

Older people and specialised housing needs assessment

Report for North Somerset Council

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Housing Learning and Improvement Network

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Executive Summary

This older people specialised housing needs assessment is based on analysis of a range of existing data (including demographic trends, the health and care profile of the 55+ population, the tenure make-up of the older population and the current level and type of provision of specialised housing/accommodation for older people) and research with a sample of people aged 55+ from North Somerset about their future housing and accommodation preferences.

The older population in North Somerset is projected to increase significantly; the 65+ household population for North Somerset is expected to grow by 26% by 2038 and the 75+ household population for North Somerset is expected to grow by approximately 35% by 2038.

Estimated housing and accommodation for older people need requirements to 2038

Housing for older people (retirement housing for sale and for social/affordable rent). The estimated net need for housing for older people to 2038 is c.480 units of which c.170 units are for social/affordable rent and c.310 units are for sale. From previous Housing LIN research with older people and the research with older people in North Somerset, there is potential that up to 50% of this estimated need could be met through the provision of mainstream housing. This is housing that is designed for and accessible to older people even if it is not 'designated' for older people, for example housing that is 'care ready' and suited to ageing as distinct from 'retirement housing'. This will include mainstream housing built to accessible and adaptable standards M4(2) and M4(3). This evidence supports the Council's policy DP44.

Housing with care (extra care housing). The estimated housing with care net need to 2038 is c.410 units of which c.205 units are for social/affordable rent and c.205 units are for sale. This will meet the housing and care needs of older people who are self-funders as well as older people who need rented accommodation and may be eligible for care funding from the Council. This need could be met in part through mixed tenure development of extra care housing.

Residential care. The estimated net need for residential care to 2038 is c.-155 bedspaces, i.e. there is estimated to be a significant oversupply of residential care beds.

Nursing care. The estimated net need for nursing care to 2038 is c.290 bedspaces. This reflects the growth in the 75+ household population to 2038 and the projected increase in complex care needs amongst this population, including a projected increase in the number of older people living with dementia related needs.

Key findings

The implications of these estimated changes to the local market for residential care homes and nursing care homes are potentially significant. The Council with its NHS partners has an opportunity to work with providers of care homes to manage changes to this sector that delivers the care home capacity and quality that is required and to create a stable and viable market for care home operators.

The evidence of research with older people locally (which is corroborated by Housing LIN research with older people in other areas) is that a significant minority of older people were considering moving in the future to housing that will better meet their needs in later life.

There is interest amongst some older people in moving to a care village. The level of estimated need would indicate need for up to one such additional (mixed tenure) retirement village, most likely in the northern area of the district.

Research with local older people shows that a minority of home owners are seeking to significantly adapt their existing properties to suit their own needs in later life (i.e. to 'stay put') or to enable an older relative to live with them, i.e. a type of 'granny annexe'. Permitting such development may have the benefit of enabling more older people to live in their home for longer and avoid or delay moves to care homes.

Many older people are living in homes that are not designed to be accessible and therefore won't be suitable for them in later life. This suggests that there is likely to be growing demand for adaptations to people's existing homes, with potentially increasing pressure on the council's budget for Disabled Facilities Grants.

A proportion of existing specialised housing for older people, such as some sheltered housing and residential care homes, may not be suitable in the medium to longer term and may need either refurbishment or decommissioning/repurposing.

This research indicates that it is necessary to formulate policies which require new developments (particularly on strategic sites) to deliver more attractive, energy efficient, 2 bedroom properties (a mix of flats, bungalows, houses) for people to downsize to with excellent wifi/broadband connection to enable use of technology to assist with independence in later life. This would be as part of the wider housing type and mix rather than age specific but would cater to the needs of older people.

When commissioning specialised types of housing, such as extra care housing and/or retirement villages, there is an opportunity to work with NHS partners and housing providers to identify the health benefits from this type of provision, such as evidence that older people who live in these settings make fewer GP visits and fewer unplanned hospital admissions.

There is an opportunity for the Council to work with its NHS partners and housing/support providers to build on existing housing, care and health services such as social prescribing and 'discharge to assess' service models that benefit older people living in all types of housing

Older people and specialised housing needs assessment

Social isolation and loneliness is a growing concern amongst many older people. Whether they 'stay put' or move to meet their housing needs, people are seeking social opportunities, both with other older people and with people from other generations.

Older people are seeking comprehensive and accessible information and advice about their housing options so they can make informed choices. The evidence from the local research is that this could best be provided by the council with a range of partners to maximise the reach of such a service for older people.

1. Introduction

1.01 This is a report of research undertaken by the Housing Learning & Improvement Network (LIN)¹ based on a brief from North Somerset Council to undertake an *Older people and specialised housing needs assessment*.

1.02 It includes:

- A demographic analysis of the 55+ population in North Somerset including trends in this population to 2038.
- Circumstances and factors relevant to the housing and accommodation needs of older people including social care and health factors, the tenure make up of older households and relative deprivation.
- The existing supply of specialised housing and accommodation for older people in North Somerset including comparison with equivalent provision in comparator local authorities.
- The findings from primary research with c.70 older people in North Somerset regarding their housing and accommodation needs and preferences.
- Estimated need for specialised housing and accommodation for older people, taking account of the demographic analysis and trends, relevant local circumstances and local policy, and findings from the research with local older people. Estimated need is provided for both North Somerset as a whole and disaggregated for key localities in North Somerset.
- A review of policy and good practice in relation to housing and accommodation for older people.
- Findings from the research with older people and estimates of need for specialised housing and accommodation suited to older people.

1.03 This report has been produced by Lois Beech, Ian Copeman and Darius Ghadiali from the Housing LIN.

¹ www.housinglin.org.uk

2. Contextual evidence in relation to housing and accommodation for older people in North Somerset

Demographic context

- 2.01 Projections of the older population in North Somerset have been produced for the 55+, 65+ and 75+ household populations to 2038.
- 2.02 The household population projections are disaggregated by a number of localities (referred to in this report as 'catchment' areas), to provide the basis for a more refined understanding of 55+ population trends in North Somerset and subsequent estimates of need for specialist housing.
- 2.03 The localities are based on the proposed distribution of housing in the new Local Plan for North Somerset (shown in annexe 3). The catchment areas have been categorised according to their size into 'major' and 'minor' catchment areas.
- 2.04 The following localities have been categorised as major catchment areas:
- Clevedon
 - Nailsea and Backwell
 - Portishead
 - Weston Super Mare
 - Yanley Lane (on the boundary with Bristol City Council).
 - Yatton
- 2.05 The following localities have been categorised as minor catchment areas:
- Banwell
 - Bleadon
 - Congresbury
 - Churchill/Langford
 - Sandford
 - Winscombe
 - Wrington
- 2.06 In order to produce population projections to 2038 the following datasets and methods have been used:
- *ONS 2018-based Household projections for England: detailed data for modelling and analysis*. This has been used to produce a set of estimates of household populations for North Somerset, projected to 2038.
 - *ONS Mid-2018 Population Estimates for Lower Layer Super Output Areas*. This has been used to generate household population estimates for the catchment areas

in North Somerset, based on the proposed distribution of housing in the new Local Plan for North Somerset.²

- 2.07 Demographic data and specialist housing and accommodation for older people supply data are shown in relation to North Somerset as a whole, alongside the Chartered Institute of Public Finance and Accountancy (CIPFA) Nearest Neighbour comparator authorities.
- 2.08 The CIPFA comparators are 15 local authorities that are similar in demographic and socioeconomic makeup to North Somerset. This is based on the CIPFA Nearest Neighbours model.³
- 2.09 The 55+, 65+ and 75+ household population data for North Somerset are analysed in relation to North Somerset's CIPFA local authority comparators.
- 2.10 This data is used to identify the current age distribution of the older household population in North Somerset and to identify trends in the older household population. It is also used as a basis for the estimation of need for specialist housing and accommodation for older people in North Somerset to 2038.
- 2.11 Using 2018-based ONS household population projections data⁴, the household population for North Somerset and its CIPFA comparators have been projected for the years 2021, 2026, 2032 and 2038.
- 2.12 Tables 1, 3 and 5 show the household population projections for North Somerset and its CIPFA comparators up to 2038 for the 55+, 65+ and 75+ household populations, respectively, and tables 2, 4 and 6 show the projected percentage change for these populations relative to 2021.
- 2.13 In relation to the household population projections, North Somerset's 55+ population is projected to increase from c.79,500 in 2021 to c.92,500 by 2038. North Somerset is projected to have a lower household 55+ population than its comparator average at 2038.
- 2.14 The overall projected percentage growth to 2038 for the household population for North Somerset is highest amongst the 75+ population (35%), followed by the 65+ household population (26%).

² North Somerset Council (2021): Proposed distribution of housing in new Local Plan

³ Chartered Institute of Public Finance and Accounting – Nearest Neighbours model: <https://www.cipfa.org/services/cipfastats/nearest-neighbour-model>

⁴ ONS 2018-based Household Population Projections for England: detailed data for modelling and analysis – principal projections

Table 1. 55+ household population projected to 2038 for North Somerset, and its CIPFA comparator authorities.

Local Authority	2021	2026	2032	2038
North Somerset	79,657	85,306	89,089	92,430
Bath and North East Somerset	59,120	62,735	65,040	66,849
Bedford Borough	52,655	57,685	62,100	66,801
Central Bedfordshire	91,237	99,649	106,537	113,649
Cheshire East	143,707	156,403	164,431	169,766
Cheshire West and Chester	122,980	133,827	140,959	146,279
Cornwall	229,335	252,050	269,306	282,268
East Riding of Yorkshire	141,236	152,306	158,506	161,136
Herefordshire	77,199	84,445	89,288	93,143
Isle of Wight	62,290	68,959	73,738	77,023
Northumberland	130,907	140,693	145,591	148,619
Shropshire	130,029	145,294	156,542	165,262
Solihull	73,445	77,132	78,814	80,811
South Gloucestershire	88,982	95,383	98,714	102,602
Stockport	96,273	100,774	102,846	106,072
Wiltshire	179,401	196,464	208,569	216,689
Comparator average	109,903	119,319	125,629	130,587
England	17,386,787	18,795,744	19,795,533	20,706,811

Source: ONS 2018-based household projections for England: detailed data for analysis

Table 2. Percentage change in projected 55+ household population for North Somerset and its CIPFA comparators. Percentage changes relative to 2021 household populations.

Local authority	2026	2032	2038
North Somerset	7%	12%	16%
Bath and North East Somerset	6%	10%	13%
Bedford Borough	10%	18%	27%
Central Bedfordshire	9%	17%	25%
Cheshire East	9%	14%	18%
Cheshire West and Chester	9%	15%	19%
Cornwall	10%	17%	23%
East Riding of Yorkshire	8%	12%	14%
Herefordshire	9%	16%	21%
Isle of Wight	11%	18%	24%
Northumberland	7%	11%	14%
Shropshire	12%	20%	27%
Solihull	5%	7%	10%
South Gloucestershire	7%	11%	15%
Stockport	5%	7%	10%
Wiltshire	10%	16%	21%
Comparator average	9%	14%	19%
England	8%	14%	19%

2.15 The 55+ household population for North Somerset is expected to grow by approximately 16% by 2038.

Table 3. 65+ household population projected to 2038 for North Somerset, and its CIPFA comparator authorities.

Local Authority	2021	2026	2032	2038
North Somerset	50,220	53,626	59,377	63,263
Bath and North East Somerset	36,225	38,733	42,800	45,547
Bedford Borough	30,761	34,087	39,127	42,999
Central Bedfordshire	52,754	59,149	67,840	73,901
Cheshire East	87,624	96,294	109,084	118,375
Cheshire West and Chester	74,298	82,140	93,459	101,602
Cornwall	142,818	158,250	180,757	197,480
East Riding of Yorkshire	88,288	96,546	107,964	115,482
Herefordshire	47,971	53,193	61,051	66,377
Isle of Wight	39,979	44,692	51,550	56,420
Northumberland	79,492	88,927	99,992	105,788
Shropshire	80,112	90,246	105,402	116,993
Solihull	44,890	47,559	51,760	54,627
South Gloucestershire	53,045	57,194	64,037	68,298
Stockport	57,767	61,251	66,733	70,206
Wiltshire	108,224	120,458	137,996	150,721
Comparator average	67,154	73,897	83,683	90,505
England	10,293,647	11,261,192	12,704,711	13,769,218

Source: ONS 2018-based household projections for England: detailed data for analysis

2.16 North Somerset's 65+ population is projected to increase from c.50,000 in 2021 to c.63,000 by 2038. North Somerset is projected to have a lower household 65+ population than its comparator average at 2038.

Table 4. Percentage change in projected 65+ household population North Somerset and its CIPFA comparators. Percentage changes relative to 2021 household populations.

Local authority	2026	2032	2038
North Somerset	7%	18%	26%
Bath and North East Somerset	7%	18%	26%
Bedford Borough	11%	27%	40%
Central Bedfordshire	12%	29%	40%
Cheshire East	10%	24%	35%
Cheshire West and Chester	11%	26%	37%
Cornwall	11%	27%	38%
East Riding of Yorkshire	9%	22%	31%
Herefordshire	11%	27%	38%
Isle of Wight	12%	29%	41%
Northumberland	12%	26%	33%
Shropshire	13%	32%	46%
Solihull	6%	15%	22%
South Gloucestershire	8%	21%	29%
Stockport	6%	16%	22%
Wiltshire	11%	28%	39%
Comparator average	10%	25%	35%
England	9%	23%	34%

2.17 The 65+ household population for North Somerset is expected to grow by 26% by 2038 compared with a projected growth of 35% in the same population amongst its CIPFA comparators.

Table 5. 75+ household population projected to 2038 for North Somerset, and its CIPFA comparator authorities.

Local Authority	2021	2026	2032	2038
North Somerset	23,825	27,956	29,665	32,230
Bath and North East Somerset	17,473	20,141	21,714	23,663
Bedford Borough	13,961	16,512	18,511	21,273
Central Bedfordshire	23,628	29,004	32,529	37,303
Cheshire East	40,550	48,780	53,065	60,047
Cheshire West and Chester	33,742	40,551	44,778	51,116
Cornwall	63,824	77,610	85,925	97,215
East Riding of Yorkshire	39,226	47,673	52,060	58,184
Herefordshire	21,917	25,938	29,166	33,355
Isle of Wight	18,079	21,984	24,733	28,288
Northumberland	34,138	41,771	47,060	53,794
Shropshire	36,698	44,257	50,025	58,056
Solihull	22,033	24,852	25,923	28,331
South Gloucestershire	25,502	29,235	31,167	34,517
Stockport	26,975	30,536	32,379	35,538
Wiltshire	49,989	60,068	66,895	76,441
Comparator average	30,723	36,679	40,350	45,584
England	4,681,145	5,473,961	6,008,071	6,794,980

Source: ONS 2018-based household projections for England: detailed data for analysis

2.18 North Somerset's 75+ population is projected to increase from c.24,000 in 2021 to c.32,000 by 2038. North Somerset is projected to have a lower household 75+ population than its comparator average at 2038.

Table 6. Percentage change in projected 75+ household population for North Somerset and its CIPFA comparators. Percentage changes relative to 2021 household populations.

Local authority	2026	2032	2038
North Somerset	17%	25%	35%
Bath and North East Somerset	15%	24%	35%
Bedford Borough	18%	33%	52%
Central Bedfordshire	23%	38%	58%
Cheshire East	20%	31%	48%
Cheshire West and Chester	20%	33%	51%
Cornwall	22%	35%	52%
East Riding of Yorkshire	22%	33%	48%
Herefordshire	18%	33%	52%
Isle of Wight	22%	37%	56%
Northumberland	22%	38%	58%
Shropshire	21%	36%	58%
Solihull	13%	18%	29%
South Gloucestershire	15%	22%	35%
Stockport	13%	20%	32%
Wiltshire	20%	34%	53%
Comparator average	19%	31%	48%
England	17%	28%	45%

- 2.19 The 75+ household population for North Somerset is expected to grow by approximately 35% by 2038 compared with a projected growth of 48% in the same population amongst its CIPFA comparators.
- 2.20 The following tables show the projected household populations disaggregated by the major and minor catchment areas in North Somerset. Each table shows the 55+, 65+ and 75+ household population projections to 2038.
- 2.21
- 2.22 Table 7 shows the assumed population growth rates, based on projected growth of North Somerset's overall older household population, which have been applied to each catchment area's current older population estimates.

Table 7. Percentage change in the North Somerset household population projections to 2038 by age group, relative to 2021.

Age group	2026	2032	2038
55+	7%	12%	16%
65+	7%	18%	26%
75+	17%	25%	35%

Source: ONS 2018-based household projections for England: detailed data for analysis

Table 8. Household population projections for the major catchment areas in North Somerset, for the 55+, 65+ and 75+ age groups, to 2038.

Catchment area	Age group	2021	2026	2032	2038
Clevedon	55+	5,815	6,227	6,503	6,747
	65+	3,767	4,022	4,454	4,745
	75+	1,897	2,188	2,318	2,443
Nailsea and Backwell	55+	7,437	7,965	8,318	8,630
	65+	4,907	5,240	5,802	6,182
	75+	2,384	2,750	2,913	3,070
Portishead	55+	8,104	8,679	9,064	9,404
	65+	5,410	5,777	6,396	6,815
	75+	2,664	3,072	3,255	3,431
Weston Super Mare	55+	21,221	22,726	23,734	24,624
	65+	13,489	14,404	15,948	16,992
	75+	6,315	7,284	7,717	8,133
Yanley Lane	55+	1,569	1,680	1,755	1,820
	65+	979	1,045	1,158	1,233
	75+	485	559	593	625
Yatton	55+	1,880	2,014	2,103	2,182
	65+	1,221	1,304	1,444	1,539
	75+	582	671	711	749
North Somerset (overall)	55+	79,657	85,306	89,089	92,430
	65+	50,220	53,626	59,377	63,263
	75+	23,825	27,956	29,665	32,230

Source: ONS Mid-2018 Population Estimates for Lower Layer Super Output Areas

2.23 By 2038 it is projected that these localities will have the following percentage share of the overall 55+ population for North Somerset: Clevedon 7%; Nailsea & Backwell 9%; Portishead 10%; Weston super Mare 27%; Yanley Lane 1%; Yatton 2%.

2.24 The following table shows the 55+, 65+ and 75+ household populations projected to 2038 for each minor catchment area in North Somerset. The projection growth rates have been based on the projected older household population growth rates for North Somerset as a whole, as shown in table 9.

Table 9. Household population projections for the minor catchment areas in North Somerset, for the 55+, 65+ and 75+ age groups, to 2038.

Catchment area	Age group	2021	2026	2032	2038
Banwell	55+	1,719	1,843	1,932	2,012
	65+	1,079	1,156	1,390	1,788
	75+	523	610	654	715
Bleadon	55+	348	373	391	407
	65+	219	234	281	362
	75+	106	124	132	145
Congresbury	55+	1,140	1,223	1,282	1,335
	65+	716	767	922	1,186
	75+	347	405	434	474
Churchill/Langford	55+	848	909	953	992
	65+	532	570	685	882
	75+	258	301	322	352
Sandford	55+	687	737	773	805
	65+	432	462	556	715
	75+	209	244	262	286
Winscombe	55+	1,031	1,106	1,159	1,207
	65+	648	693	834	1,073
	75+	314	366	392	429
Wrington	55+	751	805	844	879
	65+	472	505	607	781
	75+	228	267	286	312
North Somerset (overall)	55+	79,657	85,306	89,089	92,430
	65+	50,220	53,626	59,377	63,263
	75+	23,825	27,956	29,665	32,230

Source: ONS Mid-2018 Population Estimates for Lower Layer Super Output Areas

2.25 By 2038 it is projected that these localities will have the following percentage share of the overall 55+ population for North Somerset: Banwell c.2%; Bleadon c.0.5%; Congresbury c.1.5%; Churchill / Langford c.1%; Sandford c.1%; Winscombe c.1%; Wrington c.1%.

Housing, health and social care context

2.26 North Somerset's average life expectancy at birth is 82.5 years⁵, which is slightly higher than the South West's average life expectancy of 82.2 years, and higher than the average life expectancy for England of 81.5 years⁶.

2.27 The demand for extra care housing, residential care and nursing care is partly influenced by the local prevalence of dementia amongst the older population.

2.28 Table 10 shows the prevalence of dementia in North Somerset⁷.

⁵ Public Health England: [Public Health Outcomes Framework -North Somerset](#)

⁶ ONS: 2020 National life tables – England

⁷ NHS Digital, Recorded Dementia Diagnoses publications, December 2020 – accessed via PHE: [Dementia Profile](#)

Table 10. Number of people 65+ with dementia and dementia prevalence as a percentage of the total 65+ population (2020).

Area	Number of people 65+ with dementia in 2020	Percentage of people 65+ with dementia out of total 65+ population	Annual estimated % growth in people 65+ with dementia	Projected number of people 65+ with dementia to 2038
North Somerset	2,251	4.33%	4.14% p.a.	3,928
South West region	49,405	4.04%	3.74% p.a.	82,506
England	422,973	3.97%	6.53% p.a.	917,851

Source: NHS Digital, Recorded Dementia Diagnoses publications

- 2.29 Note that the figures for projected number of people 65+ with dementia in 2038 is based on projected growth rates from Wittenberg et al (2019)⁸.
- 2.30 The prevalence of dementia among the 65+ population in North Somerset in 2020 is slightly higher than the South West average prevalence and the English prevalence.
- 2.31 Table 11 shows the population aged 65+ with a learning disability in North Somerset that have received support in the year 2018-19, from NHS Short- and Long-Term Support (SALT)⁹ data. The table shows how this population is accommodated within residential care homes and nursing care homes

Table 11. Number of people aged 65+ with a learning disability, by accommodation and care setting.

Accommodation setting	Number of people aged 65+ with a learning disability that received support
Residential care home	45
Nursing care home	5
Total	50

Source: NHS SALT 2018/19 – Change in setting to a nursing / residential setting

- 2.32 This may indicate need for housing-based alternatives, such as extra care housing, for some of this cohort, particularly older people with learning disabilities who would otherwise move to residential care settings.
- 2.33 The table below shows the number of older people, aged 65+ and 75+ in North Somerset that have a long-term health problem or disability¹⁰. This indicates that c.10,000 people aged 65+ experience long term health problems that affect their day-to-day activities significantly. This is a factor that is likely to influence the need for specialist housing and accommodation for older people, such as extra care housing, as well as need for residential and nursing care.

⁸ Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019–2040; Care Policy and Evaluation Centre, London School of Economics and Political Science

⁹ [Measures from the Adult Social Care Outcomes Framework, England, 2018-19](#)

¹⁰ ONS / Nomis 2011 UK census: DC3201EW - Long-term health problem or disability by general health by ethnic group by sex by age

Table 12. Long-term health problem or disability by age group and level of limitation. North Somerset.

Long-term health problem or disability	Number of people aged 65+ with health problem or disability	Percentage out of all respondents
Day-to-day activities limited a lot	10,198	24%
Day-to-day activities limited a little	11,299	27%

Source: 2011 census – Long-term health problem or disability: DC3201EW

Existing older people's housing and accommodation

- 2.34 Data from the Elderly Accommodation Counsel's (EAC)¹¹ national database of older people's specialist housing provision was reviewed to confirm the current supply in North Somerset. This includes social and private sector housing for older people.
- 2.35 The following definitions of older people's specialist housing and accommodation are used:
- **Housing for Older People (HfOP)**¹²: social sector sheltered and age-designated housing and private sector retirement housing. The most common types of Housing for Older People are:
 - **Sheltered social housing**: These schemes typically offer self-contained accommodation commonly available for social rent. They are usually supported by a part-time/visiting scheme manager and 24-hour emergency help via an alarm. There are often communal areas and some offer activities. Most accommodation is offered for rent, based on need, by local councils or housing associations.
 - **Private sector retirement housing**: This is typically similar to sheltered social housing, but it is usually built by private developers for market sale. Once all the properties have been sold, the scheme is sometimes run by a separate management company that employ the scheme manager and organise maintenance and other services.
 - **Housing with care (HwC)**¹³: (often referred to as '**extra care housing**' when provided by housing associations and local authorities and '**assisted living**' by private sector providers). Housing with care is designed for older people, some with higher levels of care and support needs. Residents live in self-contained homes. It typically has more communal facilities and offers access to onsite 24/7 care services, which includes assistance with meal preparation, washing and other

¹¹ Elderly Accommodation Counsel housing data (Q4 2019)

¹² EAC - [HousingCare Glossary](#)

¹³ <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/what-is-extra-care/>

daily duties. Often includes a 24/7 alarm system, presence of a scheme manager and a team of support staff.

- **Residential care home**¹⁴: a residential setting where a number of older people live, usually in single rooms, and have access to on-site social care services. 24/7 onsite personal social care services include help with washing and dressing. Residential care homes do not consist of self-contained units.
- **Nursing care home**¹⁵: similar to a residential care home, but additionally providing care from qualified nurses. There will always be 1 or more qualified nurses on duty to provide nursing care. These are sometimes called 'care homes with nursing'. The Care Quality Commission states that in addition (to a residential care home), "qualified nursing care is provided, to ensure that the full needs of the person using the service are met." Nursing care homes do not consist of self-contained units.

Table 13. Current supply for all types of housing for older people (HfOP) and housing with care (HwC) in North Somerset, by major catchment area.

Catchment area	HfOP (units) Sale / shared ownership	HfOP (units) Rent	HfOP (units) Total	HfOP (units) Prev.	HwC (units) Sale / shared ownership	HwC (units) Rent	HwC (units) Total	HwC (units) Prev.
Clevedon	103	294	397	107	0	0	0	0
Nailsea and Backwell	152	175	327	67	0	0	0	0
Portishead	340	218	558	104	15	60	75	29
Weston Super Mare	462	734	1,196	90	32	119	151	25
Yanley Lane	32	0	32	33	0	0	0	0
Yatton	56	0	56	46	30	30	60	107
North Somerset (overall)	1,200	1,669	2,869	57	153	241	394	17

Source: Elderly Accommodation Counsel (2020).

N.B. Prev. denotes prevalence rate – the number of units per 1,000 population aged 65+ (for HfOP) and 75+ (for HwC)

- 2.36 The table above shows that Clevedon has the highest prevalence followed by Portishead in relation to housing for older people.
- 2.37 In relation to housing with care, there is no provision in the Clevedon, Nailsea & Backwell and Yanley Lane catchments.
- 2.38 The table below shows the equivalent supply of residential and nursing care provision for the major catchment areas in North Somerset.

¹⁴ NHS: Care homes: <https://www.nhs.uk/conditions/social-care-and-support-guide/care-services-equipment-and-care-homes/care-homes/>

¹⁵ NHS: Care homes: <https://www.nhs.uk/conditions/social-care-and-support-guide/care-services-equipment-and-care-homes/care-homes/>

Table 14. Care homes in North Somerset by major catchment area and care home type.
Number of bedspaces.

Catchment Area	Residential care: Total	Residential care: Prev.	Nursing care: Total	Nursing care: Prev.
Clevedon	247	10	103	4
Nailsea and Backwell	15	1	178	10
Portishead	64	5	44	3
Weston Super Mare	902	38	656	28
Yanley Lane	30	1	0	0
Yatton	26	1	0	0
North Somerset (overall)	1,284	54	1,162	49

Source: CQC (2021) and carehome.co.uk

N.B. Prev. denotes prevalence rate – the number of units per 1,000 population aged 75+ (for HwC)

- 2.39 With respect to residential care home bedspace provision, the highest prevalence is in Weston-Super-Mare, followed by Clevedon.
- 2.40 Nursing care prevalence is highest in Weston-Super-Mare, followed by Nailsea and Backwell, with relatively low provision in the other catchments.
- 2.41 The tables below show the current supply for housing for older people, housing with care and care homes within the minor catchment areas in North Somerset.

Table 15. Current supply for housing for older people (HfOP) and housing with care (HwC) in North Somerset, by minor catchment area.

Catchment area	HfOP (units) Sale / shared ownership	HfOP (units) Rent	HfOP (units) Total	HwC (units) Sale / shared ownership	HwC (units) Rent	HwC (units) Total
Banwell	0	17	17	0	0	0
Bleadon	0	0	0	0	0	0
Congresbury	0	32	32	0	0	0
Churchill / Langford	0	6	6	0	0	0
Sandford	27		27	94	15	109
Winscombe	67	30	97	0	0	0
Wrington	37	26	63	0	0	0
North Somerset (overall)	1,200	1,669	2,869	153	241	394

Source: Elderly Accommodation Counsel (2020)

- 2.42 There is low or limited provision of housing for older people in Banwell, Bleadon and Langford and no housing with care within the minor catchment areas apart from Sandford (which is the retirement village operated by St Monica Trust).
- 2.43 The table below shows the number of residential and nursing care bedspaces by minor catchment area in North Somerset. There is no residential care provision within the minor catchment areas and provision of nursing care only within the Sandford, Congresbury and Winscombe localities.

Table 16. Residential and nursing care home supply, by minor catchment areas in North Somerset. Number of bedspaces.

Catchment area	Residential care bedspaces	Nursing care bedspaces
Banwell	0	0
Bleadon	0	0
Congresbury	0	37
Churchill / Langford	0	0
Sandford	0	105
Winscombe	0	39
Wrington	0	0
North Somerset (overall)	1,284	1,162

Source: CQC (2021)

2.44 The following table shows the current provision of housing for older people and housing with care in North Somerset, compared with its CIPFA comparator authorities.

Table 17. Housing for Older People (HfOP) and Housing with Care (HwC) in North Somerset and its CIPFA 'Nearest Neighbour' comparator authorities.

Local Authority	HfOP (units) Sale / shared ownership	HfOP (units) Rent	HfOP (units) Total	HfOP (units) Prev.	HwC (units) Sale / shared ownership	HwC (units) Rent	HwC (units) Total	HwC (units) Prev.
North Somerset	1,200	1,669	2,869	57	153	241	394	17
Bath and North East Somerset	553	1,951	2,504	69	186	422	608	35
Bedford Borough	231	910	1,141	37	166	485	651	47
Central Bedfordshire	261	531	792	15	0	56	56	2
Cheshire East	1,952	3,309	5,261	60	0	430	430	11
Cheshire West and Chester	1,013	2,927	3,940	53	209	730	939	28
Cornwall	1,543	5,227	6,770	47	0	119	119	2
East Riding of Yorkshire	1,534	2,408	3,942	45	0	115	115	3
Herefordshire	519	1,343	1,862	39	53	91	144	7
Isle of Wight	574	870	1,444	36	58	69	127	7
Northumberland	516	3,219	3,735	47	59	135	194	6
Shropshire	1,336	4,315	5,651	71	120	599	719	20
Solihull	1,329	1,757	3,086	69	116	459	575	26
South Gloucestershire	584	1,559	2,143	40	321	258	579	23
Stockport	1,560	1,742	3,302	57	120	204	324	12
Wiltshire	3,285	5,665	8,950	83	444	431	875	18
Comparator Average	1,124	2,463	3,587	53	123	305	428	14
England	151,683	432,391	584,074	57	13,629	46,176	59,805	13

Source: Elderly Accommodation Counsel 2020. N.B. Prev. denotes prevalence rate – the number of units per 1,000 population aged 65+ (for HfOP) and 75+ (for HwC)

2.45 North Somerset's prevalence of housing for older people is slightly higher than the comparator average prevalence and in line with the English prevalence.

2.46 In relation to housing with care, North Somerset’s overall prevalence is slightly above both the comparator average and English prevalence. This reflects previous development of extra care housing and particularly the large retirement village at Sandford.

Table 18. Current supply of residential and nursing care beds in North Somerset, and for its comparators.

Local Authority	Residential care (beds)	Prevalence	Nursing care (beds)	Prevalence
North Somerset	1,284	54	1,162	49
Bath and North East Somerset	470	13	1,104	63
Bedford Borough	914	30	551	39
Central Bedfordshire	600	11	1,041	44
Cheshire East	1,558	18	2,600	64
Cheshire West and Chester	1,137	15	1,953	58
Cornwall	2,570	18	2,021	32
East Riding of Yorkshire	3,182	36	1,162	30
Herefordshire	1,029	21	1,022	47
Isle of Wight	1,265	32	567	31
Northumberland	1,641	21	1,712	50
Shropshire	1,418	18	1,934	53
Solihull	1,055	24	829	38
South Gloucestershire	1,041	20	1,051	41
Stockport	1,209	21	1,172	43
Wiltshire	2,201	20	2,394	48
Comparator average	1,411	46	1,392	45
England total	209,154	45	216,227	46

Source: Care Quality Commission (2021)

2.47 The prevalence of residential care in North Somerset is higher than both the CIPFA comparator average and the England prevalence rate. With respect to nursing care North Somerset’s prevalence rate is higher than the comparator average and English prevalence rate. This reflects historic development of care homes in North Somerset by care operators, particularly in Weston-Super-Mare.

Income and socioeconomic context

2.48 At the most recent census, home ownership among 65+ households in North Somerset was 89%¹⁶, which is higher than the English home ownership rate of 80%.

¹⁶ Office for National Statistics / Nomis (2011 census). Tenure by occupation by age - Household Reference Persons. Nomis Table DC4604EW (released in 2013).

Table 19. Tenure for 65+ households in North Somerset. 2011 census.

Tenure	Number of households with a member aged 65+	Percentage of total households
Owned / Shared Ownership	3,265	89%
Social rented	179	5%
Private Rented	242	7%
All tenures	3,686	100%

Source: ONS / Nomis 2011 census

- 2.49 The Income Deprivation Affecting Older People Index (IDAOPI)¹⁷ score is a measurement of people over the aged 60+ living in relative poverty; a higher score for a local authority implies a higher level of relative poverty.
- 2.50 North Somerset's IDAOPI score is 10.4% and is ranked 6th least deprived out of 16 CIPFA comparator authorities.
- 2.51 In comparison to the English average deprivation (IDAOPI) amongst older people, North Somerset is less relatively deprived, as the English average level of deprivation is 14.2%. The table below shows the Index of Multiple Deprivation (IMD)¹⁸ deprivation for the major catchment areas, as a decile value. With respect to the decile values, 1 indicates a relatively high level of deprivation and 10 a relatively low level of deprivation.

Table 20. IMD (2019) decile values for each major catchment in North Somerset.

Catchment area	Deprivation decile value (1 = most deprived, 10 = least deprived)
Clevedon	8
Nailsea and Backwell	9
Portishead	9
Weston Super Mare	5
Yanley Lane	9
Yatton	8
Average across all catchments	8

Source: IMD 2019 profiles by ward.

- 2.52 There is greater relative deprivation in Weston-Super-Mare (i.e. it is more deprived than the other localities) compared to the other major localities. Yanley Lane, Nailsea and Backwell and Portishead have the lowest levels of relative deprivation (i.e. they are less deprived) compared to the other major localities.
- 2.53 These deprivation indicators are used to inform estimates of the tenure split between rented and sale/shared ownership units in terms of estimated need for different types of specialist housing for older people (see table 27, section 4).

¹⁷ Local Government Association: [IDAOPI score](#) – based on data from MHCLG

¹⁸ <https://www.n-somerset.gov.uk/council-democracy/statistics-data/north-somerset-profiles>

3. Primary research with older people and other stakeholders

Method

- 3.01 The primary research involved undertaking qualitative research to better understand the housing and support needs and preferences of local people in North Somerset over the age of 55.
- 3.02 The primary research was completed between January and February 2022.
- 3.03 The qualitative research involved a blend of virtual and in-person engagement methods with local people and stakeholders in line with COVID-19 restrictions.
- 3.04 In total we spoke with 70 people across 2 virtual focus groups, 3 in-person discussion groups, and 15 telephone interviews and 20 in-person interviews. This met the target for participants in this research.
- 3.05 See Annexe 1 for a detailed methodology and the demographic and other characteristics of participants.

Key Messages from Primary Research

Perspectives about people's existing homes

- 3.06 The qualitative evidence indicated that the majority of participants like aspects of where they live now, beyond the bricks and mortar, which make them want to stay living there. For example, most participants like where their current home is located and want to remain living in their existing communities and/or close to family. Many participants also feel connected to their 'home' and 'place', as they have lived there for many years. For a minority of participants, particularly those living in social housing, the research highlighted experiences of anti-social behaviour that motivated them to want to move.
- 3.07 However, the research also indicated that many participants across all tenures were living in properties that weren't or won't be suitable for them in later life. Features about participants' existing homes that make them unsuitable include, internal and external stairs, no downstairs bathroom, bathroom not accessible, no space for a wheelchair, difficult to maintain.

"I love where I live, I have been here for 25+ years and we have a close community of neighbours from different generations that all look out for each other, but I know the stairs and bathroom will become difficult as I get older."

"Once we are what might be called frail, our house with its two acres would be totally unsuitable so we would have to move. We are leaning towards a flat, with nice views, a lift and near facilities, shops, so we don't have to use a car."

- 3.08 The evidence from the qualitative research also highlighted a growing number of people in later life experiencing loneliness and isolation in their existing homes which has been exacerbated by the COVID-19 pandemic. Participants are seeking access to a wider choice of local community groups; a number of participants would consider moving to older person's accommodation to have a greater sense of community.

Propensity to move home

- 3.09 The research identified a variety of views amongst older people about moving home. For the majority of participants, remaining at home for as long as possible is preferred. However, across all tenures, a significant minority were considering where they might live in the future and were contemplating moving to alternative accommodation or had moved already.

"The only way I will move is when they take me out in a box!"

"I want to move now whilst I can, but I wouldn't know where to go. Many people think they are immune to crisis – crisis will force them to move"

- 3.10 There were a range of factors that influence a move. Many participants are considering a move because they are finding it difficult to maintain their homes, this might be because their property is too large or requires lots of maintenance.
- 3.11 The majority of participants are living in homes that are not designed to accessible standards so for some, a move to a more accessible home is also a motivating factor. A desire to move to reduce the costs of living is particularly relevant for older people living in the private rented sector as well as homeowners with lower incomes. Some participants are influenced by a desire to be closer to family and grandchildren to provide childcare.
- 3.12 Some older people would be influenced to move if an alternative housing offer was affordable, easier to maintain, provided them with a smaller, more accessible property and was located in a safe neighbourhood. However, there was no evidence from the research that older people who have larger current homes (e.g. with 3+ bedrooms) consider themselves to be 'over occupying' a property or that this, per se, is a motivation for seeking a move.
- 3.13 The research showed a difference in the propensity to move amongst people living in urban and rural communities. The majority of older people living in rural settings feel extremely connected to their local community and therefore considering a move away from this community is not appealing. At the same time, there is a lack of accessible housing (in terms of building regulations definition of accessible housing) within rural areas. Some older people in rural communities are seeking more accessible accommodation locally, so they could move to a more suitable property but remain in their community, whilst a minority are considering a move further afield where accessible accommodation may be available.

"I have lived in Blagdon nearly all my life, I have looked at moving to Sandford Station but it is such a big decision, and I don't want to leave my community but I know my property will be unmanageable for me soon"

- 3.14 There were a variety of barriers that influence people's propensity to move. A lack of attractive, alternative housing options, a lack of information about the choices available is a huge barrier to moving home. Additionally, the upheaval of moving and not wanting to think about getting older prevents many from moving home.

"We looked after my mother in her old age which has made me think ahead about where we might live in the future (I don't think most people think about it) but there doesn't seem to be much choice"

- 3.15 The evidence indicates that in order to encourage people in later life to consider where they might live in the future and then to move, people need to feel that they have a choice and have access to information about the choices available. There needs to be a range of housing options available that encourage people to think about moving and to plan ahead.

"I would move if my ideal place came but, I want to move home because I want to, not because I need to"

- 3.16 The evidence also suggests that there are owner occupiers who are considering moving home already; this means that there is an opportunity to provide accommodation that would better suit their requirements and free up family homes. (see section below on 'important characteristics of home')

Staying put and the role of adaptations

- 3.17 The research suggested that the majority of participants would prefer to remain living in their existing homes in later life and bring care/support in if they need it or adapt their properties should they need it. This is consistent with wider Housing LIN research with older people.

"I want to stay where I am living now for as long as possible so this means I will need to adapt my property, but I don't know how to go about this, and it can be expensive."

- 3.18 The research identified that participants were considering adaptations such as grab rails, adaptations to bathrooms/installing downstairs bathroom, and assistive technology that can support people to live independently in their existing homes. A number of homeowners had already started 'future-proofing' their existing properties and felt it would add value to their homes to do so.

"I have already started adapting the home that I own, we have put in a downstairs bathroom"

- 3.19 Some research participants are seeking technology that supports them to live independently and is 'invisible'. Mainstream products such as Alexa and Apple watches are more attractive than 'traditional telecare' pull cord or pendant type devices.
- 3.20 The majority of participants were seeking better access to adaptations advice, including support with funding. 'Traditional' style adaptations make people feel 'old' which can be a barrier. People are seeking aids and adaptations that are attractively designed and that don't look 'institutional'.

"I don't want adaptations or technology that make me feel 'old'. I want them to be beautifully designed"

- 3.21 This indicates that people in later life are seeking more accessible and better information and advice about how to adapt their homes and in some cases financial help to access adaptations. They are also seeking adaptations that are 'designed with dignity' (i.e. that are non-institutional), such as like those provided by [Invisible Creations](#) or [Motionspot](#).

Location preferences

- 3.22 The evidence from the research identified that the majority of participants would prefer to remain living close to where they live now. This is particularly the case for older people living in more rural communities who feel especially connected to their local community.

- 3.23 At the same time, rural locations can be a challenge for older people, particularly when they don't have access to a car to access local amenities.

"We live in a rural area and without access to a car we would be extremely isolated because there is no public transport, we might consider a move then"

- 3.24 Location is a key factor for older people when they are considering a move. As well as remaining close to their existing communities, people want to be located close to public transport, facilities, and health services.

"I love living close to the bus stop as it means I can get out and visit my friends and family and I have easy access to shops; I would be isolated without it"

- 3.25 The qualitative research indicated that some people in later life (generally the 'younger' old e.g. people aged under 75 years) would consider moving to the town centre to have easy access to shops and amenities.

"I would consider moving to a town centre as long as I felt safe and secure"

- 3.26 These locational preferences have similarities with other Housing LIN research with older people which identifies a preference to live in areas with good access to amenities in later life but also a desire to remain relatively close to people's existing networks and communities.

"Location is everything!"

- 3.27 In relation to new developments of housing designated for older people (e.g. extra care housing schemes) this means that the locations that will suit the requirements of people in later life are those that are pleasantly situated, i.e. in a peaceful and relatively quiet area with nice surroundings, but that also provide easy local access to shops and amenities.

Important characteristics of a home

- 3.28 A consistent theme was that, whether moving home or staying put, people are seeking homes that enable them to live independently in later life.

- 3.29 Beyond locational characteristics indicated above, the research identified that enabling people to maintain their independence in their homes means providing good quality, accessible homes that adapt to an individual's needs across their life-course, including homes that are 'dementia-ready'.

"If you design all housing to accessible standards, it won't disadvantage anyone. I want a home that will adapt to my changing needs across my life"

- 3.30 The majority of participants, particularly homeowners, would prefer a two-bedroom property as a minimum. Evidence from the research found that having two-bedrooms to enable friends and family to stay and, for example, to enable couples with health difficulties to sleep separately, is important for people from all tenures. However, a one-bedroom property can be adequate provided living and storage space is sufficient and where appropriate, a guest room is provided (in a scheme). In response to this, future housing provision would need to offer a mix of one- and two-bedroom properties, although to attract homeowners to move developments should prioritise two-bedroom units.

- 3.31 In terms of the type of property participants are seeking, the research indicated an initial preference for bungalows. However, this tends to be linked to a desire to live in accessible accommodation. The research highlighted that more people would consider living in apartments/flats if they were designed to accessible standards, are good quality, soundproofed, and have a lift.

"I love the idea of living in a bungalow, but I don't think this is realistic, I would consider an apartment/flat provided it had a lift and preferably a balcony"

- 3.32 The research indicated that participants are seeking properties with the following features:

- wet rooms,
- adequate storage,
- manageable green space,
- energy efficiency/eco-friendly features.

- 3.33 The qualitative research also indicated that the majority of 'younger' older people (up to 75 years), and some 'older' old participants (over 75 years), said that having good Wi-Fi is an important characteristic of a home. This indicates that there is a clear benefit for housing providers to ensure current and future homes include Wi-Fi as a standard feature, particularly if they want to attract the widest range of ages.

"Access to Wi-Fi is going to be increasingly important, I use the internet for everything. We need to support people to improve their digital skills"

Views about moving to specialist housing (housing for older people)

- 3.34 A move to housing with an age-designation split the opinion of research participants.

"Retirement homes will suit many but not everyone...Personally, I like the idea of living in a community of like-minded people where there is peace and quiet"

"It is vital for society to have generations mixing, generational divide can be toxic. People start making assumptions about different ages based on stereotypes. I dread being with all one age-group"

3.35 If nothing else was available, some participants would consider living in housing with an age-designation if it provided an affordable, accessible, and attractive housing offer, even if their preference was to live in a mixed community.

3.36 In general, a move to 'housing for older people' tends to be associated in the minds of many participants with a move to a care home. The research indicated that when presented with attractive older person's housing options (for example, such as those shown in the annexe 2 more participants would consider moving to housing designated for older people).

"If there was more choice of good quality affordable and modern retirement accommodation we would move there, and it would encourage others to move too."

3.37 In relation to the support services that people are seeking within an older person's housing service, the majority of participants are seeking the provision of technology to support independence as a minimum. Older people are seeking a range of staffing arrangements from a scheme manager who is available full time to more limited staffing, especially the latter if it reduces the service charge costs. This is particularly pertinent for homeowners with limited incomes.

3.38 The research also indicated the need for specialist and mainstream housing options that are 'dementia-ready', i.e. they are designed and have support available for people who may develop dementia.

3.39 Another feature that the research identified as important within an older person's housing service was having well-designed communal space that fosters social interaction and a sense of community. In some cases, there was interest in a 'community hub' model where the housing scheme is co-located with other amenities and attracts people from the wider local community (such as Limelight and the Chocolate Quarter in annexe 1).

3.40 Participants that had moved to extra care housing (Strawberry Gardens) gave the following comments:

Homeowner: "I love living at Strawberry Gardens, it's the best thing we ever did. Our previous home was beginning to get too much for us. We have such a good community; the properties are spacious, and I know a member of staff is there in case something happens"

Social renter: "I have only been living here for 6 months and I have a community already. I had noisy neighbours before, it is now much quieter, but I still have a good social life"

3.41 Several owner occupiers had considered moving to Sandford Station. They considered it to be an attractive, good quality housing choice that was worth the money.

- 3.42 The evidence from the research suggests that there are a number of barriers that can prevent people from considering a move to 'housing for older people'. It revealed people's perception of 'housing for older people' is tied up with not wanting to feel 'old'. Therefore, an older person's housing offer should provide accommodation that looks like any other good quality housing and is marketed as a 'lifestyle choice' rather than a 'care choice'.

"I don't want to move somewhere that looks like it's for 'older people', I want somewhere that makes me feel good about myself. I don't like the term 'sheltered' I prefer independent living"

- 3.43 The research indicated that the COVID-19 pandemic has made a minority of participants wary about moving to 'specialist housing' but this is because some participants equate 'specialist housing' with 'care homes'. Housing LIN research with St Monica Trust found that residents in extra care housing and retirement villages not only had lower death rates when compared to older people in the wider community but also better support with maintaining wellbeing. This indicates that if marketed to be distinct from care homes, specialist housing for older people can be seen as a supportive environment following the pandemic.

- 3.44 The research showed that some participants want to live in a mixed-age community, indicating that housing options suited to older people beyond those with an age-restriction should also be considered - providing a range of mainstream housing are designed to better suit age related needs (such as wetrooms, but are not age designated) and choices that facilitate 'rightsizing' is also important. The research found that some people are seeking older person's housing that maintains intergenerational relationships, this can be achieved via location, activities and relationships with the local community, e.g. partnerships with schools.

Barriers to moving home in later life

- 3.45 The evidence from the research is that there were a range of factors that constrain people from moving to housing that may better suit their needs in later life. The research indicated that a significant minority of people had considered moving but a lack of suitable alternatives had prevented them from doing so. Participants stated that there a lack of good quality, affordable and accessible accommodation had prevented them from moving.

"There is nothing out there that encourages me to move"

- 3.46 An important barrier that should be considered was the upheaval of moving at both an emotional and practical level. This indicates that supporting older people with the moving process, such as with decluttering and the practical support will encourage more people to consider a move. This is particularly prevalent in rural communities where a strong emotional connection is felt.

"It is an exhausting process to move, I don't want to go through it again"

- 3.47 Additionally, cost of moving was a key barrier for participants from all tenures. A number of homeowners were concerned about the cost of moving, particularly where

they might have to pay a service charge in older person's accommodation. Another barrier to moving for some homeowners is that they wanted to retain properties that they consider an inheritance asset.

"The costs associated with a move as well as the cost of an alternative home means that I will more than likely just stay where I am"

"There is a cost to moving... If those barriers were reduced you would get more mobility in the housing market and free up larger properties for families"

- 3.48 The qualitative research indicated that if participants felt they had more housing choices and were better informed about their housing options, they would be more likely to consider a move earlier. The implication of this is a need for an increased range of both mainstream and specialist housing options suited to the needs of older people.

Tenure preferences and affordability

- 3.49 The research indicated that a range of tenure options are needed to reflect a diverse range of affordability considerations.

- 3.50 The evidence from the research identified that most homeowners would want to purchase a property should they move home; homeownership is tied up with inheritance. A few owner occupiers are also concerned about having to sell their properties in order to pay for their care needs.

"I am a homeowner, but I don't have a big pension and I can't afford to move to a different property as prices have gone up, I need a better choice of affordable ownership options and these need to be clearly explained to me"

- 3.51 Amongst owner occupiers, homeownership tends to be preferred but it is not the only tenure option that homeowners would consider. Several would consider renting or shared ownership, as a means of releasing capital or to have a more affordable option, some were also concerned that their current homes may not give them sufficient equity to buy a more suitable home outright.

"Once your children have moved out, releasing capital from your house is important"

"Ownership isn't the only option; it depends on the cost. It is expensive to move house and renting might be better, more affordable option."

- 3.52 Housing providers will need to consider a range of ownership and rental options, including shared ownership for older people, in order for purchasing a more suitable home to be affordable to the greatest number of people who are seeking this option. Rental options will need to demonstrate good value for money.

- 3.53 Some owner occupiers were interested in cohousing with friends or living with children in a 'granny annex' provided this enabled them to maintain their independence.

- 3.54 The research identified that most social renters would continue renting from a local authority or housing association if they were to consider a move. However, the

research identified that there is a lack in good quality social housing for people to move to.

- 3.55 The evidence from the research indicates that older private renters are seeking better quality, more affordable homes and greater security of tenure in the future (from a move to social housing).

"I recently divorced, and it has meant I can't afford to buy a home, I am renting privately because I don't qualify for social housing, the rent is extortionate so I need to find somewhere more affordable but there isn't anywhere that is also good quality"

- 3.56 There was also in interest in community-led housing models, particularly where this could provide an affordable housing offer for the local community, such as through Community Land Trust's.

"Community Land Trust are a good way of providing affordable housing for the local community and could be used to create attractive choices for older people"

- 3.57 In relation to paying for services in 'housing for older people', the evidence from the research identified that a range of options are needed. Several affluent owner occupiers were prepared to pay for services charges, as long as they provide good value for money, however for others, this would be a barrier.

"I don't have a problem paying for the lifestyle found at an attractive retirement village, it is good value for what you get"

- 3.58 These findings emphasise that providers of housing for older people need to provide services that are relevant and attractive to older people and are seen to provide value for money. Knowing what services will be included within service charges is also an important factor for older people in decisions about their future home and what they are prepared to pay for.

"I have heard stories about increasing service charges, housing providers need to be clear about costs at the start and build trust with prospective residents"

- 3.59 This evidence indicates that future housing developments across North Somerset, of both mainstream and specialised housing, should offering a range of tenure options in order to be attractive and relevant to the widest range of older people.

Housing options information and advice

- 3.60 The research identified that there was limited understanding amongst people in later life about their housing options, particularly in relation to specialist housing options (e.g. extra care housing, retirement/sheltered housing). There was also evidence that some participants did not make a distinction between a 'care home' and specialised housing for older people, e.g. sheltered housing was taken to be the same as a care home.

- 3.61 The majority of participants were seeking independent advice about their housing and support options from trusted organisations.

"I don't know where to turn for information and advice about moving or what my housing options are, there need to be more points in the community that provide this support"

- 3.62 There is considerable scope for providing comprehensive and accessible information about housing options for older people so that people can make informed choices about where they live. This could be delivered by a variety of partner organisations (or by the council).

"I would prefer to receive information face-to-face rather than over the phone or online. I want a conversation with someone that understands my needs, this would support me to think about moving"

- 3.63 The evidence from the research is that community and third sector organisations are well placed to deliver this information as they tend to be trusted by the community, however there is a need to strengthen knowledge and provide the 'tools' to enable these organisations to support older people to consider and take decisions about their housing options.

- 3.64 Housing providers should be encouraged to reach out and build relationships with the local community, so people are better informed about their housing offer/s. For example, housing providers could hold community events at existing schemes or offer trial stays.

4. Estimated need for specialised housing and accommodation for older people in North Somerset

Approach: considerations and assumptions

- 4.01 Data about the existing supply of older people's designated housing and accommodation in North Somerset is used as a 'baseline' of current provision. This is data from the Elderly Accommodation Counsel (EAC) and the Care Quality Commission (CQC).
- 4.02 ONS 2018-based household population data is used to identify relevant older populations in North Somerset¹⁹. Based on evidence from the Housing LIN's advisory work with housing providers and local authorities, the following population bases are used for estimating future need for specialist housing and accommodation for older people, reflecting the typical ages of moves to these types of age-designated housing/accommodation:
- The 75+ household population as the average age benchmark in relation to the need for housing with care, residential care and nursing care.
 - The 65+ household population as the average age benchmark in relation to the need for housing for older people (sheltered housing and retirement housing).
- 4.03 The contextual evidence set out in paragraphs 4.04 - 4.11 is used as a basis for reasoned assumptions in relation to estimating need for specialist housing and accommodation for older people in North Somerset to 2038.
- 4.04 Approximately 90% of households headed by a person aged 65+ in North Somerset are homeowners.
- 4.05 In comparison to North Somerset's CIPFA nearest neighbour authorities, it has a below median level of relative deprivation, based on comparison of the IDAOPI score (para 2.50).
- 4.06 We have reviewed relevant Council strategies and documents. The Council's Housing Strategy 2022 – 2027²⁰ states that the Council has the strategic objective to:
- "Ensure that provision of Supported and Extra Care housing is made available as an integral part of thriving neighbourhoods"*
- 4.07 The same strategy also states that an existing challenge that has been identified with respect to housing supply growth and meeting housing need is:
- "[An] Urgent need for one and two bed homes as there are more single occupancy households due to an increase in older residents and young people needing housing"*

¹⁹ ONS 2018-based household projections for England: detailed data for modelling and analysis

²⁰ North Somerset Council: Development of a Housing Strategy for the period 2022 – 2027. Consultation on Challenges & Options

- 4.08 In terms of the health and social care profile of the older population in North Somerset, evidence indicates that average life expectancy is higher than the average for the South West and England. The number of people aged 65+ with dementia is projected to increase in North Somerset by 2038, and the dementia prevalence in this population of 4.33% is above the South West regional average and England prevalence rates. The increasing incidence of dementia is a factor affecting likely need for extra care housing and care home beds.
- 4.09 Based on the Housing LIN's previous experience of local authority commissioning and placement funding practice, and local intelligence from Council Officers, it is assumed that up to 20% of placements into residential care could be substituted with living in housing with care (extra care housing).
- 4.10 Evidence in relation to the preferences of older people to move to types of specialised housing/accommodation for older people is an influencing factor in estimating need for specialised housing; the Housing LIN has drawn on qualitative²¹ and quantitative research it has conducted with people aged over-55 over the last four years²², including research with older people in North Somerset.
- 4.11 In summary this evidence indicates:
- Older people are seeking a wider range of choices of housing and accommodation options that will facilitate independence. In some cases, this will be a move to alternative accommodation, but for others this is about adapting their current home and/or bringing in care/support.
 - Based on the Housing LIN's research, c.30% of older people aged 65+ are typically interested in and willing to 'downsize'/'rightsized' and move to specialist housing and accommodation for older people. The evidence from the Housing LIN's previous research with older people, which has been supported by research with older people locally, suggests that of those older people expressing an interest in moving:
 - c.50% are interested in moving to some form of specialist age-designated housing (HfOP and HwC), primarily retirement housing (for sale) and modern sheltered housing (for social/affordable rent), followed by housing with care (extra care housing).
 - c.50% are interested in moving to 'age friendly' housing that meets their needs but is not age-designated housing.
 - There is almost no interest in a move to residential care or nursing care as a choice of specialist accommodation; most moves to these types of accommodation are 'forced moves' as a result of, for example, an acute health

²¹ Housing LIN qualitative research with over 500 older people: focus groups, 1:1 interviews and residents' forums consulted in order to obtain the views of older people with respect to their preferences and needs related to specialist housing, adaptations and later life.

²² Housing LIN quantitative research: approximately 1,200 survey responses completed by people aged over-60 about their preferences for specialist housing and accommodation for older people.

and/or care episode. This is based on qualitative research carried out by the Housing LIN in North Somerset and other areas, where participants typically only support a move to a care home where this is dictated by health-related needs.

- 4.12 A comparative analysis has been undertaken that compares the current supply or 'prevalence' of different types of specialised housing and accommodation for older people (older people's housing for rent, older people's retirement housing for sale, extra care housing for rent and for sale, residential and nursing care) in North Somerset with the Chartered Institute of Public Finance and Accountancy (CIPFA) 'Nearest Neighbour' comparator authorities²³, along with the all-England averages for supply of specialised older people's housing and accommodation. This identifies how supply in North Somerset compares to comparator authorities and across England generally. This is summarised in the following tables.

Table 21. Prevalence rates (i.e. the number of units per 1,000 population aged 65+) Housing for Older People in North Somerset, alongside its comparator average and all-England prevalence rates.

Area	Prevalence of HfOP
North Somerset	57
CIPFA comparator average	53
England	57

Source: EAC/Housing LIN 2021

Table 22. Prevalence rates (i.e. the number of units per 1,000 people aged 75+) Housing with Care in North Somerset, alongside its comparator average and all-England prevalence rates.

Area	Prevalence of HwC
North Somerset	17
CIPFA comparator average	14
England	13

Source: EAC/Housing LIN 2021

Table 23. Prevalence rates (i.e. the number of bedspaces per 1,000 population aged 75+) of residential and nursing care in North Somerset, alongside the comparator average and all-England prevalence rates.

Area	Prevalence of Residential care	Prevalence of Nursing care
North Somerset	54	49
Comparator average	46	45
England	45	46

Source: Care Quality Commission/Housing LIN 2021

- 4.13 The comparisons show that:

- For Housing for Older People, North Somerset is above its comparators' average prevalence and in line with the English prevalence rate.
- For Housing with Care, North Somerset is above both its comparators' average prevalence rate and the English prevalence rate.

²³ <https://www.cipfastats.net/resources/nearestneighbours/>

- For residential care, North Somerset is higher than its comparators' average prevalence and higher than the English average prevalence rate.
- For nursing care, North Somerset has a prevalence rate above both its comparators' average and the English prevalence rate.

4.14 In relation to the impact of the Covid-19 pandemic, any assumptions based on emerging evidence are tentative given that the impact of the pandemic on the specialist housing and accommodation sector for older people is not yet fully clear. At this stage considerations based on tentative evidence suggest in the medium to longer term:

- There is potential for a likely downward shift in preference for use of residential care and nursing care (although to a lesser extent than for residential care).
- There is potential for a preference amongst older people for remaining in their existing home, with care if required.

Projections: estimates of future need for specialised housing and accommodation for older people

4.15 In relation to each of the types of specialised housing and accommodation for older people (as set out in paragraph 2.35) these assumptions are summarised below:

4.16 Housing for older people:

Need is likely to increase as a consequence of: a 26% increase in the 65+ household population to 2038; research conducted by the Housing LIN over the last four years with older people indicating an interest in moving to housing better suited to older people; evidence from the qualitative research conducted in North Somerset that a significant minority of older people are seeking alternative housing. It is assumed that the prevalence rate will trend towards the CIPFA comparator average prevalence to 2038.

4.17 Housing with care:

Need is likely to increase as a consequence of: a 35% increase in the 75+ household population to 2038; council policy intent to offer extra care housing as an option for older people with care needs; evidence from the qualitative research conducted in North Somerset that a significant minority of older people are seeking alternative housing; increasing prevalence of dementia related needs amongst the 65+ population.

4.18 Residential care:

Need is likely to decrease as a consequence of: the potential for the impact of the Covid-19 pandemic to reduce demand (amongst local authority funded placements and self-funders); relative oversupply of residential care compared with comparator and national average; the unsuitability of many care homes to cater for people living with dementia and other complex care needs; an increase in the demand for housing

with care. Prevalence rate assumed to decrease beyond the comparator and national average.

4.19 **Nursing care:**

Need is likely to increase as a consequence of: an increase in the 75+ household population; increasing prevalence of dementia related needs amongst the 75+ household population. Prevalence rate assumed to trend towards the comparator average.

4.20 Table 24 shows the anticipated likely need (prevalence rate) and the associated estimated need (units/bedspaces) for each type of specialised housing and accommodation for older people:

- 2021 current provision. The number of units for that type of housing/accommodation, using data from the Elderly Accommodation Counsel and the Care Quality Commission about specialised housing and accommodation provision.
- 2021 prevalence rate. The prevalence rate, i.e. the number of housing units/beds per 1,000 older people²⁴, based on population data from the ONS 2018-based household population projections and the Elderly Accommodation Counsel's and Care Quality Commission's specialised housing data (for units/beds).
- 2038 anticipated prevalence rate. An estimate of the likely prevalence rate based on the considerations and assumptions that are set out in paragraphs 4.16 - 4.19.
- 2038 estimated gross need. An estimate of the total number of units/bedspaces of housing and accommodation for older people that will be needed, based on estimated need (prevalence rates) for 2038 and the applicable projected 65+ or 75+ population for 2038.
- 2038 estimated net need. A calculation of the additional number of units/bedspaces that are estimated to be required by 2038, in order to meet the estimated need for that type of housing/accommodation. It is the 2038 estimated need minus the 2021 current provision.

²⁴ Population 65+ for housing for older people; population 75+ for housing with care and residential/nursing care

Table 24. Current provision and estimated need for specialised housing and accommodation for older people to 2038, in North Somerset.

Housing/accommodation type	2021 current provision (units / beds)	2021 prevalence rate	2038 anticipated prevalence rate	2038 estimated gross need	2038 net need (units)
Housing for Older People	2,869	57	53	3,353	484
Housing with Care	394	17	25	806	412
Residential care	1,284	54	35	1,128	-156
Nursing care	1,162	49	45	1,450	288

4.21 The estimated gross need for housing and accommodation for older people is shown for 2026, 2032 and 2038 in table 25. The estimated net need is shown in table 26, which shows the estimated need additional to the current supply. Net need is not cumulative.

Table 25. Estimated gross need for specialised housing and accommodation for older people to 2038, in North Somerset.

Housing / accommodation type	Estimated need by 2026	Estimated need by 2032	Estimated need by 2038
Housing for Older People (units)	2,990	3,229	3,353
Housing with Care (units)	541	658	806
Residential care (bedspaces)	1,331	1,225	1,128
Nursing care (bedspaces)	1,328	1,372	1,450

4.22 The estimated net need for specialised housing and accommodation for older people is shown disaggregated for 2026, 2032 and 2038 in table 26. Net need is not cumulative.

Table 26. Estimated net need (i.e. net of current supply) for housing and accommodation for older people to 2038 in North Somerset.

Housing / accommodation type	Estimated net need by 2026	Estimated net need by 2032	Estimated net need by 2038
Housing for Older People (units)	121	360	484
Housing with Care (units)	147	264	412
Residential care (beds)	47	-59	-156
Nursing care (beds)	166	210	288

4.23 In order to produce the net need estimates for housing for older people and housing with care disaggregated by major localities (catchments), the following method has been applied to the net need estimates for North Somerset as a whole (shown in the above table):

- The overall assessed net need estimates for North Somerset as a whole to 2038 are used as baseline figures.
- The 65+ household population (for HfOP) and 75+ household population (for HwC) are used for each catchment area to identify the percentage of the overall 65+ and 75+ household population of North Somerset each catchment contains.

- The percentage of the 65+ and 75+ population that each catchment has of the overall 65+ and 75+ household population of North Somerset is then applied to the estimated net need for Housing for Older People and Housing with Care for North Somerset to 2038.
- This produces estimates of net need for Housing for Older People and Housing with Care for each catchment for 2026, 2032 and 2038, shown in table 28. The net need estimates for the catchment areas are disaggregated into net need for rent and for sale/shared ownership, according to assumed the tenure split ratios, in table 27.
- This method has also been applied to the minor catchments to produce estimates of net need for Housing for Older People and Housing with Care for these catchments. As these catchments are typically smaller, estimated need is not disaggregated by tenure. This is shown in table 30.

4.24 In relation to disaggregation of the estimated net need for housing and accommodation for older people in North Somerset by catchment area, IMD 2019 data (section 2, table 20) provides an indication of the distribution of relative deprivation across the six major catchment areas. This has been used to inform assumptions in relation to the potential tenure split of estimated net need for Housing for Older People across the six catchment areas; i.e. the greater the relative deprivation of a locality, the lower the level of need for market (sale) tenure is assumed. The tenure split assumptions are shown in table 27. As housing with care accommodates people with housing and care needs, a tenure split of 50% rent and 50% sale has been assumed, to reflect the broad range of need that is accommodated in housing with care schemes.

Table 27. Tenure split assumptions for HfOP for each major catchment area in North Somerset.

Locality	Tenure split assumption
Clevedon	20% rent: 80% sale
Nailsea and Backwell	20% rent: 80% sale
Portishead	20% rent: 80% sale
Weston Super Mare	50% rent: 50% sale
Yanley Lane	20% rent: 80% sale
Yatton	20% rent: 80% sale

Assumptions based on IMD 2019 deprivation data, presented in section 3.

- 4.25 Table 28 shows the estimated net need for Housing for Older People and Housing with Care for each major catchment area, and by tenure.
- 4.26 The tenure split has been applied to the estimated net need for each catchment area, based on the differences in relative deprivation in each locality (based on IMD 2019 relative levels of deprivation: table 20). NB, totals may not sum due to rounding.

Table 28. Estimated net need for specialised housing and accommodation for older people, disaggregated by catchment area and by tenure for each major catchment, to 2038.

Housing / accommodation type	Estimated net need by 2026	Estimated net need by 2032	Estimated net need by 2038
Housing for Older People (units): North Somerset	121	360	484
Clevedon	10	29	39
<i>For rent</i>	2	6	8
<i>For sale / shared ownership</i>	8	23	31
Nailsea & Backwell	12	36	48
<i>For rent</i>	2	7	10
<i>For sale / shared ownership</i>	10	29	39
Portishead	13	40	53
<i>For rent</i>	3	8	11
<i>For sale / shared ownership</i>	11	32	43
Weston Super Mare	33	97	131
<i>For rent</i>	16	49	65
<i>For sale / shared ownership</i>	16	49	65
Yanley Lane	2	7	10
<i>For rent</i>	1	1	2
<i>For sale / shared ownership</i>	2	4	7
Yatton	2	7	10
<i>For rent</i>	0	1	2
<i>For sale / shared ownership</i>	2	6	8
Overall net need among major catchment areas	72	216	290
Housing with Care (units): North Somerset	147	264	412
Clevedon	12	21	33
<i>For rent</i>	6	10	15
<i>For sale / shared ownership</i>	6	11	16
Nailsea and Backwell	15	26	41
<i>For rent</i>	8	13	20
<i>For sale / shared ownership</i>	7	13	21
Portishead	16	29	45
<i>For rent</i>	8	14	22
<i>For sale / shared ownership</i>	8	15	23
Weston Super Mare	40	71	111
<i>For rent</i>	20	37	56
<i>For sale / shared ownership</i>	20	36	55
Yanley Lane	3	5	8
<i>For rent</i>	2	3	4
<i>For sale / shared ownership</i>	1	2	4
Yatton	3	5	8
<i>For rent</i>	2	3	4
<i>For sale / shared ownership</i>	1	2	4
Overall net need among major catchment areas	88	158	247

4.27 Table 29 shows the estimated net need for Housing for Older People and Housing with Care for each minor catchment area.

Table 29. Estimated net need for specialised housing and accommodation for older people, disaggregated by minor catchment areas, to 2038.

Housing / accommodation type	Estimated net need by 2026	Estimated net need by 2032	Estimated net need by 2038
Housing for Older People (units): North Somerset	121	360	484
Banwell	2	7	10
Bleadon	0	0	0
Congresbury	1	4	5
Churchill / Langford	1	4	5
Sandford	1	3	4
Winscombe	1	4	5
Wrington	1	4	5
Overall net need among minor catchment areas	7	21	28
Housing with Care (units): North Somerset	147	264	412
Banwell	3	5	8
Bleadon	0	0	0
Congresbury	1	3	4
Churchill / Langford	1	3	4
Sandford	1	2	3
Winscombe	1	3	4
Wrington	1	3	4
Overall net need among minor catchment areas	10	18	28

4.28 The estimated net need for specialised housing for older people to 2038 is shown in the context of overall housing allocations in the Local Plan at Annexe 3.

4.29 In summary, the following table shows the estimated need for housing and accommodation in North Somerset to 2038.

Table 30. Specialised housing and accommodation for older people, net estimated need to 2038, in North Somerset.

Housing type and use class	Number of units/bedspaces: 2038
Housing for older people (retirement and contemporary 'sheltered housing'). Use class C3	c.480 units: <ul style="list-style-type: none"> c.120 for social/affordable rent c.360 for sale
Housing with care (extra care housing). Use class C3/C2	c. 410 units: <ul style="list-style-type: none"> c.205 for social/affordable rent c.205 for sale
Residential care. Use class C2	c.-155 bedspaces
Nursing care. Use class C2	c.290 bedspaces

5. Contemporary good practice: housing and accommodation for older people

5.01 We have set out trends in relation to the commissioning of and provision of housing, accommodation and related services for older people. This is to provide North Somerset Council with an overview of contemporary practice in relation to local authority commissioning of and provision of specialised housing and accommodation for older people (link at Annexe 2), and to inform its future commissioning plans in the light of the evidence of future need.

Local authority policy and practice in relation to older people's housing

5.02 The recent Adult Social Care White Paper²⁵ recognises the need to increase supply and choice of housing options for people with support needs. It pledges at least £300 million to help develop new supported housing options, a new 'handyperson' service and more money for Disabled Facilities Grants.

5.03 An increasing number of local authorities are taking a 'whole population' approach to delivering a wider range of housing offers for older people. This often means using planning policy to support and facilitate housing aimed at older people housing in the social and private market sectors as well as supporting new 'rightsizer/downsizer' housing.

5.04 Traditionally, local authorities have published documents such as housing/accommodation for older people 'market position statements', to help to shape the delivery of a variety of services and support by explaining what care services and support is needed in the area and why.

5.05 However research for the LGA²⁶ shows that there are some councils that are taking a more strategic approach to creating the conditions to plan for, invest in and develop more housing overall for an ageing population, including but not exclusively extra care housing.

5.06 For example, a number of local authorities have published 'investment prospectuses' to attract investment in a range of housing options for older people:

- **Central Bedfordshire Council** has published an 'investment prospectus'²⁷ covering housing and registered care services for older people. This is a plan that is most unlike a 'traditional' local authority strategy. It uses evidence from a detailed quantitative and qualitative assessment of future need to set out in a

²⁵ <https://www.gov.uk/government/publications/people-at-the-heart-of-care-adult-social-care-reform-white-paper>

²⁶ <https://www.housinglin.org.uk/Topics/type/Housing-our-Ageing-Population-Learning-from-councils-meeting-the-housing-needs-of-our-ageing-population/>

²⁷ https://www.centralbedfordshire.gov.uk/migrated_images/manop-prospectus-2016-2020_tcm3-17756.pdf

simple and visually attractive way of what housing and accommodation is required for older people in each of its four localities. It is an 'open for business' type approach designed to attract inward investment. It also identifies where the Council will support and assist supported accommodation development (including direct provision by the Council).

- **Bristol City Council's** "Better Lives at Home"²⁸ programme is a good example of a Council seeking to widen supported housing options before the announcement of the Adult Social Care White Paper. It prioritises developing supported housing options for older and working age adults as an alternative to residential care. An example of this in practice is its recent partnership with the Extra Care Charitable Trust to develop a retirement village in Stoke Gifford for which it has nomination rights on 81 flats (see annexe 2).
- **Leicestershire County Council** issued its 'investment prospectus'²⁹ in 2019, stating its vision to develop different housing options, including housing with care and accommodation with support schemes, including for older people. It uses quantitative evidence to demonstrate the demand for a range of supported housing in particular and calls for partnerships to deliver these.

5.07 Other councils have successfully used their 'housing strategies' to promote and encourage investment in a diverse range of housing options for older people, including extra care housing. For example:

- **Living Longer, Living Better: Housing for an age-friendly Manchester, Strategy Statement 2014–20**³⁰ sets out the local authority's commitment to delivering a diverse mix of good quality housing as a fundamental part of its age-friendly city status as awarded by the World Health Organisation.
- **Telford & Wrekin's Specialist and Supported Accommodation Strategy 2020-2025**³¹ is an attractive looking document that uses quantitative evidence (produced by the Housing LIN) to demonstrate and attract investment in a wider range of specialist and supported housing options for a range of people.

Housing provision for older people

Changes to existing housing for older people

²⁸ <https://www.bristol.gov.uk/documents/20182/2678414/Market+Position+Statement/bdd21e05-0a76-94ae-4094-246ad9eb5739>

²⁹ <https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/2019/10/25/Building-accommodation-to-meet-the-needs-of-people-in-Leicestershire.pdf>

³⁰ https://www.manchester.gov.uk/downloads/download/6143/housing_for_an_age-friendly_manchester

³¹ <https://democracy.telford.gov.uk/documents/s5486/Specialist%20and%20Supported%20Accommodation%20Strategy.pdf>

- 5.08 Many housing associations and other social landlords have reviewed their existing older person's housing stock and established whether it is fit for purpose and attractive to future generations of older people.
- 5.09 Refurbishing and remodelling existing stock is one way that housing associations and other social landlords have been seeking to diversify their customer offers and service delivery models to attract a wider cohort of older people and ensure their existing older people's designated housing have a longer-term future. Where housing associations have achieved best results, they have sought to improve accessibility, focus on 'care readiness', integrated technology and provide homes that are attractively designed.
- 5.10 Examples of remodelled sheltered housing schemes can be found in the link at Annexe 2.

*Care ready housing*³²

- 5.11 Some social landlords (local authorities and housing associations) and private sector operators are developing housing and associated customer offers that are intended to attract 'downsizing'/'rightsizing', both from general needs social housing and by owner occupiers.
- 5.12 Examples shown at the link at Annexe 2 tend to have the following common features:
- Designed to HAPPI principles³³.
 - Care ready.
 - Extensive use of technology to support lifestyle and support/care needs.
 - Promote health and wellbeing through design and provision of communal space and/or activities.
- 5.13 The examples of 'care ready' housing at the link at Annexe 2 are age-designated, i.e. they are designed to appeal to older people who are seeking a well-designed home that is attractive and suited to age-related needs in later life, where the other residents will be over a specified age, but these schemes don't tend to come with the extensive communal areas and services (and higher service charges) associated with extra care housing.

Housing with care and retirement villages

- 5.14 The diversity and quality of housing with care schemes and retirement villages continues to increase and improve. There are also emerging examples where the

³² Care ready housing typically means that a home is capable of adaptation over time to meet changing needs including space for aids and adaptations. Through good design homes can be built to be better suited to possible future requirements such as the need to have an over-night carer, storage for mobility scooters and space to retain independence.

³³ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

alignment of housing and health infrastructure is the catalyst for wider community provision, whether to meet care transformation planning priorities or placemaking and/or regeneration objectives.

- 5.15 Many housing associations/social landlords either have or are reviewing their entire older people's housing and service offer. Housing associations have been seeking to diversify their customer offers and service delivery models, for example to attract a wider cohort of older people.
- 5.16 Some have continued to develop extra care housing partly in response to local authorities' commissioning strategies but also in response to their own intelligence about what older people are seeking in relation to a housing with care offer.
- 5.17 The scale and nature of extra care housing schemes is changing. 5-10 years ago schemes would typically be 40-60 units in scale and all for social rent. Now it is typical for schemes to be 60-100 units or larger, include a mix of tenures (up to 50% for sale to ensure financial viability where the location can sustain this) and higher standards of design and build quality. Extra care housing typically has a 24/7 on site care staffing service model. Retirement village models are larger in scale, typically 120/150 units upwards; some, of these are 'hybrid' villages that include both housing units and registered care (often nursing care) services.
- 5.18 Where local authorities have made no capital contribution to the development cost of an extra care housing scheme, many housing providers are being more 'assertive' about both the purpose of schemes, i.e. in terms of maintaining a balanced care profile of residents. The Housing LIN is seeing more housing associations expecting to be in control of the entire operation of their extra care scheme/s including the selection and oversight of the organisations delivering care in their buildings, or to at least take these decisions *with* the local authority.
- 5.19 Private sector housing with care, often called 'assistive living', has developed with similar higher design and quality standards to attract purchasers. These schemes tend to be targeted at more affluent owner occupiers.
- 5.20 Examples of contemporary mixed tenure extra care schemes and retirement villages are shown at the link at Annexe 2.

Inter-generational housing

- 5.21 There is increasing interest in care ready housing that is 'inter-generational', i.e. it is housing that may be designed to be attractive to older people but does not have an age designation or is deliberately conceived to bring together different generations. These typically have the same design features as age-designated 'care ready' housing but are designed to appeal to older people who do not wish to live solely amongst other older people.
- 5.22 Inter-generational housing doesn't have a universally consistent definition. It can refer to:

- Housing development that includes provision for all ages.
 - Inter-generational family living units.
 - Approaches to inter-generational living linked to care/support services.
- 5.23 Building on the HAPPI design principles, the University of Sheffield School of Architecture's influential DWELL research³⁴ showed strong demand amongst older people for better quality and more adaptable homes, where people can continue to live and socialise in mixed-age communities.
- 5.24 There are also recent examples of older person's housing schemes incorporating intergenerational activities within their service offer. These activities aim to integrate a scheme into the local community as well as improve wellbeing for residents.
- 5.25 Examples of intergenerational housing and intergenerational activities can be found at the link at Annexe 2.

Cohousing

- 5.26 Although a small part of the older person's housing sector, the 'cohousing community' is a subject of mounting interest. Cohousing is a form of group living which clusters individual homes around a 'common house' - or shared space and amenities. There are small pockets of interest in partnerships between groups of residents and housing associations to develop cohousing schemes of mixed tenure. There is also increasing interest in how cohousing might be used to develop housing options for older people, with several examples in the UK. The benefit to the interested parties in working with a housing association is their access to knowledge, expertise and ultimately funding. The strength of the cohousing model is that it provides vibrant, caring, close knit communities that look out for each other. Communities can relieve pressure on social services by offering some mutual aid.
- 5.27 Examples of Cohousing can be found at the link at Annexe 2.

The use of technology

- 5.28 There has been a trend to transform the role of technology in enabling people to live more independently in their own homes, whether in mainstream or specialist housing, which has been accelerated by the Covid-19 pandemic.
- 5.29 This transformation is being driven by multiple factors, the Analogue to Digital 'switch over' in 2025, the increase in digital uptake following Covid-19, the lack of social care workforce, changing attitudes towards technology driven by the customer as well as a deeper understanding of the benefits of using digital technology to promote independence and wellbeing.

³⁴ <https://www.housinglin.org.uk/assets/Events/2018-05/Older-Peoples-Housing-What-house-designs-and-neighbourhoods-work-experience-from-the-Sheffield-University-Dwell-Project-Malcolm-Tait-Professor-of-Planning-at-Sheffield-University.pdf>

- 5.30 However, many sheltered and other older person's housing schemes still do not have full Wi-Fi available, are still using dated analogue systems and provide reactive rather than proactive technology.
- 5.31 The recent Technology for Our Ageing Population: Panel for Innovation (TAPPI) report³⁵ stressed the important role that technology has and will have in the future in enabling older people to live independently. It focuses on the need to provide technology that is attractive, easy to use and works across different platforms. It also emphasises opportunities to use mainstream technology to support individuals rather than focusing on 'traditional' telecare.
- 5.32 Whilst Covid-19 has further embedded the use of technology into the lives of many, it has also exacerbated the digital divide. Therefore, improving digital skills amongst older people is vital in order to close this gap and ensure everyone can benefit from technology.

Branding of specialist older people's housing and services

- 5.33 There is increasing diversification in the 'branding' that housing providers are using for their specialist older people's housing services. The list below summarises a sample of housing association, charitable and private sector operators in terms of the brands and terms they use.
- 5.34 Anchor
- Retirement properties. For rent and for sale
 - Retirement villages
 - 'Independent Retirement Living'. New for sale retirement living product
- 5.35 Audley
- Retirement Villages
- 5.36 Churchill
- Retirement Living
- 5.37 Citizen Housing
- Retirement Living (covers sheltered housing and extra care housing)
- 5.38 The ExtraCare Charitable Trust
- Retirement Villages
- 5.39 Guinness
- Homes for older people – Retirement Living
 - Extra care homes

³⁵ <https://www.housinglin.org.uk/Topics/type/The-TAPPI-Inquiry-Report-Technology-for-our-Ageing-Population-Panel-for-Innovation-Phase-One/>

Older people and specialised housing needs assessment

- NB new extra care housing schemes refer to scheme names (i.e. not branded as extra care)
- 5.40 Hanover (pre-merger with Anchor)
- Retirement Housing for rent and for sale
 - Extra care
 - Downsizer Homes ('a new generation of over 55s housing')
 - Possible use of extra care lite in future
- 5.41 Housing 21
- Retirement housing for rent and for sale
 - Extra care housing
- 5.42 McCarthy & Stone
- Retirement Living
 - Retirement Living PLUS (on site care)
 - Lifestyle Living. 'aspirational' downsizer housing
- 5.43 Metropolitan
- Sheltered Housing
 - Extra Care
- 5.44 Midland Heart
- Retirement housing
 - Extra care
- 5.45 One Housing
- Senior Living – branded as 'Season' (refers to extra care housing)
- 5.46 Peabody Trust
- Homes for over 50s
- 5.47 Pegasus Life
- Avoids using any terms such as retirement living or retirement housing. Their overall brand is termed 'new generation' and schemes branded with the development's name.
- 5.48 Riverside
- Retirement Living (covers all sheltered and extra care housing)
- 5.49 St Monica Trust
- Retirement villages
- 5.50 Wrekin Housing Trust

- ShireLiving (describes extra care)
- 5.51 Your Housing
- Retirement living – includes more recent developments and extra care
 - Sheltered housing
- 5.52 In the housing association sector, there is a mix of branding for sheltered housing (many now using retirement living) but extra care housing still tends to be used as a 'generic' brand even though it isn't well understood by the public/potential customers. Guinness, although they do use the term 'extra care', for their most recent extra care housing scheme in Devon (mixed tenure, high quality design) they don't use the term 'extra care' and instead brand using the development name, 'Quayside'. Hanover (pre-merger with Anchor) used a 'downsizer' brand for their most recent older people's housing offer, i.e. this brand avoids terms like 'retirement living' or 'retirement housing'.
- 5.53 The private sector is almost universally using 'retirement living' (or retirement villages) for what can be quite different offers. The notable exception is a relatively new provider, Pegasus Life, that avoids using any of the retirement housing/living branding. They are pitching to be the most aspirational operator with high quality design and branding based on the names of individual developments (they are operating at the upper end of the private market).
- 5.54 The Association of Retirement Community Operators (ARCO) have recently called on the housing with care sector and Government to use a single term, 'Integrated Retirement Community', to describe providers service-led operational model. An Integrated Retirement Community describes the emerging 'lifestyle option' for older people, sitting between 'sheltered housing' where minimal support is provided, and 'care' or 'nursing' homes, which are increasingly focussed on supporting people with higher levels of care needs.
- 5.55 Housing LIN research with older people indicates that there is not a strongly preferred 'brand' however both 'sheltered' and 'care' are terms that are off-putting to many older people. In working with its housing partners, North Somerset Council needs to stress the promotion of independent and active living for older people with potentially targeted marketing being scheme specific.

The potential effect/s of Covid-19 on the housing for older person's housing sector

- 5.56 The Covid-19 pandemic has been a challenging time for the specialist housing sector for older people. Many of the major operational pressures and challenges faced related to anxiety, stress, numbers of staff off work self-isolating or shielding, staff burnout, staff shortages, managing expectations, lack of availability of PPE initially, and striving to protect health and well-being. As well as changing government rules and guidance and limited financial support.

- 5.57 However, research completed by the Housing LIN and St Monica Trust exploring Retirement Village and Extra Care operators experience of Covid-19³⁶ demonstrated the strength of their response. It reported overall positive experiences of residents, and the level of protection afforded to them; resident Covid-19 death rates were lower when compared to older people of similar ages residing in the wider community.
- 5.58 As a result of the pandemic, there is evidence that people/families are reluctant for older relatives to move to care homes following the death rates seen at the start of the pandemic. Care home occupancy levels are typically lower, and people are more interested in other housing and care options, including care at home and specialist housing for older people (in self-contained properties).

³⁶ <https://www.housinglin.org.uk/Topics/type/RE-COV-Study/>

6. Research findings

Summary of estimates of need for specialised housing and accommodation for older people

- 6.01 The findings from this assessment of estimated need for specialised housing and accommodation for older people in North Somerset are summarised.
- 6.02 **Housing for older people** (retirement housing for sale and for social/affordable rent³⁷). The estimated net need for housing for older people to 2038 is c.480 units of which c.120 is for social/affordable rent and c.360 is for sale.
- 6.03 **Housing with care** (extra care housing). The estimated housing with care net need to 2038 is c.410 units of which c.205 units are for social/affordable rent and c.205 units are for sale.
- 6.04 **Residential care**. The estimated net need for residential care to 2038 is c.-155 bedspaces.
- 6.05 **Nursing care**. The estimated net need for nursing care to 2038 is c.290 bedspaces.

Types of specialised housing and accommodation for older people to meet estimated need

- 6.06 *Housing for older people:*
- 'Care ready' specialist housing for older people housing referred to in section 5 is an example of the type of housing that would address this identified housing need.
 - From previous Housing LIN research with older people and the research with older people in North Somerset, there is potential that up to 50% of this estimated need could be met through the provision of mainstream housing. This is housing that is designed for and accessible to older people even if it is not 'designated' for older people, for example housing that is 'care ready' and suited to age related needs as distinct from 'retirement housing'. This will include mainstream housing built to accessible and adaptable standards M4(2) and M4(3). This evidence supports the Council's policy DP44, i.e. for market housing within a scheme 50% of homes will be required to meet Building Regulations M4 (2) category 2 standard (to be 'accessible and adaptable dwellings') and a further 10% will be required to meet Building Regulations M4 (3) category 3 ('wheelchair user dwellings') and for affordable housing within a scheme 80% of homes will be required to meet Building Regulations M4 (2) category 2 standard (to be

³⁷ New build and potentially refurbishment of sheltered housing for social/affordable rent.

'accessible and adaptable dwellings') and a further 20% will be required to meet Building Regulations M4 (3) category 3 ('wheelchair user dwellings').

- The evidence from the qualitative research is that a minority of home owners are seeking to significantly adapt their existing properties to suit their own needs in later life (i.e. to 'stay put') or to enable an older relative to live with them, i.e. a type of 'granny annexe'. Permitting such development may have the benefit of enabling more older people to live in their home for longer and avoid or delay moves to care homes. However, such development in rural areas is likely to have challenges in terms of access to domiciliary care where people have or develop care needs.

6.07 *Housing with care*

- The estimated future requirements will meet the housing and care needs of older people who are self-funders as well as older people who need rented accommodation and may be eligible for care funding from the council.
- This need can be met in part through mixed tenure development of extra care housing. The examples of contemporary housing with care referred to in section 5 would seek to address this identified housing need.
- There is interest amongst some older people in moving to a care village; the evidence from the qualitative research is that some older people have considered a move to the existing retirement village at Sandford. The level of estimated need would indicate need for up to one such additional (mixed tenure) retirement village most likely in the northern area of the district. Such a scheme is likely to need to be located close to amenities for it to be sustainable.

6.08 *Residential and nursing care homes*

- There is estimated to be a significant oversupply of residential care beds currently. This is a trend that has been apparent for some time, in part due to historic over development of care homes but also the likely impact of the experience of the Covid-19 pandemic. The evidence from the research with older people locally (and from Housing LIN research with older people in other areas) is that there is virtually no interest in a move to care home setting; it is seen as an undesirable move, typically 'forced' by a change in health circumstances.
- There is estimated to be an undersupply of nursing care beds currently. From the research with older people it is evident that most older people are seeking to be supported in their existing homes or to move to a form of specialised *housing-based* accommodation that is better suited to their needs, however there is growth in the 75+ household population to 2038 (35%) and a projected increase in complex care needs amongst this population, including a projected increase in the number of older people living with dementia related needs.
- The implications of these estimated changes to the local market for residential care homes and nursing care homes are potentially significant. The Council with

its NHS partners has an opportunity to work with providers of care homes to manage changes to this sector that delivers the care home capacity and quality that is required and to create a stable and viable market for care home operators.

Suitability of housing and accommodation for age related needs

- 6.09 People are seeking homes that enable them to live as independently as possible; housing designed for older people should be able to adapt to a person's needs across their life course.
- 6.10 Evidence from the local qualitative research indicates that many older people were living in homes that are not designed to be accessible and therefore won't be suitable for them in later life. This suggests that there is likely to be growing demand for adaptations to people's existing homes, with potentially increasing pressure on the council's budget for Disabled Facilities Grants.
- 6.11 Specialised housing will increasingly need to be suitable to cater to the needs of older people living with dementia.
- 6.12 The evidence from local stakeholders and from council officers is that a proportion of existing specialised housing for older people, such as some sheltered housing and residential care homes, may not be suitable in the medium to longer term and may need either refurbishment or decommissioning/repurposing.
- 6.13 The evidence from the research with local older people suggests that the key 'flows' between different types of housing and accommodation for older people are likely to be:
- From mainstream housing to specialised housing for older people.
 - Diversion away from residential care to extra care housing.
 - From mainstream housing to nursing care where necessitated by a health crisis.

Support and use of technology

- 6.14 Older people who want to 'stay put' are seeking better support to remain living in their existing homes for longer, such as access to aids, adaptations, and technology to support independence.
- 6.15 A majority of older people who have care needs or may develop care needs are seeking to receive care in their home, whether they 'stay put' or move to specialised housing for older people.
- 6.16 Social isolation and loneliness is a growing concern amongst many older people. Whether they 'stay put' or move to meet their housing needs, people are seeking social opportunities, both with other older people and with people from other generations.

- 6.17 Technology is becoming more important in supporting people to live independently at home. Housing schemes and developments for older people need to provide good access to Wi-Fi and offer access to assistive and mainstream technology to support independence. Some older people are seeking support to develop their digital skills.
- 6.18 Older people are seeking comprehensive and accessible information and advice about their housing options so they can make informed choices. The evidence from the local research is that this could best be provided by the council with a range of partners to maximise the reach of such a service for older people.

Propensity to move

- 6.19 Based on the evidence of research with older people locally (which is corroborated by Housing LIN research with older people in other areas) a significant minority of older people were considering moving in the future to housing that will better meet their needs in later life.
- 6.20 People in later life are seeking an increased range of housing options that will enable them to live independently for longer. Housing aimed at older people needs to be attractive and designed to support people to 'age in place', i.e. its needs to be sufficiently appealing for people to want to move to.
- 6.21 Some older people are interested in a move to specialised housing for older people (e.g. to extra care housing, retirement housing or a retirement village) but they are often not willing to give up a property they may be 'over occupying', unless it has benefits that appeal to them. The evidence from the research locally and from Housing LIN research with older people elsewhere is that specialised housing for older people needs to be seen as an 'aspirational' move which is a 'lifestyle choice' rather than a move related solely to future or existing care needs.
- 6.22 To be appealing, future housing provision aimed at older people needs to offer a mix of one- and two-bedroom properties, although to attract homeowners to move developments should prioritise two-bedroom units.
- 6.23 From the local research, older people who are interested in moving to meet their housing needs are seeking a range of housing types, e.g. smaller houses and bungalows as well as flats. Housing development aimed at older people that is solely 'flatted' will limit the potential market.

Locational considerations

- 6.24 The estimates of need for specialised housing have been disaggregated to show estimated need across a range of localities in North Somerset.
- 6.25 Location is an important factor, particularly when older people are seeking to move to specialised housing; they are seeking homes that are close to public transport, facilities, social amenities and shops.

- 6.26 Older people living in rural communities, in particular, are more likely to want to remain living close to where they live now.

Affordability considerations

- 6.27 A range of housing tenures are required for specialised housing to be attractive to a wide mix of older people. Amongst owner occupiers, home ownership tends to be preferred but market renting and shared ownership options will also be considered.
- 6.28 A lack of affordable, attractive housing options was the biggest barrier to moving. The emotional and practical upheaval of moving as well as the cost are also barriers. The affordability of specialised housing for older people, both for sale and for rent, is a key consideration for many people.
- 6.29 Service charges in specialised housing for older people can be a barrier to moving for some people. Providers of specialised housing for older people need to provide services that are relevant and attractive to older people and that are considered to provide value for money.
- 6.30 Specialised housing options aimed at older people will need to be able to provide a more cost-effective offer in relation to energy costs (heating and utility costs) when compared to these costs in people's existing homes.

Housing development and planning considerations

- 6.31 The evidence from this research indicates that it is necessary to formulate policies which require new developments (particularly on strategic sites) to deliver more attractive, energy efficient, 2 bedroom properties (a mix of flats, bungalows, houses) for people to downsize to with excellent wifi/broadband connection to enable use of technology to assist with independence in later life. This would be as part of the wider housing type and mix rather than age specific but would cater to the needs of older people.
- 6.32 There is a need to increase in number of accessible and adaptable homes across the board to allow people to live more independently for longer.
- 6.33 There is a need to identify sites for housing with care schemes (extra care).
- 6.34 New housing developments for older people should be consistent with Council policies in relation to renewable and low carbon energy.

Housing, care and health considerations

- 6.35 The evidence from the research with older people is that, where people have expressed an interest in moving or are actively seeking a move to housing that is better suited to their needs in later life, including moves to specialised housing for older people, it is important that this accommodation promotes people's health and

wellbeing. This may be manifested in housing is better adapted to meeting people's changing needs in later life through to specialised housing promoting activities and socialising opportunities.

- 6.36 When commissioning specialised types of housing, such as extra care housing and/or retirement villages, there is an opportunity to work with NHS partners and housing providers to identify the health benefits from this type of provision, such as evidence that older people who live in these settings make fewer GP visits and fewer unplanned hospital admissions.³⁸
- 6.37 There is an opportunity for the Council to work with its NHS partners and housing/support providers to build on existing housing, care and health services such as social prescribing and 'discharge to assess' service models that benefit older people living in all types of housing.

³⁸ <https://www.housinglin.org.uk/Topics/type/Identifying-the-health-care-system-benefits-of-housing-with-care/>

Annexe 1. Primary Research Methodology

- A1.01 The method used for the primary research study is summarised. A definition of 'older people' applicable to this research was agreed with the Council. It was agreed that 'older people' would include people aged 55 and over so that the views of the 'younger, older generation' were also considered and to allow the Council to better understand future as well as current older persons' housing need.
- A1.02 The purpose of this qualitative research was to gain thorough insights into the views and aspirations of older people across North Somerset in relation to the current range of housing and accommodation and the types of the housing and accommodation required in the future.
- A1.03 The primary research involved using qualitative research methods to better understand these views. Working with the council we identified key stakeholders to help us engage with local older people.
- A1.04 The primary research was completed between January 2022 and March 2022.

Research Method

- A1.05 The qualitative research involved using a blend of face-to-face and remote engagement methods in line with government guidance for COVID-19.
- A1.06 Topic guides designed with the council were used as a guide for conversations.
- A1.07 In total we spoke with 70 people across 2 virtual focus group, 3 in-person focus groups, 15 telephone interviews and 20 in person interviews.
- A1.08 Each participant received a £10 LovetoShop voucher as a 'thank you' for their time
- A1.09 Participants were drawn from the following:
- (1) North Somerset Citizens Panel
 - (2) Blagdon Lunch Club
 - (3) Alliance Homes
 - (a) Sheltered Housing
 - (b) General Needs
 - (4) Housing 21
 - (a) Strawberry Gardens
 - (5) Friends Together, Weston-Super-Mare
 - (6) Big Worle Community Centre
 - (7) ReEngage

Qualitative Research Demographics

- A1.10 Whilst it was not possible to collect everyone's demographic information, we have provided an estimate below.
- A1.11 The qualitative research engaged with a range of ages from 55-90 with the majority of participants age 70+.
- A1.12 The majority of qualitative research participants were female, it was approximately a 70/30 split.
- A1.13 The qualitative research engages with a range of tenures including, homeowners, people renting from a social and private landlord and people living in older persons accommodation.
- A1.14 The primary research revealed a diverse range of experiences about participants' existing homes and living environments. It exposed a stark contrast between the richest and the poorest in society in relation to the condition of homes as well as overall health and wellbeing. This tended to be associated with participants tenure type.
- A1.15 The research also highlighted diversity of experience between urban and rural settings. In general, participants in rural setting were more affluent compared to those living in urban settings.
- A1.16 All qualitative engagement participants were White British.
- A1.17 The qualitative research engaged with people from the following areas in North Somerset:
- (1) Backwell
 - (2) Banwell
 - (3) Blagdon
 - (4) Clevedon
 - (5) Congresbury
 - (6) Churchill / Langford
 - (7) Long Ashton
 - (8) Nailsea
 - (9) Portishead
 - (10) Weston-Super-Mare
 - (11) Worle
 - (12) Wrington
 - (13) Winscombe

Annexe 2. Case studies of contemporary housing suited to older people

Please note, case studies of contemporary housing suited to older people have been shared with the council as a separate document. To access this document, please contact Kevin Stamper at Kevin.Stamper@n-somerset.gov.uk.

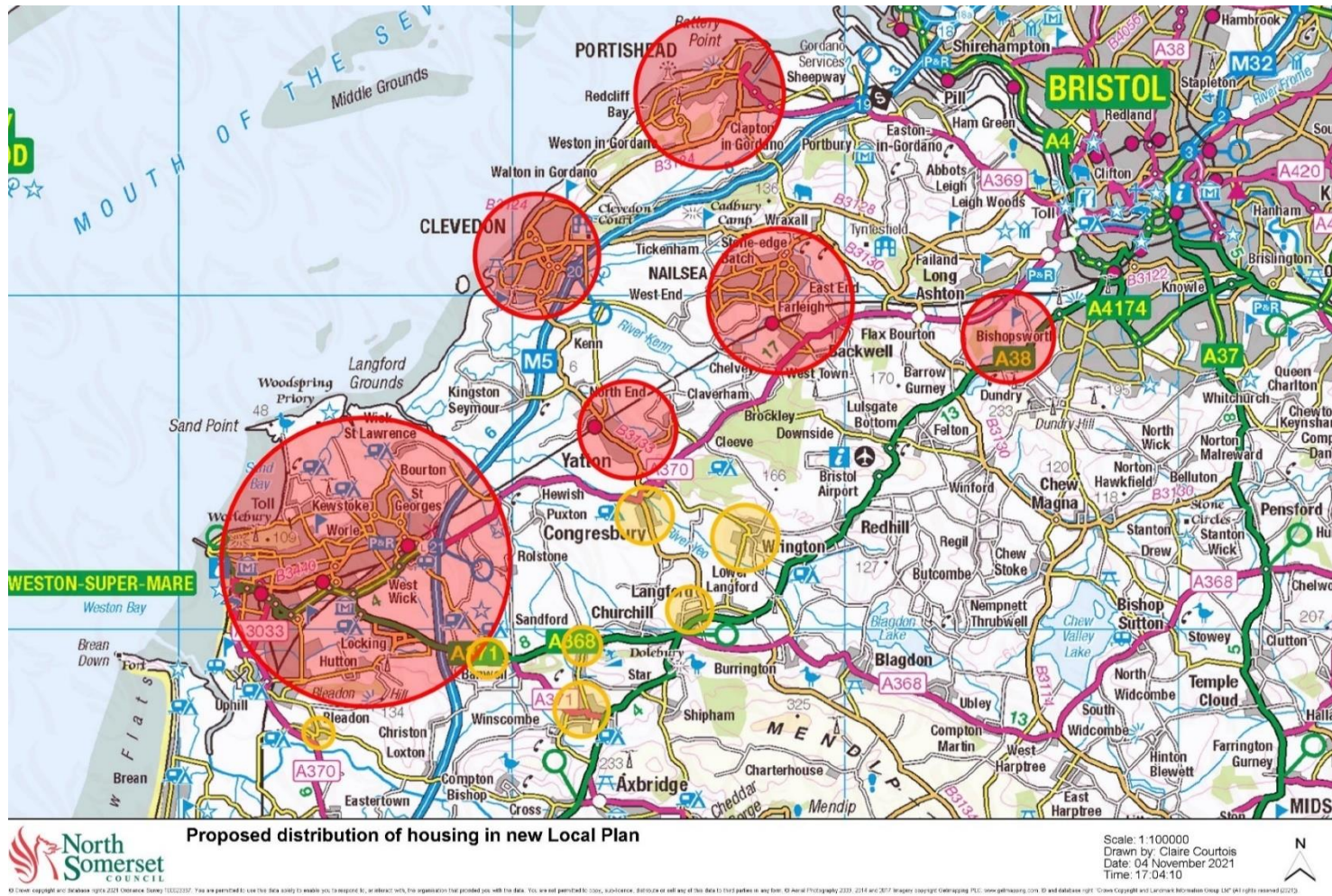
Annexe 3: Map of proposed distribution of housing

The following map shows the proposed distribution of housing within North Somerset, in the new Local Plan. It highlights a number of major catchment areas (shown with red circles) and minor catchment areas (shown with yellow circles). This has been used to identify the local provision of housing and accommodation for older people, and local older household populations, in order to estimate localised net need for housing and accommodation for older people.

The estimated net need for specialised housing for older people to 2038 is shown in the context of overall housing allocations in the Local Plan in the table below.

Older people and specialised housing needs assessment

Figure 1. Map of proposed distribution of housing in new Local Plan. North Somerset Council.



Source: North Somerset Council

Older people and specialised housing needs assessment

Estimated net need for specialised housing for older people to 2038 is shown in the context of overall housing allocations in the Local Plan

Localities	Overall housing allocations to 2038	Estimated need: Housing for older people to 2038 (from tables 28 and 29)	Estimated need: Housing with care to 2038 (from tables 28 and 29)
Major localities			
Clevedon	226	39	33
Nailsea & Backwell	2,901	48	41
Portishead	572	53	45
Weston Super Mare (including Wolvershill)	9,780	131	111
Yanley Lane	2,500	10	8
Yatton	391	10	8
Minor localities			
Banwell	101	10	8
Bleadon	56	0	0
Congresbury	299	5	4
Churchill / Langford	257	5	4
Sandford	80	4	3
Winscombe	301	5	4