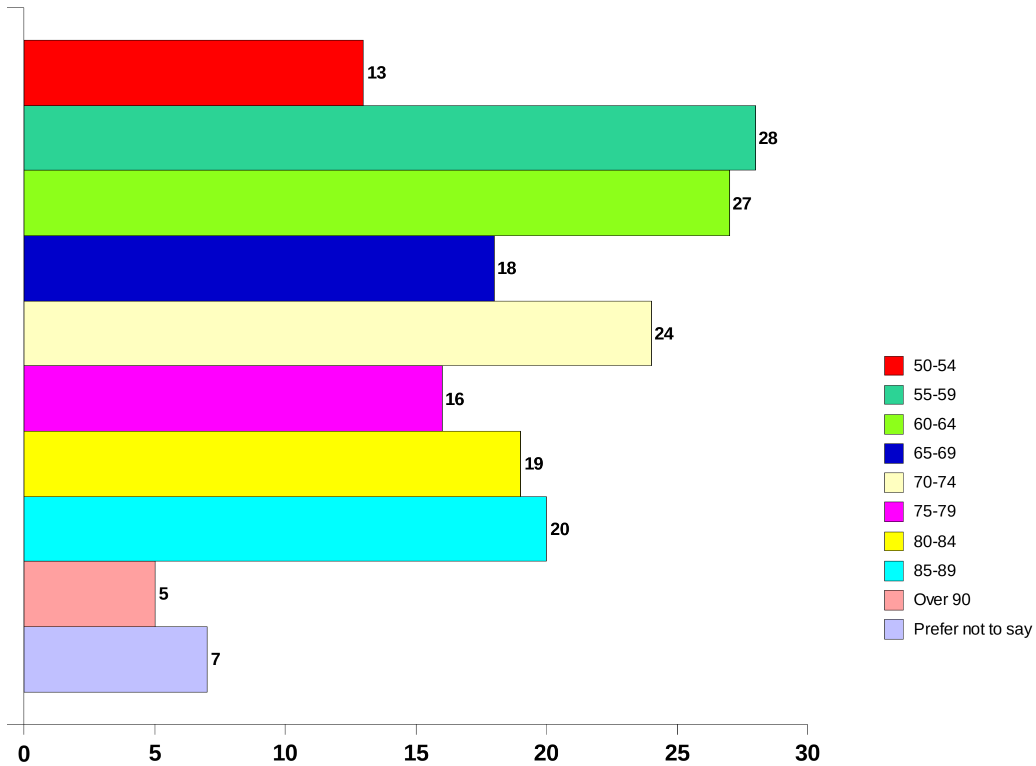
Location

There were a total of total of 186 respondents from Erewash. Almost twice as many females as males responded to the survey (106 females compared with 61 males), and 19 respondents did not answer the gender question.

Age

Figure 3.1 offers a breakdown of the age of respondents. The most common response was 55-59 years (28 respondents, 15.8% of the total), while 33.9% of the total respondents were over 75. 9 respondents did not answer this question.

Figure 3.1: Age of Respondents

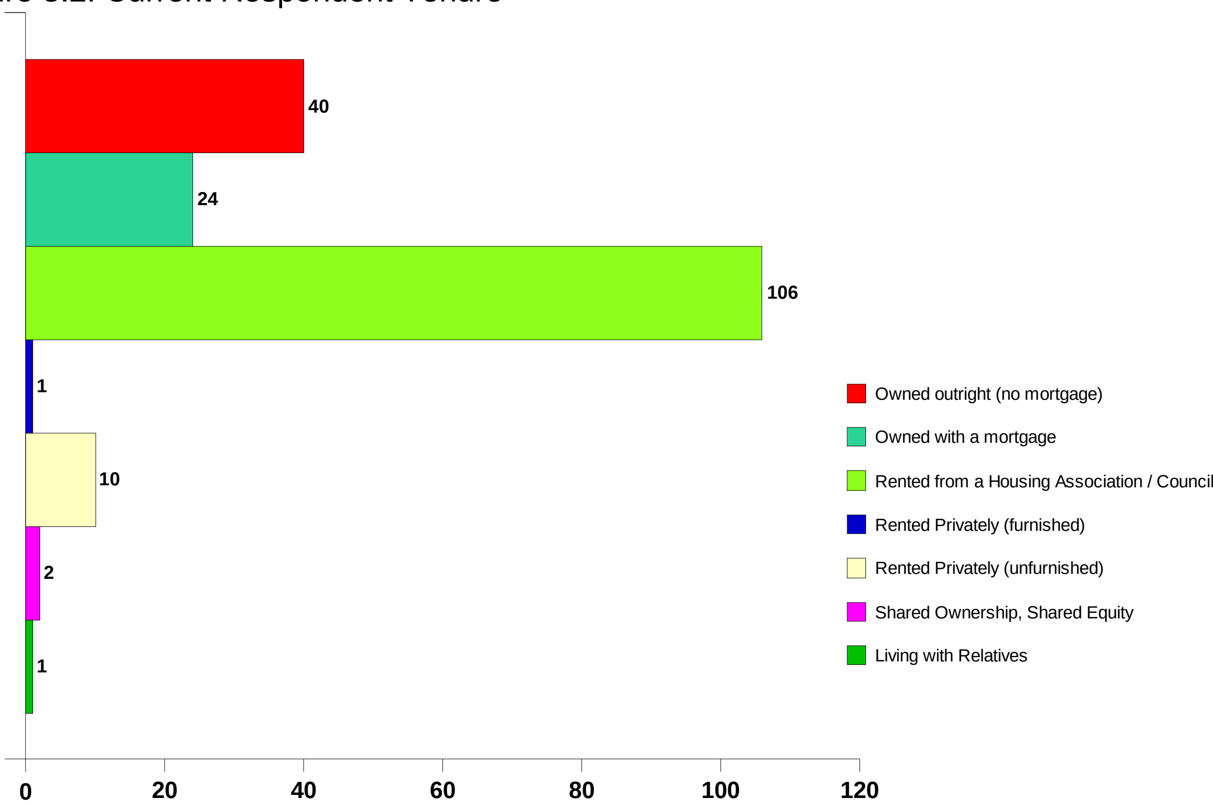


Current Housing

Current Tenure

The tenure profile of the survey respondents is shown in Figure 3.2. 21.7% own their homes outright and a further 13% own their homes with a mortgage, giving a total of 34.7% of respondents who are home owners. 57.6% (106 people) currently live in socially rented accommodation and 6% (11 people) privately rent their homes. 2 respondents did not answer this question.

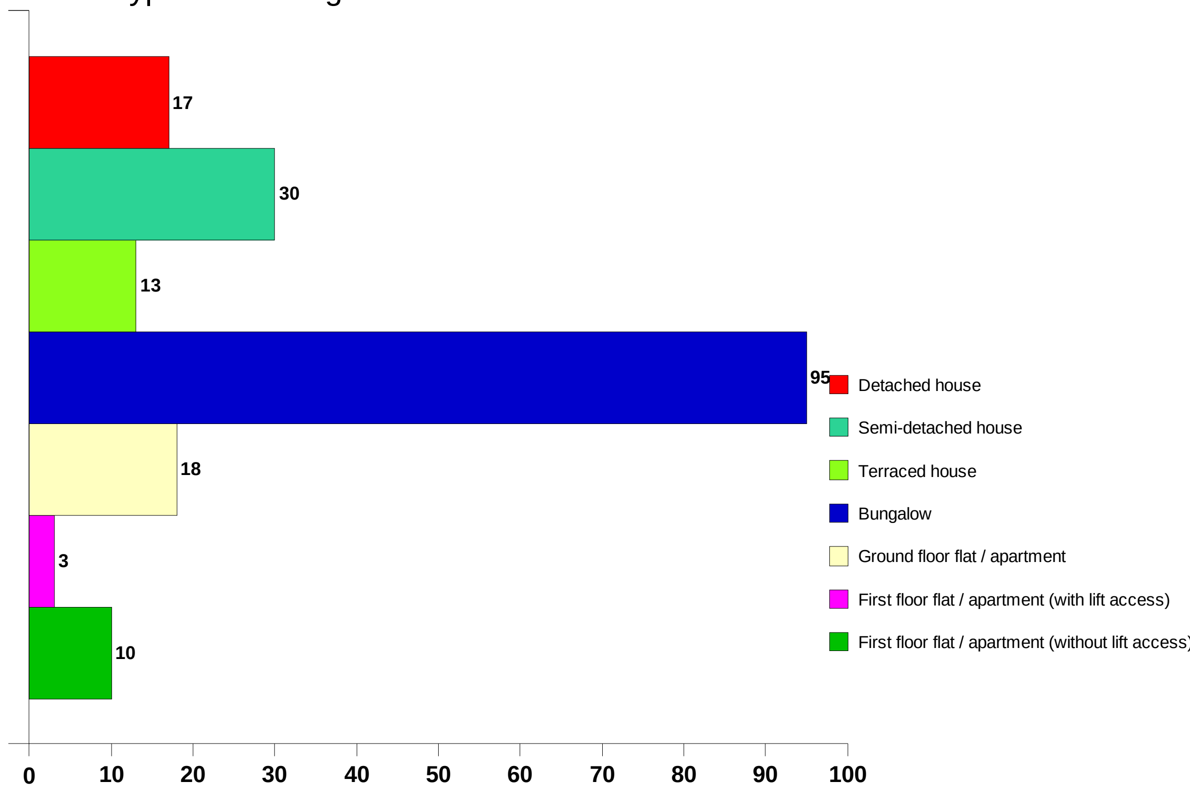
Figure 3.2: Current Respondent Tenure



Type of Housing

With regard to the type of housing, just over half currently live in houses (60 respondents, 32.3%), followed by bungalows (95 respondents, 51.1%). 31 respondents (16.7%) currently live in a maisonette or flat. Further detail is offered in Figure 3.3.

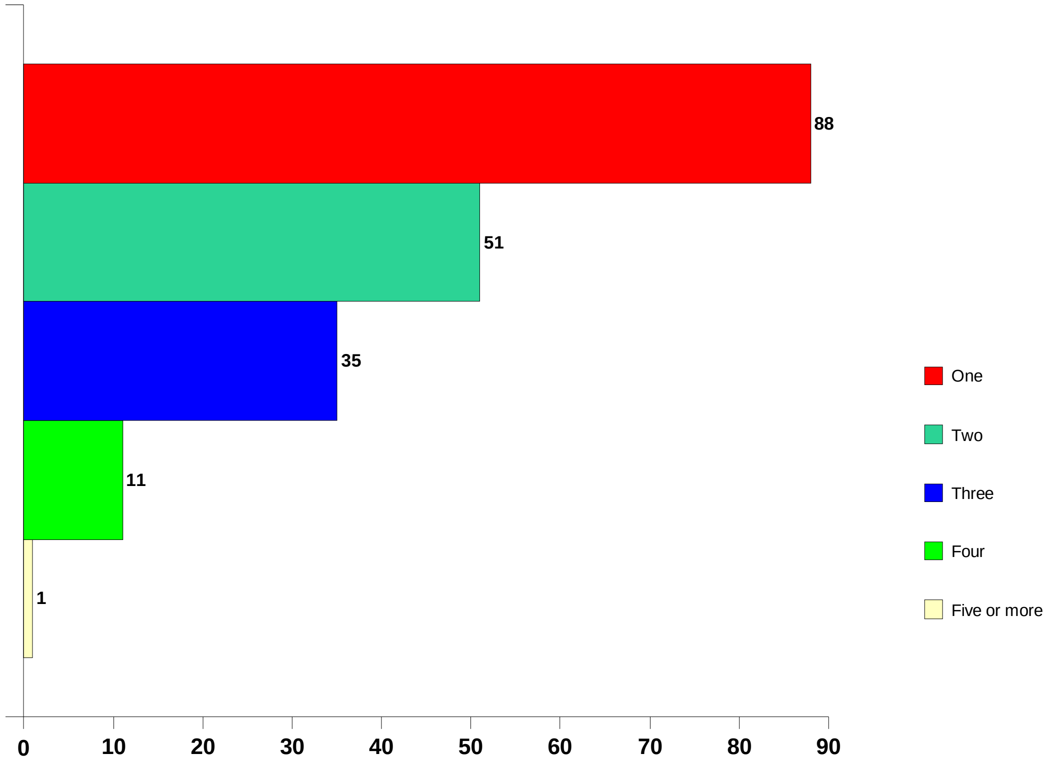
Figure 3.3: Type of Housing



Number of Bedrooms

The most common number of bedrooms in the respondents' current homes is one, with 88 selecting this answer (47.3% of the total respondents). 12 respondents are currently living in homes with 4 or more bedrooms and none live in a bedsit. Figure 3.4 offers a full breakdown of the responses to this question.

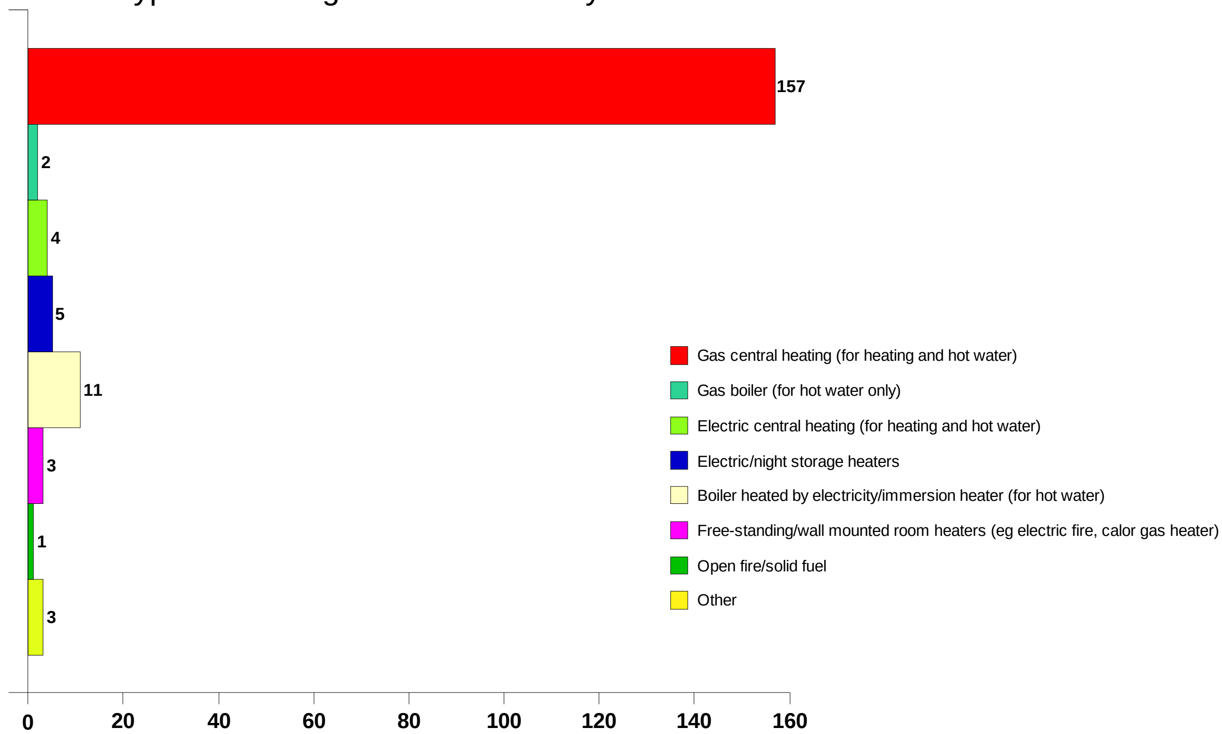
Figure 3.4: Number of Bedrooms



Type of Heating and Hot Water System

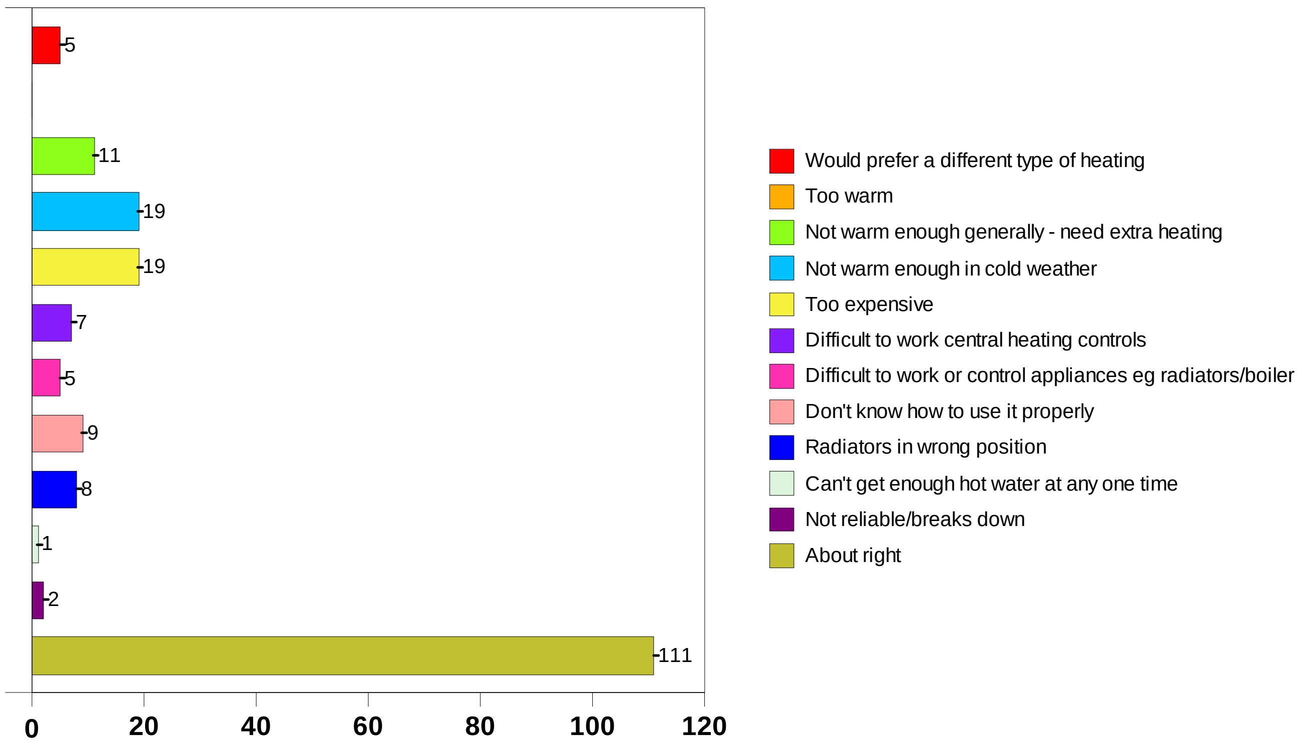
As shown in Figure 3.5, gas central heating is by far the most common type of heating used by the respondents, with 157 people (84.4%) offering this response. This question allowed respondents to select more than one option.

Figure 3.5: Type of Heating and Hot Water System



The picture illustrated above is replicated throughout all of the study area. A key issue in terms of the heavy reliance on gas is its increasing cost. Figure 3.6 shows that over half of the respondents have identified some form of dissatisfaction with their heating. This is noticeably different to the overall results. This question allowed respondents to select more than one option.

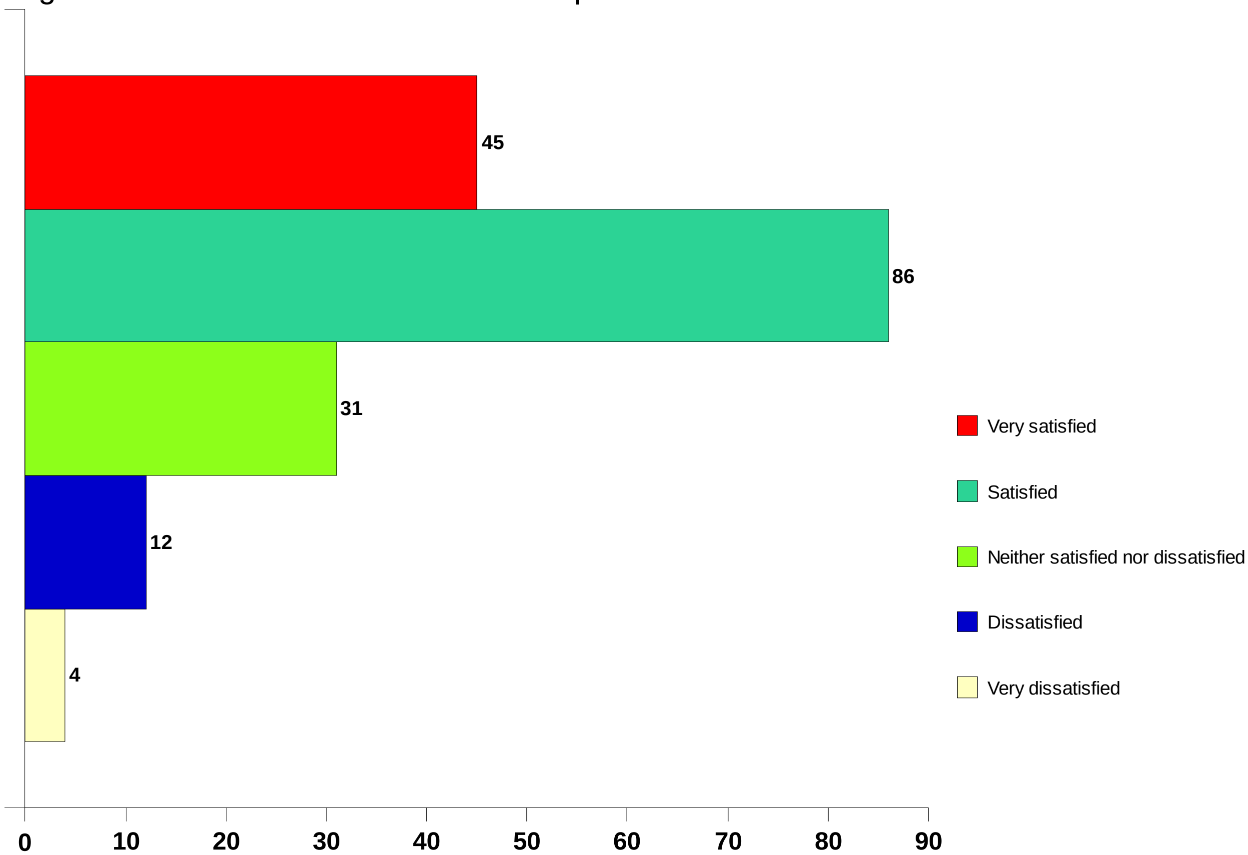
Figure 3.6: Issues with heating and hot water variables



State of Repair

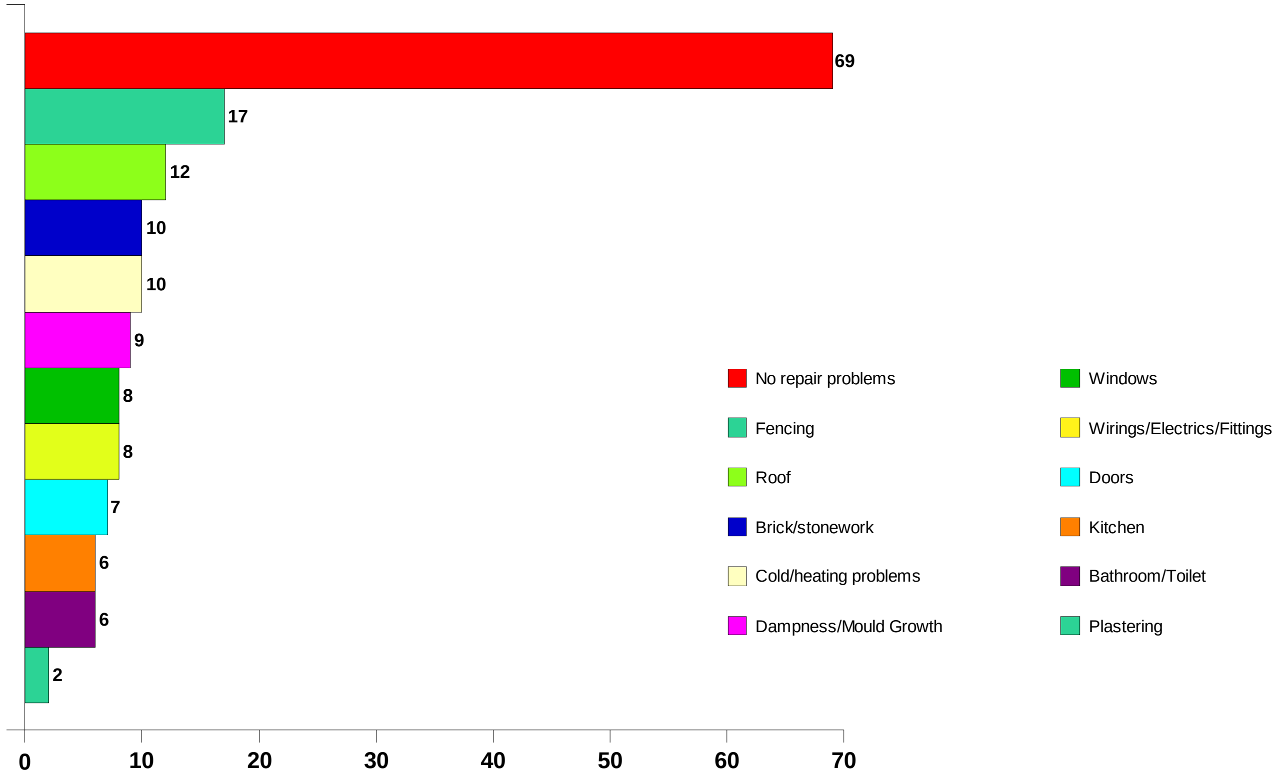
With regard to the level of satisfaction with the state of repair of their current home, Figure 3.7 shows the vast majority (131 people, 73.6%) are either satisfied or very satisfied. 16 respondents (9%) are dissatisfied or very dissatisfied with their current home's state of repair

Figure 3.7: Satisfaction with State of Repair



Following on from the previous question on the state of repair of the current home, Figure 3.8 looks at the particular aspects of the home that need to be repaired. There was a wide spread of responses for this multiple choice question

Figure 3.8: Main Problems that need Attention



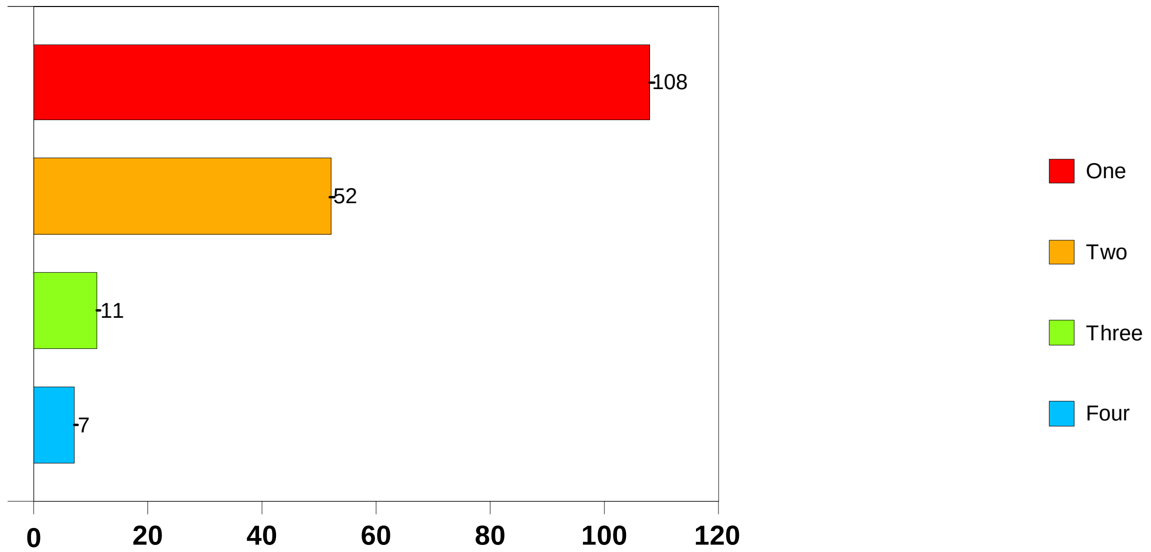
Household

This section and the following section look at the household, firstly focusing on the size and type of the household, and secondly on the specific needs of the respondent.

Number of People in Household

Just over half (60.7%) of the respondents are currently living alone whilst 29.2% of households contain 2 people. Very few households contain 4 or more people. The full analysis is given in Figure 3.9.

Figure 3.9: Number of People in Household

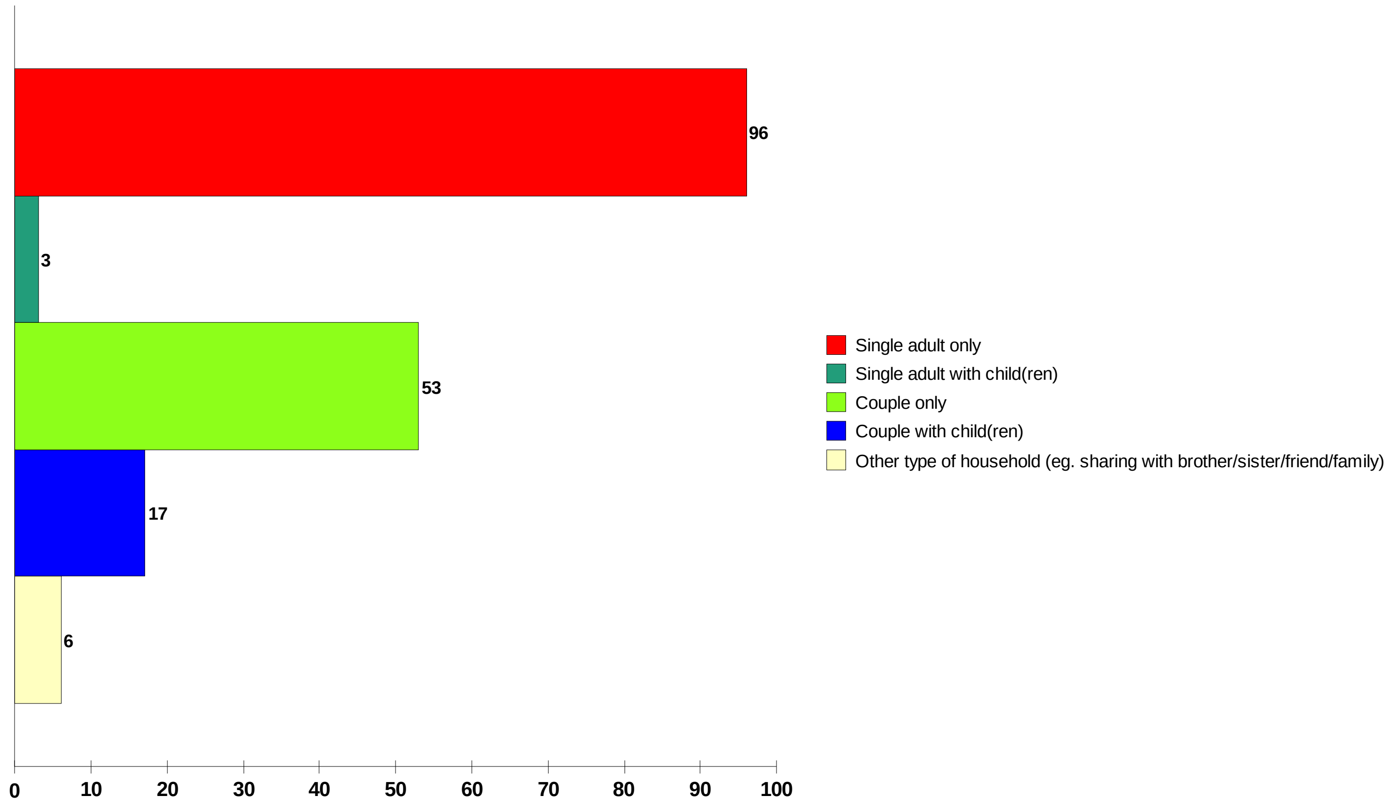


(N.B Percentages have been calculated using only the number of respondents that answered this question, with those who did not answer being omitted from the analysis

Household Type

Figure 3.10 shows that the most common household type amongst the survey respondents is 'single adult only', with 54.9% (96 respondents) living in this type of household, followed by 'couple only' with 53 respondents (30.3% of respondents) selecting this option.

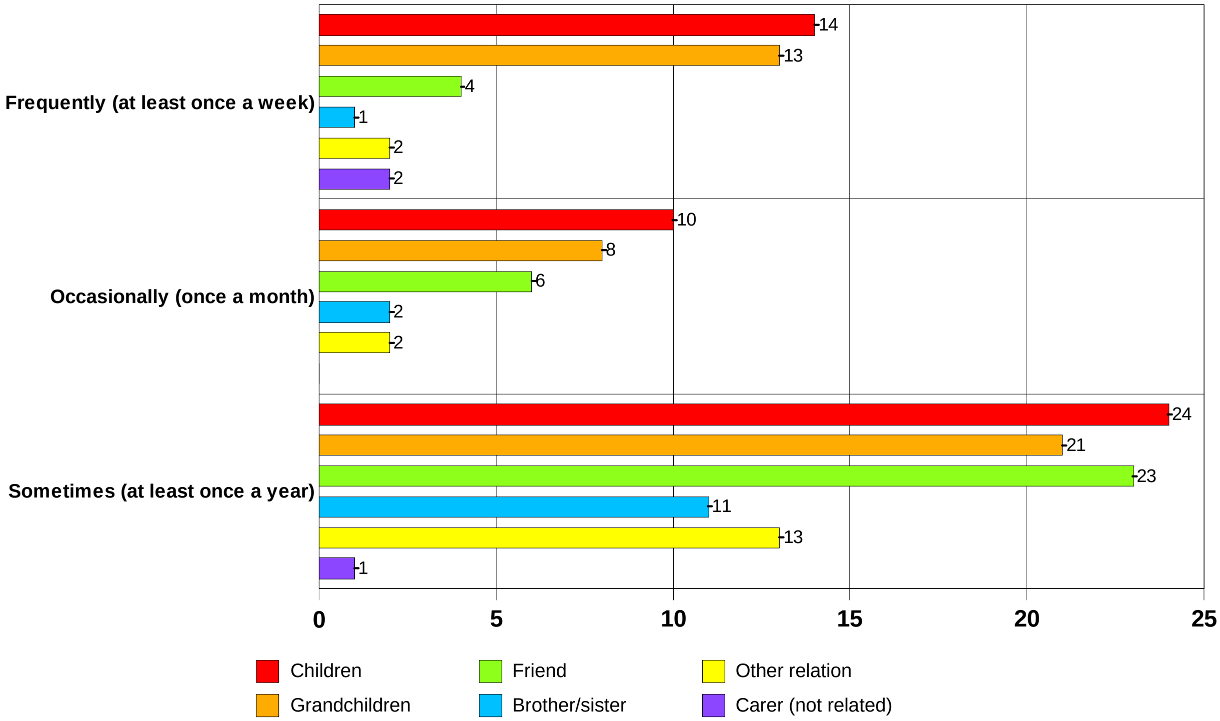
Figure 3.10: Household Type



Staying over

A key issue for many older people is the ability to have friends and relatives to stay over with them. Figure 3.11 shows that 30 of those responding to this question have relatives who come to stay at least once a week and 22 have relatives who stay at least once a month.

Figure 3.11: People staying over



The numbers of people who stay over are an indication of one of the reasons why 2 bedroom properties are identified consistently in surveys as the most popular size of property for older people who are considering moving.

Household Needs

Disability

Figure 3.12 shows that just under half of the respondents to this question (73) said that they consider themselves to have a disability. This is considerably higher percentage than the average across all the local authorities in the household survey of 29.6%.

Figure 3.12: District/ Unitary Authority Summary of Disability (%)

	Respondents who consider themselves to be disabled
Erewash	73 39.2%

(N.B Percentages have been calculated using only the number of respondents that answered this question, with those who did not answer being omitted from the analysis)

Use of Wheelchairs, Scooters and Walking Aids

Of the 158 survey respondents, 121 (76.6%) do not use a wheelchair or an electric scooter. Of the remaining respondents, 11.4% use a wheelchair outdoors, 3.2% use a wheelchair indoors, and 8.9% use an electric scooter. Figure 3.13 shows this data as a chart.

Figure 3.13: Use of Wheelchairs and Scooters

Do you or anyone in your household aged 50+ use:	No of respondents
Wheelchair when outside the property	18
Wheelchair inside the property	5
Electric Scooter	14
None	121

With regard to the use of walking aids, such as sticks and frames, Figure 3.14 shows that 44.9% of the total respondents use such aids.

Figure 3.14: Use of Walking Aids at the District/ Unitary Authority

	Do you use a walking stick, walking frame or other mobility aid?	
	Yes	No
Erewash	79 44.9%	97 55.1%

(N.B Percentages have been calculated using only the number of respondents that answered this question, with those who did not answer being omitted from the analysis)

Managing Around the Home

Figure 3.15 offers a picture of how survey respondents manage around their own homes, with regards to their use of particular bathing facilities, movement around and use of rooms within the home.

Figure 3.15: Managing around the Home

The home you live in now	No. of respondents
I manage stairs with difficulty	12
I have moved my bed downstairs	2
I use a commode as I cannot use or get to a toilet	3

The home you live in now	No. of respondents
I use a standard bath (Without any equipment)	30
I use a shower over the bath	43
I use a level access shower	37
I manage stairs with help	1
I sleep on a chair/couch	1
I cannot get to some rooms in my home	4
I use a bath with equipment	9
I use a step-in shower cubicle	34

Respondents were able to choose multiple options. Many more people make use of some form of shower than use a bath and this suggests the increasing importance of being able to offer a shower facility and not just a bath.

Home Adaptations

Looking at the adaptations that survey respondents have had done to their homes, see Figure 3.16, 88 of the respondents answered the question positively, meaning that 47.3% of the total survey respondents have had adaptations to their home. The most common adaptation is internal handrails/ grab rails, with 32 respondents (36.4% of the respondents who have had adaptations). Adaptations to the bathroom eg. level access showers are the next most common (18 respondents, 20.5% of those with adaptations).

Figure 3.16: Adaptations to the Home

Adaptations to your home	No. of respondents
Adaptations to Bathroom eg. level access shower	18
Internal handrails/grab rails	32
External handrails/grab rails	14
Downstairs WC	9
Stairlift/vertical lift	7
Improvements to access outside of the home eg. ramp to the front door	7
Low level door handles	1

Future Housing

In this section of the household survey, respondents were asked about their future housing plans and desires. The purpose of this section was to identify whether or not respondents wanted to stay in their current home or move, their reasons for moving if they so desired, and the type and size of home they would like to occupy in the future.

Future Housing Plans

Figure 3.17 shows that 82% of the total survey respondents believed they would still be living in their current home in the next 5 years, whilst 18% (31 respondents) thought that they will have moved somewhere else.

Figure 3.17: Future Housing Plans

Thinking about the next five years, are you most likely to?	
Move somewhere else (on your own / with partner)	27 15.7%
Move somewhere else (with the family / friends you live with)	3 1.7%
Move to live with family / friends	1 0.6%
Stay in your own home	141 82.0%

Reasons for Moving

The reasons that respondents gave for wanting to move are listed in full in Figure 3.18. This was a multiple choice question. The top 4 reasons for wanting to move are:

- Need smaller property (current property difficult to manage)
- To move to a better neighbourhood / more pleasant area
- To be closer to family / friends to give / receive support
- Want a smaller garden

Figure 3.18: Main Reasons for Moving

What are the main reasons why you intend to move?	No. of respondents
Want larger property or one which is better in some way	4
Need smaller property (current property difficult to manage)	10
Cannot afford rent / mortgage payments	6
Need housing suitable for older disabled person	7
Want to buy	3
Major disrepair of home	2
Want own home / live independently	3
Divorce / separation / family stress	1
Forced to move (e.g. eviction, repossession, tenancy ending, have to leave family home)	1
To be closer to family / friends to give / receive support	4
To be closer to family for social reasons	4
To move to a better neighbourhood / more pleasant area	6
To be closer to facilities e.g. shops, doctors	5
To be closer to work / new job	2
Want a smaller garden	3
Want a larger garden	4
Harassment / Threat of Harassment / Crime	2

Future Tenure Options

73 responded to the future tenure options question in the survey. Renting from a housing association was seen as the main choice of future tenure (40 respondents, 54.8% of respondents answering this question). A further 5.5% would choose shared ownership. Buying a property outright or with a mortgage (19 respondents, 26% of those answering the question) was the second most common response. The full set of responses to this question is given in Figure 3.19.

Figure 3.19: Future Tenure Options

Which of the following options would you consider?	No. of respondents
Buying a property outright or with a mortgage	19
Rent a property from a private landlord	8
Rent from a Housing Association	40
Intermediate rent	2
Shared ownership (part rent / part buy)	4

Just over a quarter of those who would consider a move would prefer some form of home ownership arrange including shared ownership. This suggests some tenure diversification will be needed in the provision of future housing for older people

Future Type of Home

111 responded when asked about the type of home they would like to occupy in the future (this was a question where more than one choice was allowed). A bungalow was by far the single most common choice, with 64 respondents (57.7% of respondents who answered this question) selecting this type of home. 24 (21.6%) were interested in a ground floor or lift access apartment. The full response is provided in Figure 3.20.

Figure 3.20: Type of Home Desired in Future

What types of home you might consider in the future?	No. of respondents
House	21
Bungalow	64
Apartment (ground floor)	15
Apartment (above ground floor with a lift)	9
Apartment (above ground floor without a lift)	2

For a substantial majority of people a property with ground floor access is most popular. The result suggests that future mobility is an important consideration with only 1.8% willing to consider an apartment without lift access. This is confirmed in the difficulties that many housing providers have in letting properties on the first floor and above that have been designated as older people's accommodation but have no lift access

Future Size of Home

105 responded to this question with 2 bedroom accommodation being by far the most common choice, with 60 respondents (57.1% of those answering the question) selecting this option. The full response is provided in Figure 3.21.

Figure 3.21: Number of Bedrooms Desired in Future

What size of accommodation would you consider?	No. of respondents
Studio/bedsit	2
One bedroom	22
Two bedrooms	60
Three bedrooms	17
More than three bedrooms	4

The extent to which 2 bedrooms, and in particular 2 bedroom bungalows are preferred, is consistent with the consultation exercise carried out for this work and other similar types of research.

Specialist Accommodation

The survey asked about an interest in sheltered housing. 75 responded and 51 (68%) said they would prefer to rent, see Figure 3.22.

Figure 3.22: Sheltered Housing Tenure

Sheltered accommodation – would you consider?	No. of respondents
Rent	51 68.0%
Buy	18 24.0%
Part rent / part buy (shared ownership)Apartment (ground floor)	6 8.0%

Figure 3.23 shows that 62 respondents said they would be interested in extra care and 61.3% said they would prefer to rent.

Figure 3.23: Extra Care Housing Tenure

Extra Care housing - would you consider?	No. of respondents
Rent	38 61.3%
Buy	17 27.4%
Part rent / part buy (shared ownership)	7 11.3%

The respondents were able to pick both sheltered housing and extra care and therefore it is likely that many of the same people will have chosen both. Although renting is the main choice, buying also features strongly in both options. The survey also asked about residential care and only 13.8% (9 respondents) out of 65 said they would consider residential care.

Considerations for Future Housing

In walking distance to amenities and low running costs were the most common considerations for the survey respondents in choosing a future home. A wide variety of other important considerations were also given, detailed in full in Figure 3.24.

Figure 3.24: Considerations for future housing

Aged 50-65 what would be most important to you in housing after you are aged 65?	No. of respondents
Large enough for family/friends to stay	22
Easy to maintain	22
Able to cope with my current (or future possible) disabilities or mobility problems	10
In walking distance of shops and facilities	26
Car parking on a drive or in a garage	20
Low running costs – gas/electric/water etc	24
Having my own garden	19

Aged 50-65 what would be most important to you in housing after you are aged 65?	No. of respondents
Being able to keep a dog/cat	11
Having a pleasant outlook	16
Having enough storage space	11
To be able to stay in the area I know	22

The issues of maintenance and costs that emerge in other parts of the survey as concerns are reflected in these results. Car parking is increasingly an issue.

Paying the bills

This was a multiple choice question. It is clear from the responses in Figure 3.25 that across the four choices available the greatest level of concern is linked to paying household bills followed by repairs and maintenance to the home. This cross references with people's choice of low maintenance future housing.

Figure 3.25: Concern about paying the bills

	Concern about paying household bills	Rent/Mortgage	Repairs and maintenance to your home	Debts (eg. Credit Cards)
Very concerned	35 21.1%	20 15.4%	16 13.9%	11 8.6%
Fairly concerned	61 36.7%	28 21.5%	30 26.1%	20 15.6%
Not really concerned	44 26.5%	41 31.5%	38 33.0%	32 25.0%
Not concerned at all	26 15.7%	41 31.5%	31 27.0%	65 50.8%

Sources of Income

The main sources of income are set out in Figure 3.26. This identifies a significant number of survey respondents still in employment. For people who have retired most people receiving state retirement pension also have either savings or an occupational pension or both. Only 3 people are on full or partial housing benefits and only 1 is receiving attendance allowance.

Figure 3.26: Main source of income

What are your main sources of income?	No. of respondents
State retirement pension	55
Occupational pension	28
Savings	15
Employment	34
Pension credit	13
Attendance allowance	11
Disability Living Allowance	14
Carer's Allowance	2
Jobseekers' Allowance	1
Housing benefit (all of my rent is paid)	11
Housing benefit (some of my rent is paid)	12
Child Benefit/Maintenance	-
Other benefits/allowances	11

Equity release

A question was also asked about interest in equity release. Figure 3.27 shows that only 2 (1.6%) of the 123 respondents said they would positively consider this choice while 10 (8.1%) said they may consider this in the future:

Figure 3-27: Equity release

Equity release	No. of respondents
Yes	2 1.6%
No	53 43.1%
Not sure	10 8.1%
Not relevant to me	48 39.0%
Maybe in the future	10 8.1%

Equity release is one option for those who want to stay put and pay for home maintenance and or care /support. However, this is a product that few seem currently willing to explore.

Housing-Related Information

This section of the survey focused on the information and advice needs of the respondents with regards to housing and related support services, as well as their awareness of housing and housing-related support services available to them as they grow older.

Information Needs

Figure 3.28 shows that of the 127 who replied to this question the majority (80 respondents, 63% of those who answered the question) did not feel that they, or anyone else in their household, needed any information or advice on the issues that were listed. For those who did need information and advice, the most common issues were financial matters, general help and support and home improvements.

Figure 3.28: Information Needs

Do you need any information and advice?	No. of respondents
Financial matters including claiming benefits	13
Safety and security	8
Healthy eating / lifestyle	3
Home improvements	7
General help and support	6
Leisure and social activities and clubs	5
Getting involved in your local community and volunteering	5
No	80

Sources of Information

Figure 3.29 shows that the internet emerged as the main source of information with 33 (23.6%) of the total of 140 responses identifying that option. Housing Associations and other advice agencies followed as the next most popular options. This question was multiple-choice, allowing respondents to select as many options as appropriate.

Figure 3.29: Usual Source of Housing-Related Information and Advice

Where do you normally go for housing information, advice and support?	No. of respondents
Council 'One Stop Shops'	9
Telephone advice and information service	8
Housing Association	32
Internet	33
Faith Groups	-
Citizens Advice Bureau / Age Concern / Other voluntary agency / Charity	15
Newspapers	11
Radio	4
Local libraries	8
Other	20

Awareness of Housing and Housing-Related Services

With regard to the levels of awareness that survey respondents had of housing and housing-related services, there were mixed responses. Community Alarms, equipment and adaptations, and sheltered housing received the highest level of awareness, whilst extra care and Telecare received the lowest. The full analysis is provided in Figure 3.30.

Figure 3.30: Awareness of Housing and Housing-Related Services

Service Type	Aware	Not aware	Used service /housing type
Telecare (Electronic equipment that helps you stay safe and independent in your own home)	58 45.3%	64 50.0%	6 4.7%
Community Alarms (usually a pull cord to a central alarm service)	115 73.2%	17 10.8%	25 15.9%
Equipment and Adaptations (equipment to help you get in and around your home e.g. grab handles, level shower)	97 74.6%	20 15.4%	13 10.0%
Home Improvement Agency (local organisation providing information about adapting your home)	59 49.6%	59 49.6%	1 0.8%

Service Type	Aware	Not aware	Used service /housing type
Handy Person Service (provides small repairs and services around the homes of older / disabled people)	64 49.2%	62 47.7%	4 3.1%
Gardening Service (assistance with gardening, mowing grass)	76 55.9%	52 38.2%	8 5.9%
Sheltered Housing	86 81.1%	12 11.3%	8 7.5%
Extra Care Housing	51 55.4%	40 43.5%	1 1.1%

Generally the results shown in Figure 3.30 confirm the results of the face to face consultation exercise, although Home Improvement Agency services are much better know by those who were involved in the face to face consultation.

3.4 Conclusions

- A majority of older people like where they live and want to be supported to be able to remain there. This is consistent with similar research in other areas
- However, for those thinking of moving, smaller accommodation is one of the main motivations and underpinning any consideration of moving are long term health and mobility issues alongside the ability to maintain the upkeep of the home
- There is a clear interest in services that will help people to remain in their own home mainly focused on domestic tasks and house maintenance
- During the consultation, awareness of some services was identified as being very limited as well as how to access them. The responses from the survey suggested better awareness
- Financial matters are a cause of concern both in terms of maintaining a home and having to pay for services or care in the future
- Although many people feel they already have all the information they need, improvements were identified, in particular

\- More information on financial matters, safety and home improvements

- Recognition of the growing importance of the internet as an information route although Housing Associations are still predominately the first port of call for queries
- Addressing the lack of awareness about a number of services: telecare, home improvement agencies, handyperson services, gardening and extra care housing

- For those who will consider moving the option to purchase is very important
- Few people would choose sheltered housing or residential care but of those who think they might move in the next 5 years significantly more would consider extra care.
- A two bedroom bungalow is by far the most popular choice for people who want to move but all types of two bedroom properties have been identified as options when considering moving.
- Location and the area they currently live in were identified as important factors. Access to amenities such as transport and shops should be a key consideration in future developments
- There is a need for:
  - A range of housing options that include outright purchase and shared ownership. Ideally this choice should be available across all areas
  - Extra Care
  - A range of types of two bedroom properties but particularly bungalows
  - A range of services to help people remain in their own home
  - Improvements to information

4. Housing Supply

4.1 Introduction

This section of the report:

- Provides information on the general needs housing stock
- Provides information on house prices
- Provides information on specialist accommodation for older people
- Assesses future housing demand

4.2 The housing market

In this section of the report we examine other data sources to find out more about the position of older people living in general needs housing.

General Needs Housing supply

Although there is no longer a requirement to set regional planning targets for housing, the housing needs research conducted by the two Housing Market Areas suggested that there would be a need for more housing across the whole study area.

The Nottingham Core Strategic Housing Market Assessment 2007 Nottingham Core suggested a total of 57,000 houses needed to be built in the HMA between 2006 and 2026 (2,850 per year). These growth targets are unlikely to be met due to the financial recession and the consequent drop in house building. There has also been a noticeable reduction in social rented development. As a consequence turnover in the housing market is likely to reduce, creating a range of pressures from reduced social mobility to increased over-crowding and homelessness.

Tenure and House Prices

Figure 2.6 in chapter 2 showed that 72.8% of the older population that reside in Erewash are owner-occupiers.

As shown in Figure 4.1 Erewash has a relatively low overall average property price compared to Derbyshire and the East Midlands. It has also experienced a drop in house prices when in other areas they were rising. This average property price has grown by 4.9% over the past year, indicating a positive trend in local house prices.

Linking tenure - the fact that 72.8% of older households are home owners - to the fact that average house prices in Erewash (£124,197) are lower than the county and regional averages means that there is a low level of equity amongst the older population in the district. Information from the Office of national Statistics shows that over half of households nationally aged 50+ own their own homes outright and are mortgage free. This means that as housing market conditions improve there may be potential for older people to use their equity to purchase more appropriate accommodation and support services for their older age.

Figure 4.1: Average House Prices (£) by Property Type, January-March 2010

	Property Type					
Area	**Detached**	**Semi**	**Terrace**	**Flat**	**Overall Average**	**% Annual Change**
England	344,989	196,506	177,633	199,669	224,064	-2.8%
East Midlands	235,503	134,468	108,885	100,478	160,069	+7.2%
Derbyshire	240,856	126,847	109,041	117,423	155,963	+8.2%
Erewash	184,844	109,899	89,589	133,565	124,197	-1.7%

(BBC House Prices website using Land Registry Data for the period January to March 2010)

Demand

Overall it is expected that considerable pressure will be placed on the housing markets as the population grows (see chapter 2). There are exceptions; demand for some housing also varies depending on the location and price (chapter 3). Overall, therefore, there should be a greater demand for all types of accommodation, particularly owner occupation, than there is a current supply.

4.3 Specialist Accommodation

Residential and Nursing Care

Figure 4.2 shows that there is a good supply of residential and nursing care in Erewash.

Figure 4.2: Residential and Nursing Care provision

Area	Care	With Nursing Care	Total
Erewash	393	413	**806**

Figures from CQC, Authority Directories of services and housingcare.org

Specialist Housing for rent

Set out in Figure 4.3 is the current estimate for specialist rented provision Erewash.

Figure 4.3: Units of specialist rented accommodation for older people

Area	Total specialist units for older people
Erewash	2308

There is no extra care provision but 127 units of specialist for sale provision in Erewash.

Much of the current specialist stock was built in the 1960s and 1970s, and particularly those developments that were designated as sheltered housing, were designed on an understanding that people were prepared to compromise personal space for public space within the building in order to socialise. As a consequence, space standards in sheltered housing are often less generous than general needs flats. Modernisation is therefore often compromised by limited space. Although most properties will have benefited from modernisation and Decent Homes work, the original design of the buildings can lead to them being unattractive by modern standards. Interviews with providers suggest that there has been some closure of poor quality buildings where there was little or no demand and that more closures are being considered.

Benchmarking the specialist supply side

In Figure 4.4 benchmark figures are shown of the current supply of specialist accommodation for older people against the recommended levels in Fig. 23 (p.45) of *More Choice Greater Voice, a toolkit for producing a strategy for accommodation with care for older people* (Housing LIN, for CLG, CSIP/DH February 2008). The model used here is a condensed version focused on housing.

The model only considers the needs of people over 75. This is the group that is most likely to be interested in or need specialist accommodation. The evidence from both the household survey and the consultation exercise confirms this. It should be noted that the model used to project future supply takes no account of affordability.

The total population aged over 75 at 2015 for Erewash is projected to be 13,300 (see chapter 2). By 2025 the population is projected to be 18,700. The projections in Figure 4.4 are based on these figures.

Figure 4.4: Projecting future supply against the More Choice Greater Voice Model

Type of provision	Current supply (2010)	Suggested provision per 1000 of population 75+	Suggested supply 2015	Increase/ (decrease) by 2015 from 2010	Suggested supply by 2025	Increase/ (decrease) by 2025 from 2010
Housing based provision for dementia	0	10	133	133	187	187
Extra care for rent	0	12.5	166	234	234	234
*Extra care for sale	0	12.5	166	234	234	234
**Enhanced sheltered for rent (Affordable Rent)	0	10	133	133	187	187
Enhanced sheltered for sale	0	10	133	133	187	187
Sheltered for rent	2308	50	655	(1653)	935	(1373)
Sheltered for sale	127	75	997	870	1402	1275

* Enhanced sheltered housing would normally include access to assisted bathing, meals service, assistive technology, recreation and leisure as a minimum
** Although some Extra Care is for sale details of the split in existing schemes was not readily available

The key change that emerges is a very significant reduction of 1373 units of sheltered housing by 2025. This result suggests unusually high levels of this type of development but a reduction on this scale is simply unrealistic. It does confirm what practitioners suggested in the practitioner's workshops that there is an over supply. However, this is partly balanced by the growth in what is termed "Enhanced" sheltered housing. This model may well apply to some existing sheltered housing. There is also predicted to be a need for 468 units of extra care by 2025.

A key issue that also emerges is the lack of housing based provision for people with dementia. This will be a critical issue in terms of future planning.

The overall fall suggested in social rented provision is further balanced by a suggested growth in provision for owner occupation/shared ownership of 1,462 units by 2025

The *More Choice Greater Voice* toolkit makes clear that the norms it proposes need to be moderated to take account of local circumstances and evolving policy. However account needs to be taken of the following:

- The aim of shifting the balance of provision away from long-term care, and to supporting more older people at home
- The current financial climate which will make it difficult to secure capital finance for new developments
- Reductions in the subsidies available for social housing and the introduction of Affordable Rents
- The need to address the projected growth in the number of people with dementia and the number of people with disabilities and long-term conditions living into older age
- The general shift to flexible housing support rather than support linked to specialist accommodation
- The general pattern of reducing levels of care homes to take account of more people being supported at home or in housing settings
- The current and continuing downturn in the private housing market

4.4 Key issues in moving forward

General needs housing

The key priorities identified from this strategy in relation to supply are:

- The development of 'all age' accessible two bedroom general needs housing, both rent and shared ownership to address the ageing population in the housing market. However, this must be balanced by what can be delivered realistically in terms of housing needs across all sectors and all age groups
- Look at other alternatives to address unmet demand. For example one option for addressing the needs of people registered on the housing waiting list as under occupying houses might be to provide a better quality sheltered/retirement housing offer. This means a higher quality of sheltered housing for rent through re-modelling existing schemes to higher standards, and the development of more leasehold and shared ownership retirement housing to address the needs of home owners
- Investigate the supply/demand imbalance in more detail within each local authority area
- Improve the overall standard and accessibility of housing

- Increase the number of wheelchair/adapted properties
- Ensure that all new buildings that have accommodation where the front door access is on an upper storey either have lift access or are designed so that assisted access can be provided in the stairwells if required at a future date
- Consider the infrastructure that is needed to develop lifetime communities when delivering large scale regeneration, for example: local amenities, transport links and dropped kerbs

Specialist housing

- There is an adequate supply of general residential care and nursing home places for older people given the planned shift away from long-term care and the likely plans to develop extra care as an alternative
- There are no examples of housing based options for people with dementia. There may be a need for smaller housing based schemes – sometimes grouped together to give economies of scale in order to meet specialist needs, in particular younger people with dementia and people from BME communities
- There is an oversupply of lower quality sheltered housing for rent with an under supply of sheltered housing for sale
- There is a current shortfall of extra care housing for rent and sale, and a likely shortfall, in the planned provision of extra care housing across all tenures to meet projected need after 2015 and beyond

There is a need for:

- Better use to be made of existing provision and particularly sheltered accommodation to support higher levels of frailty and to meet the needs of older people with learning disabilities and older people at risk of homelessness
- Additional extra care for rent and sale
- Remodelling some of the existing sheltered housing for rent to achieve a higher standard to meet the growing aspirations of older people. This is about improving the quality of sheltered stock and not about increasing the existing supply More 2 bedroom housing, both in sheltered housing flats, and bungalows
- A growth in the level of sheltered housing for sale and shared ownership

Overall, there needs to be a change over time in the balance of tenure from rent to sale and shared ownership, a broadening of choice in housing type and service model, and an increase in the quality of housing to meet the growing aspirations of older people.

Some specialist housing for rent is of a good standard and there is some evidence nationally that some providers are beginning to offer a proportion of re-lets for sale. This is intended to create an income flow that will support future development while also addressing the needs of older owner occupiers.

5. Recommendations

5.1 Introduction

The purpose of this chapter of the report is to put forward a set of recommendations that can form part of a joint strategic approach:

- For housing to deliver a practical set of public and private sector solutions for the growing needs of older people in Erewash
- For Supporting People, Adult Social Care and Health services to develop appropriate care, support and health strategies for older people
- For providers to consider their own housing strategies and housing provision for older people
- For practical service delivery links to be made across disciplines that result in services that older people want

These recommendations are consistent with and drawn from the key issues emerging from our findings as set out in chapters 2 – 4 of this report. The evidence and rationale for these recommendations is set out in these earlier chapters and is not repeated here. It is drawn from a synthesis of consultations with providers, surveys and consultation with older people, data and document research, and consultations with officers in the council and PCT, as well as consultation with a broader group of stakeholders.

5.2 Information and access recommendation (see chapter 3)

The findings in this report need to sit within a whole system approach for older people. The whole system is about the range of services and opportunities that should be available to older people to promote quality of life.

The overall aim is to follow the citizenship approach by putting in place the practical tools that can enable older people to sustain health, well-being and quality of life in older age, and to remain out of the care system. The approach is built around information and access to give older people control and support the views of older people expressed in Chapter 3.

Recommendation:

- There is a need for a clear and integrated approach for information and access for the wider older population including BME and hard to reach groups:
  - Consider how to address these challenges at a council level and/or within the Housing Market Area and county council and other stakeholders

5.3 Dementia supply recommendation (see Chapter 4)

- Develop new housing based models for people with dementia – 133 units by 2015. This may be achieved by greater use of existing specialist accommodation and increased support by introducing assistive technology into people's homes

5.4 Sheltered housing and floating support supply recommendations (see chapter 4)

- There is a need for a smaller scale higher quality sheltered housing rental sector, which is better able to make use of available funding. This will mean decommissioning sub standard schemes over a period of time in line with the market and future demand. The model in Chapter 4 suggests a huge decrease based on the level of current provision that goes beyond those schemes that could be classified as substandard. This is unrealistic but clearly indicates a substantial reduction is needed. Some schemes can be re-designated to enhanced sheltered housing, supporting a higher range of needs while in some cases a proportion of units may be offered for sale as they become vacant
- Decommissioning to be done in partnership with providers to protect service users
- Define minimum accommodation standards for sheltered schemes. This could be led by the council or through the Housing Market Area
- Some strategic development of new sheltered housing for rent to aid the functioning of the wider housing markets and to release much needed family housing. Although there is an overall need to reduce total numbers of sheltered housing the introduction of a small amount of good quality accommodation can help to release under occupied properties
- Develop additional leasehold/out right purchase retirement housing (997 units by 2015; and in total 1275 by 2025). These are ambitious targets

in the light of the current housing market and therefore should be treated as an indication of the need to develop more specialist accommodation for sale as market conditions improve

- Develop more enhanced sheltered housing for sale that supports higher levels of need. The model in Chapter 4 suggests 187 additional units by 2025

5.5 Extra Care recommendations (see chapter 4)

- Address the future shortfall in the provision of extra care housing set out in Chapter 4 – additional 332 units for rent and sale by 2015; and in total 468 units by 2025. In the light of the reductions in public funding and the current housing market, these are challenging targets. In the short term, some providers may be willing to work with no or little public subsidy. As a starting point, commissioners will need to identify sites and develop plans to attract providers
- Proactively seek partners to develop extra care for sale, and ensure that the Local Development Framework supports the development of specialist accommodation for older people in suitable locations to deliver the targets set out in this strategy
- Include in the development of extra care support for people with dementia, people with disabilities living into older age (for example, people with learning disabilities), BME people living into older age, and partners/relatives providing a carer role

5.6 Older people's accommodation recommendations (see chapter 4)

- The current provision of specialist accommodation is mainly focused on the towns and there is no specialist for sale provision. Demographic analysis suggests that although growth in the numbers of older people will be greatest in the towns, the lack of provision in the rural areas is a balancing factor.
- Far more older people are owner-occupiers and therefore the balance of development of older people's housing should be owner-occupation. Local planning targets could be set to reflect this
- Even in the towns where more people are owner-occupiers some new rented provision will be required but the majority of provision should be for sale in order to diversify the market

- It should be recognised that commercial developers will market to a wider older population that will cross local authority boundaries