

**LGA Housing Supply Conference:
Wakefield Supported and Specialist
Housing Needs Study**

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Overview

1. Purpose and objectives of the study
2. Policy context and method
3. Identification of needs groups
4. Wakefield context and establishing need
5. Key findings
6. Conclusions and recommendations

1. Purpose and objectives

- Overall objective: form a clear evidence base to inform the preparation of the new Local Plan for Wakefield, shape policy and plan development to more effectively address housing need
- Establish the likely scale of need across identified needs groups by considering existing supply and current/future needs
- Aims:
 - To identify the size and characteristics of the various Specialist need groups living within Wakefield;
 - To identify current levels of need for accommodation arising from within these groups;
 - To project future accommodation needs for the next five years and the full Plan Period to 2036; and
 - To inform the development of housing and planning policies for the Council and its strategic partners.

2.1 Policy context

Draft National Planning Policy Framework (NPPF) and associated draft Planning Practice Guidance (PPG)

- Significant emphasis on the delivery of housing
- Plan-makers are to identify the need for different types of housing
- Para 62 of the draft NPPF lists a range of groups including older people and people with disabilities (which replaces the term 'households with specific needs' in 2012 PPG)

2.3 Broader policy context

- Funding Supporting Housing (October 2017)
 - *‘Supported housing is any housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community*
- Nationally 76% Housing Association, 14% Local Authority, 6% registered charity/voluntary organisations and 4% other providers
- Further broken down by definitions in Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016
 - ‘supported’ – low-cost rental with support
 - ‘specialist supported housing – higher level of specialist services or support
- Green paper due imminently on care and support for older people; work also considering social care for working age adults

2.4 Method

- Analysis of available (secondary) data including Council data;
- Review of existing and pipeline dwelling provision for Specialist needs groups; and
- Comprehensive Online survey of key stakeholders.

2.5 Key data sources

- Office for National Statistics population projections
- ONS national disability prevalence rates
- Department for Works and Pensions (DWP) disability living allowance
- Elderly Accommodation Counsel (EAC) database
- HousingLIN estimates
- Local Council information
- Information from stakeholders
- Local household survey evidence (2015)

2.6 Stakeholder consultation

- Online survey to stakeholders
- Framed around the broad range needs groups
- For each needs group
 - Current provision (number, type/size tenure, location)
 - Current need (next 5 years)
 - Longer term need (plan period)
 - Any general comments
- 34 responses

3.1 Identification of needs groups

- Establish a broad and flexible framework for identifying different needs groups
- Brings together policy context and findings from comprehensive literature review
- Three broad groups:
 - People with disability and health needs
 - Older people
 - Other people with support needs

3.2 People with disability and health needs

- People with learning disabilities
- People with profound intellectual and multiple disabilities (complex needs)
- People with Autism including Aspergers
- People with behaviours which challenge e.g. people with complex mental health needs, learning disabilities and autism (Transforming Care cohort) who may be a risk to self and to others
- People with physical disabilities
- People with sensory impairments
- Rehabilitation or Reablement support (e.g. acquired brain injury, stroke, following a hospital stay)
- People with profound/complex needs who have a combination of conditions which can also include long-term conditions (e.g. diabetes, heart disease)
- People experiencing early onset dementia

3.3 Older people

- Older people (over 55),
- Older people requiring specialist housing (sheltered, extra care, residential care),
- Older people with support needs (including dementia, Alzheimer's disease).

3.4 Other people with support needs

- People with multiple disadvantages
- People with mental health issues
- Rehabilitation support for substance users (e.g. drugs, alcohol)
- People experiencing homelessness and rough sleepers
- Young people with support needs (including NEET, floating support, leaving care and at risk)
- People fleeing domestic abuse
- Ex-offenders and people using probation services
- People with learning difficulties (e.g. ADHD, dyslexia, dyspraxia, dysphasia)
- Ex-armed forces
- People without recourse and access to finances (not in receipt of benefits) – e.g. asylum seekers, refugees and people unable to claim benefits

4.1 Wakefield context

- West Yorkshire Metropolitan District
 - Population 337,100; 151,610 dwellings (2016)
 - 18.7% aged 65+ increasing to 24.9% by 2036
 - Applying national disability prevalence rates indicates 70,000 people (20.7%) with illness/disability rising to 83,500 (22.8%) by 2036

5.1 Key findings

- Comprehensive framework established for assessing need
- Key challenges are:
 - assembling data on the needs of different groups and translating this to specific numbers of dwellings
 - Identification of people in particular needs groups does not necessarily translate into a particular dwelling need
 - Establishing processes to engage with stakeholders

5.2 Positively planning for supported/special needs housing

- Broad spectrum approach: addressing need through conventional home setting through to specialist/supported housing
- People with disability and health needs
 - 3,100 adapted properties meeting M4(2) Optional Accessibility Standards
 - 630 wheelchair adapted properties M4(3)
 - Analysis based on local profile of dwellings adapted by age group and linking to future demographic projections
 - Recommendations for local plan

5.3 Older persons needs

- Older people
 - 1,443 C2 residential/nursing care bedspaces
 - Analysis based on % of residents 75+ in Registered Care Homes/Nursing homes applied to future population and household change – for Wakefield 8% of age cohort in
 - Calculated adaptations/improvements to existing dwellings using household survey evidence
 - Adaptations to bathroom – 8,800 needed over plan period; 6,600 internal handrails; 6,200 external handrails

5.4 Other people with support needs

- Particularly challenging to come up with dwelling need numbers
- Stakeholders appear to have a good understanding of need and (where appropriate) range of dwellings needed

6.0 Conclusions and recommendations

- A growing number of people in Wakefield will need supported and specialist housing need
- Framework for establishing need has been identified
- Statistical analysis of available data and stakeholder consultation to start to establishing local need
- Need for regular engagement with the Council with those providing accommodation and support for different needs groups: data and knowledge has to be shared
- Specific recommendations have been made for C2, adapted and accessible; and wheelchair accessible dwelling delivery through the Local Plan
- More work needed to get a comprehensive picture of need