

NEWCASTLE CITY COUNCIL

COMPREHENSIVE AND HOLISTIC 'AGE FRIENDLY' APPROACH TO ASSESSING DEMAND INVESTMENT, DELIVERY AND ENGAGEMENT

Newcastle City Council with its partners is working towards creating a city that is a 'great place to live', a city with desirable neighbourhoods that offer a range of affordable and quality homes that meet people's needs, along with a strong sense of local identity and attractive well-used and popular public spaces and facilities.

Newcastle is also an Age-Friendly city. The council is committed to helping people achieve a good quality of life, to help them maintain their health and lead independent, fulfilling lives for as long as possible in their own homes and communities.

The provision of a wide choice of housing options and services makes an important contribution to age-friendly places and lifetime neighbourhoods. The Newcastle older persons' housing strategy 2013-2018 was developed to set out the council's comprehensive approach to widening housing choices for older people.

Housing and older people context

The provision of accommodation for older people is a high priority for the city. Newcastle's population is ageing and the council's assessment was that there were insufficient accommodation options to meet the growth and diversity in this section of the housing market.

A key finding of the Strategic Housing Market Assessment 2013 (SHMA)⁴⁰ was that the significant forecast growth in

the numbers of older people will have major implications for demands for support resources and specialist accommodation.

The rate of growth is higher in the older age groups – with the number of people aged 65 plus living in Newcastle projected to increase by one third, the number aged 75 plus by two fifths and the number aged 85 plus by more than half between 2013 and 2030.

The most notable feature of the population projections is the number of people aged 85 and over and with this a likely increase in the number of people requiring care and support services. Newcastle experiences higher numbers of people living with dementia when compared to the national average and this is increasing with numbers aged over 65 expected to rise from 3,200 to 4,400 by 2030.

The council's plans recognise that older age covers two or even three generations and as a result the group is very diverse with no 'typical' older person. Some people may live very active lives, while others may not. The range of housing offers being developed reflects this diversity.

How is it innovative? The council's approach

The council has developed an Older People's Housing Delivery Plan 2013-2018⁴¹ to deliver its vision of a wide range of housing options being available for older people.

Extensive evidence gathering, including consultation with older people, indicated that future development of housing for older people needed to be a priority for the council in order to:

⁴⁰ www.gateshead.gov.uk/Building%20and%20Development/PlanningpolicyandLDF/LocalPlan/EvidenceLibrary/NewcastleGatesheadStrategicHousingMarketAssessment.aspx

⁴¹ www.newcastle.gov.uk/sites/default/files/wwwfileroot/housing/supported_and_sheltered_housing/older_peoples_housing_delivery_plan_2013-2018.pdf



- increase choice for older people and encourage them to plan for their future housing care and support needs, including rightsizing
- provide an alternative to traditional models of long term care
- provide a range of tenures to meet the needs of all older people
- shift resources from long-term care beds into community based housing models
- meet the future needs and aspirations of older people.

Consultation with older people identified that very few wanted to live in residential care, the majority of people either wanted to remain living in their own homes or have a housing with care alternative. The council is clear that it no longer wishes to support any further development of residential care for older people in the city.

More specifically the council has set challenging targets so that by 2020 it expects the older people's housing market to provide a choice of mixed tenure housing options linked to care to meet the diverse needs of Newcastle's older people as they age.

Through the council's activities the impact will be to:

- Facilitate the construction of almost 400 new affordable homes for older people, including 170 bungalows and Tyneside flats with 71 of these being specialist units for people with dementia. This will allow more households to remain independent at home and prevent crisis moves into residential care.
- Provide adaptations and improvements to housing association and private homes so that over 300 households per year

who have physical disabilities or sensory loss can live in a home which meets their requirements.

- Ensure the quality of existing sheltered housing is improved, with remodelling of a number of existing schemes.
- Broaden the range of housing options available for older people and reduce the reliance on residential care.

The council's focus is on providing and facilitating flexible accommodation to meet life changes as people move through older age, flexible enough to meet varying levels of care and support needs. The focus is not purely on one model such as extra care but rather developing a range of housing types including 'core and cluster' schemes linked to existing provision, mixed tenure and leasehold assisted living and specialist dementia housing models.

To support delivery of its plan the council has put in place a comprehensive capital funding programme – a £25 million fund (the Future Homes Fund) to support the delivery of new housing over the period 2012 to 2016.

A specific allocation of over £4.5 million was initially identified to support the development of older people's specialist housing. This has been used to attract grant funding from the Homes and Communities Agency (HCA).

Funding that has been allocated to regenerate brownfield sites, along with the Leazes's Homes (the council's housing delivery organisation) and the Your Homes Newcastle (YHN, the council's ALMO) programmes, also support delivery of older people's housing options. Where there is an identified need for new bungalow provision this has been secured as part of the scheme design. The

council, through its housing asset plan, has designated sites which have been sold to raise capital receipts where this funding has been recycled into new provision, including sites specifically for older persons housing.

The council is developing directly older people's housing; its first assisted living scheme has been developed directly by the council. In addition, to support delivery, the council has also procured a range of development partners to deliver affordable housing on council owned land including older person's specialist housing and supported housing.

As well as increasing the numbers of units and the diversity of specialist older person's housing, the council's older peoples housing delivery programme includes:

- Helping older people to live independently for as long as possible in their own homes:
 - delivering major adaptations (eg stair lifts, shower units, ceiling track hoists) to private homes and housing association properties
 - identifying opportunities to allow clients to access other properties that are already adapted that would better meet their needs and providing assistance with a managed move – where new schemes with bungalows have been developed, these have been targeted at those owner occupiers in the area who may be near to qualifying for disabled facilities grants and have worked with them to access the new bungalows for sale
 - upscaling the existing handyperson services, to help more than 2,000 older people per year to stay living independently in their own home.

- Making sure older people have the advice and information they need: the Tyne and Wear Homes service offers individuals a personal housing plan stating which housing options could meet their requirements and this includes advice on the accommodation and services in the home which are particularly suitable for older people.

The council is working with its key social housing partners, YHN, Leazes Homes and Byker Community Trust, to review and remodel existing sheltered housing assets to ensure that those which are retained will meet older people's needs and aspirations.

A particular area of innovation has been the way in which the council has involved older people and older people's groups extensively in the development and delivery of its older people's housing programme. It has worked with the local Quality of Life Partnership and Elders Council of Newcastle to assist with:

- understanding how to produce the best outcomes for older people from this programme
- the different housing models being developed and delivered as part of the plan
- the review of the delivery of actions contained in the plan.

Outcomes

As a direct result of the council's financial commitment and the clear housing delivery plans that are in place, it has recently (January 2017) secured funding from the HCA for the delivery of older persons housing from 2016/17 to 2021. This funding comes on top of funding secured in the 2015-18 HCA



affordable housing programme. The council's funding allocation was the highest in the sub-region and among the other core cities.

The programme has delivered a range of planned outcomes to date including:

- three new assisted living schemes delivered to date including a range of tenures
- one private assisted living scheme: a council site has been sold to the private sector for the development of 54 units of assisted living
- sixteen purpose built housing apartments for people with dementia developed by a charitable organisation
- thirty-eight older people' bungalows and four apartments
- one new build dementia housing scheme of 30 units
- two sites (at Throckley and Parkway) have been marketed to the private sector for the development of approximately 110 assisted living units
- thirty affordable rent flats and 20 private sale bungalows along with specialist dementia accommodation opening in spring/summer 2017.

The council undertakes a review of each new housing development that opens to identify whether the intended outcomes have been achieved and to identify lessons for future developments. In relation to reducing reliance on the use of residential care, for specific schemes an assumption has been made that between 30 and 50 per cent of potential tenants will be diverted from residential care to deliver care cost revenue savings.

The review of the first assisted living scheme developed identified:

- the scheme was delivered to time and within the budgeted build cost
- target moves from/avoiding residential care were achieved
- target care cost revenue savings of £70,000 per annum were achieved
- feedback from qualitative research with residents and their families has been very positive, specifically:
 - tenants welcomed living in an environment designed to ensure they are able to live safely and securely
 - they can live more independently and avoid a 'crisis' move into institutional care
 - quality of life had improved in terms of being more able to pursue interests, activities and combatting social isolation.

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