

## **Crawley Borough Council Written Response to Inspector's Matters Issues and Questions: Housing for Older People**

**24 April 2015**

### **1. Introduction**

- 1.1 The Department for Communities and Local Government has modified the Planning Practice Guidance (PPG) sections on "Housing and economic development needs assessments"; "Housing and economic land availability assessment"; and "Local Plans" in relation to housing for older people. The implications of these modifications and new national planning policy guidance for the Crawley Borough Local Plan are considered below.
- 1.2 The Planning Practice Guidance now requires plan makers to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation, if they so wish. The PPG confirms that supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move can also free up houses that are under occupied.
- 1.3 To reflect the perceived reality that many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs, the PPG requires local authorities to identify particular types of general housing as part of their assessment<sup>1</sup>.
- 1.4 In decision-taking, the PPG now explicitly confirms that evidence that development proposals for accessible and manageable homes specifically for older people will free up under-occupied local housing for other population groups is likely to demonstrate a market need that supports the approval of such homes<sup>2</sup>.
- 1.5 In Local Plan preparation, local planning authorities should ensure that the policies in their Plan recognise the diverse types of housing needed in the area and, where appropriate, identify specific sites for all types of housing to meet their anticipated housing requirement. The PPG confirms that this could include sites for older people's housing including accessible mainstream housing such as bungalows and step-free apartments, sheltered or extra care housing, retirement housing and residential care homes. Where local planning authorities do not consider it appropriate to allocate such sites, they should ensure that there are sufficiently robust criteria in place to set out when such homes will be permitted. The PPG suggests that this might be supplemented by setting appropriate targets for the number of these homes to be built<sup>3</sup>.

### **2. Crawley's Older People's Housing Needs**

- 2.1 Housing elderly people, and meeting their needs through either support or care, is a complex matter. The Care Act 2014 places particular emphasis on Local Authorities playing a more active role as market facilitator, and this is further reinforced in the latest amendments to the PPG.

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<sup>1</sup> Planning Practice Guidance: Methodology: assessing housing need; Reference ID: 2a-021-20150320 (updated 20 03 2015) DCLG

<sup>2</sup> Planning Practice Guidance: Methodology – Stage 5: Final evidence base; Reference ID: 3-037-20150320 (updated 20 03 2015) DCLG

<sup>3</sup> Planning Practice Guidance: Local Plans – Key Issues; Reference ID: 12-006-20150320 (updated 20 03 2015) DCLG

## Written Statement on Changes to Planning Practice Guidance: Housing for Older People

Need

- 2.2 In terms of needs arising from Crawley, West Sussex has an older age structure than England, with 21% of the population aged 65 and over compared with 17% nationally, and has the 9<sup>th</sup> highest (of 152) percentage residents aged 75+ of all local authorities in the country. Crawley is projected to be subject to the second highest percentage increase in the older population (at 31%) and the number of residents receiving residential support funded by West Sussex County Council (WSCC) to increase proportionately. Karen Wells, Head of Contracts and Performance at WSCC, estimates that an extra 60-100 extra beds need to be funded by WSCC every year, and 170-280 extra beds in the market for non-WSCC customers each year, across the county as a whole.
- 2.3 Only one care home has opened in the county over the past three years (2012 to 2014), whilst 14 care homes have closed, resulting in a net loss of 380 beds. Although only 4 of 14 closures occurred in the north of the county, the total bed losses it experienced were 206, due in the main to the closure of 2 larger providers in Crawley (176 beds). Market intelligence indicates extremely low vacancies for WSCC-funded residents with dementia in the Crawley area.

Supply

- 2.4 In terms of supply of such suitable accommodation, it falls to a variety of agencies and sectors working together, and while local and county councils can take a lead towards identifying this demand, there is an expectation that the private sector providers will continue to address their end of the market. However, according to research undertaken by West Sussex County Council (WSCC), closures of private care schemes across the county have resulted in declining numbers of beds providing elderly care; this is not due to a decline in demand (see Appendix B: West Sussex SHOP@ Report).
- 2.5 In terms of the supply at the affordable housing level, CBC, as a stock-holding authority, has a dedicated stock of housing for the elderly that provides 566 sheltered units, and 126 retirement homes, with a further 353 bungalows, which amounts to 13% of the council's housing stock that is dedicated to housing elderly people. In addition, through the RSL partners, Crawley offers a further 181 units of sheltered accommodation and 98 units of extra-care accommodation. Crawley Borough Council's Sheltered Accommodation leaflet is provided for information in Appendix A.
- 2.6 On the council's Housing Register there is currently a demand for 355 elderly people over the age of 60 seeking sheltered or retirement accommodation within the context of independent living (see Table 1 below), with the majority of this need falling within the higher priority bandings of those in reasonable preference. While this demand represents elderly people's needs for affordable housing, it also spans the range of needs for support and care across the types of elderly accommodation identified in paragraph 2.5 above.

**Table 1: CBC Housing Register at end-March 2015**

Property type	Ban1d A+	Band A	Band B	Band C	Band D	Total by property type
Studio/One Bedroom	1	82	137	117	137	474
Two Bedroom only	3	120	327	15	108	573
Three Bedroom only	0	21	140	12	48	221
Two and Three bedroom*	1	24	115	15	75	230
Three Bed + Dining Room or Four Bedroom	0	27	62	9	8	106
Sheltered / retirement	7	115	217	8	8	355
<b>Total</b>						<b>1959</b>

- 2.7 With regards to demand for residential care across the market, WSCC Supported Housing Team carried out an exercise using the Housing LIN's toolkit to model need, which looked at various levels of care, in line with demographic projections. Whilst not a standard officially adopted by the county council, this model applies the benchmark suggesting that 1.2% of elderly people over the age of 75 will require residential care. This results in Crawley (along with Horsham district) showing the highest shortfall of residential care in the county, with the need for nursing care and sheltered accommodation being in less demand, and extra-care in the lowest demand (see Table 2 below). The full West Sussex SHOP@ Report is provided in Appendix B.

**Table 2: National Rating of Service Areas for each authority in West Sussex**

	Sheltered	Extra Care	Residential Care	Nursing Care
Adur	195	138	224	177
Arun	121	154	99	95
Chichester	206	255	107	129
Crawley	164	62	296	166
Horsham	88	66	313	37
Mid Sussex	130	76	215	2
Worthing	144	57	15	80

### **3. Implications for the Crawley Borough Local Plan**

- 3.1 The methodology applied to calculating the objectively assessed housing needs for Crawley undertaken to support the Crawley Borough Local Plan, remains unchanged by the additions to the PPG. The Strategic Housing Market Assessment undertaken for the Northern West Sussex Housing Market Area provides an understanding of the market and affordable demands for housing types within the area and considers the population age and demographic profiles and past changing age structure for the three authority areas.
- 3.2 Paragraphs 2.18 and 6.1 of the CBLP confirms that Crawley's population profile is very different to most neighbouring areas, having a greater proportion of younger people (between the ages of 25 and 34) and a lower percentage of elderly, compared with the rest of the South East; with about two-thirds of Crawley's population being less than 45 years of age.

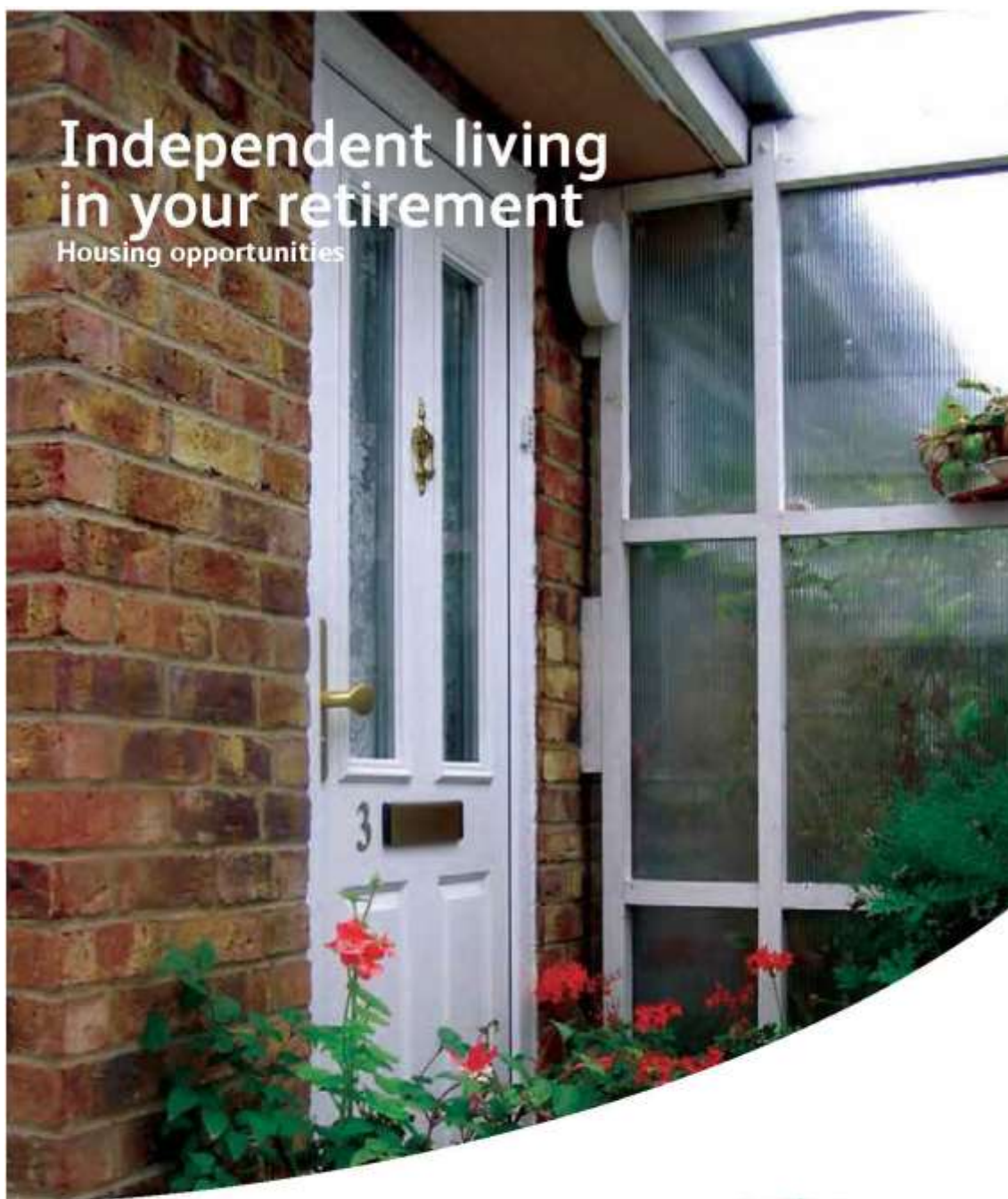
## Written Statement on Changes to Planning Practice Guidance: Housing for Older People

- 3.3 Policy CH5 introduces a requirement for new housing developments to be capable of adapting to the changing needs of residents through the application of Lifetime Homes Standards, or being built to Category 2 – accessible and adaptable dwellings, as described by national standards. This is considered to be in conformity with, and address the new requirements specifically in relation to ‘independent living’, set out in the PPG (see para. 1.3 above).
- 3.4 Policy H1 sets the overall housing target for the borough, of 5,000 dwellings over the full Plan period between 2015 and 2030. This is based on capacity assumptions set out in the Housing Trajectory, which includes specific sites and an element of anticipated windfalls. Policy H2 allocates specific sites for housing development, each of which include an indicative dwelling capacity figure. Other relevant policies within the Housing Chapter include Policy H3: Housing Mix and Policy H4: Affordable and Low Cost Housing.
- 3.5 As Care Home stock forms a very specific part of the housing needs market, it is considered this also falls within the definition set out in the CBLP for ‘Infrastructure’ which confirms that: “infrastructure includes a wide range of services and facilities such as”... “affordable housing”... “health, social infrastructure, community facilities”... Policy IN1: Infrastructure Provision, therefore, applies in relation to the protection of existing Care Home facilities. Under this Policy the loss of such provision through the redevelopment of sites for alternative uses would be prevented unless an equivalent replacement or improvement is provided, or there is sufficient alternative offer in the area (Main Modification MM147)
- 3.6 It is, however, accepted that the CBLP as submitted does not explicitly address the requirements of older people, due to its drafting pre-dating the PPG modifications. For this reason, main modifications to the Local Plan Housing Chapter are proposed, as set out in Appendix B. The modification explains the increasing importance of providing housing for older people, cross refers to Policy CH5 and Policy IN1, and explains that, because of the low impact nature of the use, housing for older people would be positively considered on any housing site. It is, therefore, not considered necessary to allocate specific sites, nor to set out specific criteria for older people’s housing.

#### **4. Implications for Oakhurst Grange Site**

- 4.1 The site of Oakhurst Grange is currently Use Class C2 (residential care home). It is not necessary to allocate the site for this purpose as the principle of its use for residential care is already established. Policy IN1 protects the loss of this site unless an equivalent replacement is provided or it is proven that there is sufficient alternative offer in the area.
- 4.2 The specific site characteristics support the continued use of the site for this purpose, primarily for the reasons that it is a secluded and discrete site, in an elevated position, providing a sunny aspect, and of a suitable size to enable the viable provision of such care facilities. The site’s locational characteristics also provide benefits for a continued residential care use of the site, including its close proximity to Crawley Hospital which also assists towards the provision of qualified staff. Its loss would have to be carefully considered against these benefits and could only be justified if evidence is clear that there is sufficient alternative offer or an equally suitable site is available and provided to meet the needs of the town’s population.

**APPENDIX B: CRAWLEY BOROUGH COUNCIL SHELTERED ACCOMMODATION  
LEAFLET**



# Independent living in your retirement

Housing opportunities

[www.crawley.gov.uk](http://www.crawley.gov.uk)



Do you find your home too large, expensive or difficult to maintain? Maybe you can't get around as well as you used to?

If you're retirement age or above you might find a property in one of our sheltered housing schemes better suits your needs. They offer independent living with the reassurance of someone being there if you need support.



#### **Your own front door**

Our sheltered housing properties are self contained meaning you have your own front door leading to a lounge, bedroom(s), kitchen and bathroom. You can come and go as you please, live life at your own pace and have friends and family to visit whenever you want.

#### **Someone to help if you need them**

Your friendly scheme manager will give you a call each weekday. However, if you need help in an emergency someone can come to your aid if you pull one of the red emergency cords - these are found in your home and in the public areas of the schemes.

Your call will be answered quickly by either the scheme manager, if they are on site, or it will go through to our care centre. The care centre will automatically know where you are and if you're at home they will know who you are. They will make sure you get the right help as quickly as possible.

Unfortunately our scheme managers can't provide general help for you around the home, such as cleaning and shopping, but they will point you in the direction of people who can.

#### **Secure**

Most schemes have a door entry system providing security and control over who enters your home; this is via a handset in your flat. The added security of an



emergency alarm system also means you can get reassurance if you need it.

### **Easy to get to and from**

Our sheltered housing schemes are generally near to local shops and bus routes, allowing you to be independent. If you have your own car most of our schemes have parking spaces close by. Some schemes also have special storage areas with recharging points for electric scooters.

If you have your own car most of our schemes have parking spaces close by.

### **Friends and family**

We have sheltered housing schemes in most neighbourhoods so you can live near family and friends.

However, if your friends or family are further away they are welcome to stay with you overnight. If your home isn't large enough, some of our schemes have a guest room which can be booked for a reasonable charge.

### **Your pets**

Some schemes allow you to bring a cat or a small dog and others allow you to keep fish or caged pets like budgies. Large pets are not suitable for life on a scheme and we would normally ask you to find another home for them.

### **Easy gardening**

Many schemes have shared gardens where you can enjoy the benefits of a garden without the worry of maintaining it.

### **New friends to make and things to do**

There's a real community spirit at our sheltered housing schemes. A community room at each one means residents can take part in a variety of activities.

There's something for everyone. Bingo sessions, coffee mornings, darts, snooker and lunch clubs are just a few of the things to do and you can choose to join in as much or as little as you want.

A hairdresser also calls at most of the schemes on a regular basis.

### **Customer service**

The Crawley Homes Sheltered Housing Service has been accredited with the Charter Mark. This demonstrates the council's commitment to professionalism, quality and customer service excellence.

### **Choosing sheltered housing**

If you join the housing register and apply for sheltered housing one of our scheme managers will talk to you about the level of support you may need.

By carrying out a pre-tenancy assessment we can make sure you get a home that really meets your needs.



*The Twitten*

## West Green

### **The Twitten and Ewhurst Road**

This scheme has 59 one-bedroom homes including bungalows and ground and first floor flats. There is a community room, guest room, laundry room, hairdressing room and communal gardens. Small pets are welcome.

### **Greenfields (including Carey House)**

Residents here share the facilities in Carey House including a large community room, guest room, laundry room, hairdressing room and assisted bathroom.

Solar panels on the roof of Carey House provide heating, hot water and electricity for the public areas.

Carey House has 32 one and two-bedroom flats with a lift and security door entry system. Caged pets are welcome here.

Greenfields comprises 35 one and two-bedroom bungalows with individual gardens. Small pets are welcome.

*Carey House*

*Woodhurstlea Close*

## Gossops Green

The scheme is spread across the neighbourhood and the community room is located at Gossops Parade next to the shops. Small pets are welcomed throughout this scheme.

Woldhurstlea Close has 30 one and two bedroom flats with internal stairs and door entry system. The communal gardens include a drying area for washing.

Gossops Parade and Capel Lane has 15 one-bedroom flats on both the ground and first floor with external stairs. These are very close to local amenities.

Hascombe Court has 12 one and two-bedroom flats with internal stairs and door entry system. The communal gardens include a drying area for washing.

Gossops Drive has 12 one-bedroom bungalows with their own front and back gardens.

*Gossops Drive**Gossops Parade*



*Buckingham Court*



*Attlee House*

## Broadfield

### **Buckingham Court and Balmoral Court**

Buckingham Court consists of 46 spacious one and two-bedroom flats and Balmoral Court has 30. They both offer their own community rooms, communal gardens and drying areas. Small pets are welcome.

### **Attlee House, Cripps House, Maxton Walk and Henderson Road**

Attlee House and Cripps House consist of 40 spacious one and two-bedroom flats situated on the ground and first floors with internal stairs and door entry system. They are particularly suitable for more active people although still close to local amenities like local shops, a library and a medical centre.

Maxton Walk is next to Attlee House and comprises 9 one-bedroom bungalows with their own individual gardens.

The three two-bedroom bungalows in Henderson Road are adapted for people with special needs and include a car port each and individual gardens.

The community room is located in Attlee House and small pets are welcome throughout the scheme.



*Maxton Walk*



*Fairlawn House*

## Three Bridges

### **Fairlawn House**

Arranged over three levels with a lift for easy access, there are 23 one-bedroom flats. A communal lounge, guest room, hairdressing room and a laundry is available; the scheme also includes a door entry system.

The scheme is close to local amenities including a medical centre. Caged pets are welcome.





*Furnace Parade*

## Furnace Green

**Furnace Parade, Brunswick Court and Feroners Court**

Furnace Parade offers 22 compact one-bedroom retirement flats with external stairs adjacent to the local shops. Residents of these ground and first floor properties are welcome to use the communal facilities at either Feroners or Brunswick Court. They have communal gardens and a drying area.

Brunswick Court consists of 42 one and two-bedroom flats on both the ground and first floor with internal stairs; Feroners Court offers 30 flats.

Both schemes have communal gardens, a community room, drying areas, car parking and door entry system. No dogs are allowed at any of the Furnace Green schemes.

*Brunswick Court*



*Wycliffe Court*

## Bewbush


### **Wycliffe Court, Calvin Walk, Bunyan Close, Wesley Close and Booth Road.**

There are 41 one and two-bedroom flats all of which are on the ground floor; some have individual gardens. There are also 4 two-bedroom bungalows adapted for people with special needs within this scheme

The community room and hairdressing room are in Booth Road and can be used by anyone living on the scheme. Small pets are welcome here.



*Small pets welcome*



*Calvin Walk*

*Halfacres*

## Northgate

### **Halfacres, Hollybush Close and The Brook.**

There are 10 homes in Hollybush Close, some are chalet style two-bedroom bungalows where the main bedroom is on the first floor and some are maisonette style, ground and first floor flats. Small pets are welcome here and they all have individual gardens.

The Brook consists of 12 one and two-bedroom maisonette style flats, on the ground and first floor. The gardens are communal with a drying area. Small pets are welcome here.

Halfacres is made up of 14 one and two bedroom flats on the ground and first floor with a lift serving the first floor. It includes a community room with landscaped gardens, a guest room, laundry room and a room for mobility scooters to be stored and charged. Sorry no pets are allowed here.

The community room at Halfacres is shared with the residents of Hollybush and The Brook.

*Hollybush Close*

*Schaffer House community room*

## Maidenbower

### **Schaffer House**

The 45 one and two-bedroom flats have an intercom alarm system, which also controls the door entry system. They are arranged over three levels with a lift for easy access.

The scheme consists of a community room, two guest rooms, a laundry room, hairdressing room, landscaped communal gardens and a room for mobility scooters to be stored and charged. Pets in cages are welcome.

*Schaffer House*



## Housing Association sheltered schemes

Not all sheltered housing schemes in Crawley are managed by Crawley Homes, some housing associations also offer retirement properties across the town; some include on-site care and support services.

### Hanover Housing Association Hanover Close, Tilgate

Consisting of 32 one-bedroom flats, the scheme includes a communal lounge, communal kitchen (in addition to your own kitchen) serving lunchtime

meals, communal gardens and drying areas. Both cats and dogs are allowed here.

### Guinness Trust Guinness Court, Broadfield

The Guinness Court housing scheme consists of 37 one-bedroom flats, with a communal garden.

### Keniston Housing Association Perryfield House, Southgate

A small block of 19 studio and one-bedroom flats spread over three floors. The flats on the upper floors are served by a lift. There is a community room and guest room for relatives and friends. All flats are electric with no gas.

### Sunningdale Court, Southgate

These flats consist of small two storey blocks and most of the 19 flats have one-bedroom; a community room is available for residents and guests.

### Cherchefelle Housing Association Wimbourne House, West Green

This scheme has 17 one and two bedroom flats. It has a large community room, laundry, hairdressing room, a guest suite and a large communal garden.

### John Pound House, Southgate

The residents in the 19 one-bedroom flats can use a community room and communal garden. There is also a guest suite, laundry, hairdressing room and an assisted bathing facility.





### **Housing 21 Randall Schofield Court, Three Bridges**

There are 38 studio and one-bedroom flats at this scheme with lift access, lounge, laundry, guest facilities and communal garden.

### **Extra Care Housing**

Extra care housing is an extension to traditional sheltered housing for people aged 55 and over. It gives you the opportunity to live as independently as possible with the reassurance that you can get help if you need it.

The self contained purpose built flats are designed for older people and enable you to:

- live independently in your own home
- have access to 24 hour care and support services
- be part of a community
- feel secure

### **Hanover Housing Association Lanehurst Gardens, Pound Hill**

This extra care scheme has 33 one-bedroom flats including homes built for wheelchair users. Care staff are on site 24 hours a day, 7 days a week, with non-resident management staff. There is a lift, lounge, dining room, laundry, guest facilities, garden, community centre, shop, and hairdressing room. Some meals are available (lunch only) and both cats and dogs are accepted.

### **Housing 21 Hogshill Gardens, Southgate**

The 39 one and two-bedroom flats have on-site care staff, 24 hours a day, 7 days a week, with non-resident management staff. There is a lift, lounge, restaurant, laundry, garden, shop and hairdressing room.

### **Walstead Court, Southgate**

There are 26 one and two bedroom flats here with on-site care staff, 24 hours a day, 7 days a week, with non-resident management staff. The scheme has a lift, lounge, restaurant, laundry, guest facilities, garden, and hairdressing room.

You can take your pet with you when you move into either of these schemes but you cannot get a pet once you are living there.



## Where to find out more

If you want to find out more about sheltered housing please call us on 01293 438767 and we will be happy to talk to you and answer any queries you might have.

### **Choosing sheltered housing**

To apply for a home in one of our sheltered housing schemes you will need to join the housing register.

To do this you will need to complete an application form that you can get from The Property Store. Call them on 01293 438608, email them at [property.store@Crawley.gov.uk](mailto:property.store@ Crawley.gov.uk), or visit the website [www.crawley.gov.uk/housingregister](http://www.crawley.gov.uk/housingregister)

The table below shows the type and location of retirement homes managed by Crawley Borough Council.

	Retirement Homes available	Sheltered Flat <i>1 bedroom</i>	Sheltered Flat <i>2 bedroom</i>	Sheltered Bungalow <i>1 bedroom</i>	Sheltered Bungalow <i>2 bedroom</i>
Bewbush	✓	27	10	0	4
Broadfield	✓	50	88	9	3
Furnace Green	✓	64	28	0	0
Gossops Green	✓	41	14	15	0
Ifield	x	0	0	0	0
Langley Green	x	0	0	0	0
Maidenbower	✓	37	8	0	0
Northgate	✓	26	4	0	6
Pound Hill	x	0	0	0	0
Southgate	x	0	0	0	0
Three Bridges	✓	23	0	0	0
Tilgate	x	0	0	0	0
West Green	✓	71	6	26	23

## Contacting us

This leaflet tells you what sheltered housing is all about and what is available in Crawley. If you would like help to understand this leaflet please contact the Housing Manager (Sheltered Schemes) on 01293 438427 or email: [sheltered.housing@crawley.gov.uk](mailto:sheltered.housing@crawley.gov.uk)

Cette brochure vous explique en quoi consiste un foyer d'hébergement et quels sont les foyers à votre disposition à Crawley. Si vous avez besoin d'aide dans la compréhension de cette brochure, veuillez contacter le Directeur du Développement du Service de Logement au 01293 438427 ou par email à [sheltered.housing@crawley.gov.uk](mailto:sheltered.housing@crawley.gov.uk).

આ પવિત્રા નમને આશિત સોડાલુ વિશે અને શાડીયાં મું ઉપચારુ છે તે વિશે મપી. મારિની આપ છે. જો નમને આ પવિત્રા સમજવામાં મદદ જોઈની હોય, તો મારેખાની ફોને સોડાલુ સેવા વિભાગ સંચાલક (શાડીયાં સર્વિસ ડેવલપમેન્ટ મેનેજર) નો 01293 438427 નંબર પર અથવા ઈમેલથી [sheltered.housing@crawley.gov.uk](mailto:sheltered.housing@crawley.gov.uk) નામને સંપર્ક સાધો.

Niniejsza ulotka przedstawia informacje o lokalach chronionych przeznaczonych dla osób wymagających częściowej opieki oraz o ofercie w tym zakresie dostępnej w Crawley. Jeżeli potrzebują Państwo dodatkowych objaśnień treści tej ulotki, prosimy o skontaktowanie się z kierownikiem ds. rozwoju usług mieszkaniowych - pod numerem 01293 438427 lub poprzez email: [sheltered.housing@crawley.gov.uk](mailto:sheltered.housing@crawley.gov.uk)

یہ لیفلٹ آپ کو شعبوں کی اہلیت گاہ کے بارے میں سب کچھ بتاتا ہے اور کوالی میں کیا کچھ دستیاب ہے۔ اگر آپ کو اس لیفلٹ کے سمجھنے میں مدد درکار ہو تو براہ مہربانی مینجیج برائے ترقی خدمت زبائن سے 01293 438427 پر رابطہ کریں یا [sheltered.housing@crawley.gov.uk](mailto:sheltered.housing@crawley.gov.uk) کو ای میل کریں۔



Crawley Borough Council  
Town Hall  
The Boulevard  
Crawley  
West Sussex  
RH10 1UZ  
**Telephone**  
01293 438000  
**Fax**  
01293 511803  
**Email**  
[info@crawley.gov.uk](mailto:info@crawley.gov.uk)

[www.crawley.gov.uk](http://www.crawley.gov.uk)

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**APPENDIX B: WEST SUSSEX SHOP@ SUMMARY REPORT**



## WEST SUSSEX COUNTY COUNCIL

### SHOP@ REPORT

Dan Gaul  
change3C  
April 2014





## 1. Introduction

SHOP@ has been developed by the Housing LIN <http://www.housinglin.org.uk/> and Elderly Accommodation Counsel <http://www.eac.org.uk/> to improve decision making when commissioning housing and care services for older people and reduce development risk. It delivers the detailed analysis to inform communities, planners and politicians of the future needs of older people and allows councils to offer developers opportunities in the most favourable locations.

When the capital and revenue funding streams for new housing and care services are in place SHOP@ makes sure that the investment is located to maximise the benefits to the communities most in need and gives the greatest opportunity for longterm viability.

SHOP@ is the only analysis tool that brings together four separate data streams

- ONS census population estimates and projections for people over 75. This consultancy uses the most up to date figure until 2020 from the 2011 census and the predictions from 2010 from 2020-2030.
- The EAC housing and care service database to provide the current housing and care supply in West Sussex. This information has been reviewed and amended by staff in West Sussex to improve the accuracy of the extra care and enhanced shelter data.
- The predicted prevalence rates from the More Choice Greater Choice report which have been discussed and amended after discussions with West Sussex CC managers to take into account, current provision within the county and their adult care service's commissioning strategy.
- The ONS data to estimate the relative deprivation of older people in a locality

In addition, SHOP@ allows the service to consider two further scenarios

- The likely increase in leasehold facilities as the % of owner occupiers increases
- The option to take into account increased life expectancy which could reduce the need for specialist housing and care services in the over 75 cohort by up to 18% by 2030.

The data to back up this report is provided in two formats. The accompanying spreadsheet should provide the data in a printer friendly format or for an immediate online check please go to the following web page, <http://www.change3c.co.uk/specialist-housing-and-care-development/shop/consultancy/>



## 2. National Benchmarking

The SHOP@ database stores the total number of beds and tenancies for each council in England across five housing and care service areas. By dividing by the council's over 75 population an average provision for each of service areas can be calculated. The table below indicates the rating position of each council in West Sussex for four of the service areas, enhanced sheltered has been omitted due to the difference in definition and small service numbers across the country. A low numbers equals high service provision and the highest possible rating is 330. The results show the significant variance in residential and nursing care across the county.

### National Rating of Service Areas for each authority in West Sussex

	Sheltered	Extra Care	Residential Care	Nursing Care
Adur	195	138	224	177
Arun	121	154	99	95
Chichester	206	255	107	129
Crawley	164	62	296	166
Horsham	88	66	313	37
Mid Sussex	130	76	215	2
Worthing	144	57	15	80

The figures show a surprisingly wide variance of provision across the different service areas in different areas of the county. Whilst the high prevalence of residential homes on the coast could be expected the very low residential care provision in Horsham and Crawley and high nursing figures in Horsham and Mid Sussex could not have been predicted.

## 3. West Sussex Service Prevalence Rates

The current average capacity of each service area across West Sussex was calculated and reviewed against the national average provision for the service area and the proposed prevalence rates in More Choice Greater Voice and Housing in Later Life. When reviewing the historic national reports the lower provision for residential care and for extra care were considered and the SHOP rates for West Sussex for this analysis reduced accordingly.

Authority	West Sussex				
	Average Service	Authority	National	MCGV	Housing in later life
Residential	41.1	46.1	65		40
Nursing	39.0	46.9	45		40
Extra Care	7.7	7.9	25	45	12
Sheltered	114.3	110.4	125	180	110
Enhanced Sheltered	5.2	4.4	20	20	10



#### 4. Commissioning Review

The prevalence rates above have been used in conjunction with local commissioning strategies and prevalence rates appropriate for West Sussex have been determined for this report. All prevalence rates per 1000 people over the age of 75

Residential Care. More Choice Greater Voice recommends a prevalence rate of 65. National average is 46 and current West Sussex supply 41. The commissioning strategy is not to increase the number of residential care places so the SHOP@ prevalence rate was agreed as 40.

Nursing Care. More Choice Greater Voice recommends a prevalence rate of 45. National average is 47 and current West Sussex average is 39. It was agreed to maintain the prevalence rate at 40.

Extra Care. More Choice Greater Voice recommends a prevalence rate of 25 for extra care but this has proved difficult to achieve due to the increases financial restraints. Currently West Sussex has achieved the national average of 8 people per 1000 over 75 in extra care housing. The commissioning strategy is to increase the % of extra care housing and a SHOP@ prevalence rate of 12 was agreed.

Sheltered Housing. MCGV recommends a prevalence rate of 125. Currently West Sussex has a prevalence rate equal to the national average of 110 and it was agreed to maintain this figure

Enhanced Sheltered. MCGV recommends a figure of 20. Currently West Sussex has a capacity of 5 but given the definition ambiguity for this service it was agreed to raise this figure to 10.

#### 5. Census Population Data Review

An initial review of the new 2011 census data shows good correlation with the 2010 updated figures for the 2001 census( **census variance worksheet** ). However Crawley has substantially less older people than predicted (12.29 % less in 2011 reducing to 7.63% less in 2020). Mid Sussex has a smaller variance ( 6.01% more older people than predicted reducing to 1.91 by 2020). The inference must be that more people moved out of Crawley into Mid Sussex as they aged.

An analysis was also undertaken of the county to confirm which areas had the greatest proportion of 55-75 year olds (**W Sussex All worksheet** ). It is then possible to estimate which areas of the county would see the greatest change in the number of older people by 2030 at MSOA level ( Middle Super Output Area). The West Sussex highlights 4 Crawley, 3 Horsham, 2 Mid Sussex and 1 Arun as the MSOAs with the highest increase in numbers of older people.

NB the analysis does not take into account migration of older people into the county but just the current population.

#### 6. District/Borough Reviews

A worksheet is provided for each district/borough detailing the estimated future need for each service category based on the agreed commissioning prevalence rates. The councils have been separated into the agreed sub authority localities to aid further analysis. A priority list of need, at MSOA level, has been provided for extra care and residential care services. The worksheet calculates the % of need and capacity within each MSOA against the total for West Sussex. The variance between need and capacity is then sorted to give those MSOAs in the county with the high need in relation to the current capacity.



## 7. Locality Analysis

It is accepted that MSOAs are too small an area to make investment decisions. MSOAs have therefore been combined to match relevant community boundaries. A summary needs analysis for extra care has then been provided for the agreed sub authority localities similar to the single MSOA levels above.

The impact of the size of the community selected on the analysis has been reviewed. It is important that the localities selected have a geographic and community logic and a relevant catchment area for any new service developments. There is no point in combining MSOAs together to reach a critical mass of older people to make a service viable if there is little likelihood of people moving to the new facility because it is too far from the current home or not a community that they would want to be associated with.

MSOAs have a minimum of 5,000 residents and an average of 7,500 people. The localities chosen for the first analysis exercise do vary significantly in population. It may be that the analysis should focus on areas likely to be able to sustain an extra care facility and then agree the MSOAs that would be likely to attract tenants to the development. This may result in some rural areas not been included in the analysis but the reality is that new extra care schemes will be concentrated in the larger urban areas.

## 8. Deprivation/Affluence Index

ONS calculates deprivation/affluence of older people based on the % of older people receiving pension credit. The figures for each sub authority area have been combined to provide a deprivation index, which relates to the % deprivation of the area in relation to the national average. A score of 1 indicates the highest deprivation and a score of 100 is the highest affluence in the country.

Mid Sussex	East Grinstead	84
Horsham	Chanctonbury	82
Mid Sussex	Haywards Heath	81
Horsham	Horsham	80
Horsham	Pulborough	78
Chichester	South Downs	78
Mid Sussex	Burgess Hill	75
Crawley	Crawley East	70
Chichester	City	69
Worthing	West	67
Arun	Arun East	65
Adur	Shoreham	63
Arun	Arun West	56
Adur	Lancing	54
Worthing	East	48
Crawley	Crawley West	44

High scores favour leasehold developments. Lower scores would indicate a mixture of tenure would be possible. Scores lower than 25 which are not relevant for West Sussex would indicate no leasehold schemes.



## 9. Summary

This SHOP@ report has confirmed the variety of current provision, difference in growth in the number of older people and relative deprivation across West Sussex. The significant changes in demographics and community needs means that an overall countywide solution is not possible and local community conditions must be considered.

The report does highlight areas where additional extra care facilities could be prioritised. Further work should be undertaken to make sure that the areas have sufficient local need to meet the current economic build level of 60 units. If not more local virtual extra care facilities within new mainstream housing schemes could be considered.

The authority may also wish to address the low level of residential care capacity in Horsham and Crawley. Whilst it is agreed that commissioning strategies should move away from residential provision the very low levels in these areas may cause capacity issues in the future, particularly for older people with dementia.

## 10. References

More Choice Greater Voice

<http://www.housinglin.org.uk/AboutHousingLIN/HowdouseetheHousingLIN/KeyDocuments/?&msg=0&parent=1648&child=2545>

Housing for Later Life <http://www.housinglin.org.uk/Topics/type/resource/?cid=8654>









## APPENDIX C: PROPOSED HOUSING FOR OLDER PEOPLE MAIN MODIFICATION

### LOCAL PLAN MARKED-UP MODIFICATIONS EXTRACT

Insert new text into Housing Chapter introductory section, after paragraph 6.27:

#### Housing for Older People

- 6.28 Although Crawley has a greater proportion of younger people than the rest of the south east, with two-thirds of its population under 45 years of age, the need to provide housing for older people is an increasingly important issue for Crawley, with 13% of the population aged over 65<sup>4</sup>. The population in Crawley has increased in all age cohorts over the age of 30 and reduced in all those younger than 30, with the largest growth in proportion in the retirement population which increased by 2.8% over the 20 year period to 2009.
- 6.29 Housing elderly people, and meeting their needs through either support or care, is a complex matter. Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs. New dwellings, as set out in Policy CH5, should be designed to accessibility standards which allow for future adaptation as the circumstances of the occupiers change, allowing for longer supported independent living.
- 6.30 Providing suitable and alternative housing for older people to move to, can free up houses that are under occupied. New housing built to more modern standards of sustainability is also attractive to older people as this offers lower maintenance and running costs. While housing for older people may require special consideration with regards to design, proximity and security, it is usually considered to be the least intrusive form of new housing development, with a lower impact on traffic, often resulting in a reduced parking requirement, and thereby more readily accepted by existing local communities. For this reason, provided the densities of any proposals ensure the capacity of the site is maximised, any site considered appropriate for housing development would be positively considered for older people's accommodation through the decision-making process.
- 6.31 As Care Home stock forms a very specific part of the housing needs market, it is considered this falls within the definition set out in the CBLP for 'Infrastructure' which confirms that: "infrastructure includes a wide range of services and facilities such as"... "affordable housing"... "health, social infrastructure, community facilities"... Policy IN1: Infrastructure Provision, therefore, applies in relation to the protection of existing Care Home facilities. Under this Policy the loss of such provision through the redevelopment of sites for alternative uses would be prevented unless an equivalent replacement or improvement is provided, or there is sufficient alternative offer in the area.

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<sup>4</sup> Population Mid-Year Estimates 2013 (June 2014) ONS