



**Needs report in support of
the proposed development of
Retirement Living
Apartments by
McCarthy & Stone at
Cleckheaton in Kirklees,
West Yorkshire**

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1 The case for the development in summary

1.1 Whilst the crucial role of appropriate housing and the widest range of options for older people is widely recognised problems in achieving an appropriate supply that reflects the current tenure preferences of older people remain

1.2 The role of specialised housing in achieving desired policy outcomes is outlined in various policy documents from both DCLG and DoH. The absence of appropriate accommodation and care options for many older people is recognised, both in Government consultation documents and in research. The limited options faced by older home-owners are well recognised and the role of the planning system in alleviating this difficulty is clearly identified.

1.3 Local policy and strategic plans recognise the particular situation of Kirklees in relation to the ageing of its population and acknowledges the need to provide options for older people in all tenures.

1.4 An incidental benefit of offering more, and more attractive, options to older people for their accommodation and care is that family-sized accommodation will be released by their move to specialised housing.

1.5 In relation to the age of its population the profile of Kirklees sits slightly below the national average, those sixty-five years of age and over will continue to increase in absolute terms, although the projected increase in the total population moderates the rate at which they increase as a proportion of that whole population. Those in the oldest cohorts will increase significantly through the period with nearly twice as many people eighty-five years of age and over at the end of the period to 2030 with an impact on demand for both specialised accommodation and care services.

1.6 The older population in Kirklees is projected to increase at a fairly uniform rate, the numbers of all those sixty five years of age and over will increase by thirty-eight percent by 2030. In terms of impact of demand for care services the projected increase in those eighty-five years and above, at around double their current number by 2030, is more significant

1.7 In the absence of appropriate accommodation options pressures will increase on higher-end services, such as Registered Care Homes providing Personal Care and Registered Care Homes providing Nursing Care.

1.8 Those having difficulty with one or more domestic tasks will increase between 2014 to 2030 from 28,235 to 41,553. A failure to manage these tasks often persuades older people, or their relatives, of the need to move to a high care setting when their needs would be better met in specialised accommodation, such as that proposed in this application.

1.9 Similarly those experiencing difficulty with at least one task of personal care are projected to rise from 23,193 in 2014 to 34,030 in 2030. This may contribute to additional demand for specialised accommodation and will have a direct impact on demand for care home places.

1.10 Those eighty-five years of age and over show an increase of around 50% in the period to 2030 in those who will have difficulty in managing at least one mobility task on their own.

1.11 Whilst higher levels of need are not directly addressed by accommodation of the kind proposed in this application by helping maintain independence and functional capacity in the early years of old age the pressure of higher levels of care and support can be mitigated. To demonstrate the challenges to health, social care and specialised housing provision in Kirklees arising from the ageing population we include data relevant to the need for higher end provision.

1.12 Kirklees tracks the national trend toward owner-occupation as the dominant tenure for older people. Levels of owner-occupation among older people in Kirklees are significant at above 76% for those between 65 and 74 years of age. In the oldest age group the level of home ownership may be depressed by lack of options for owner-occupation in specialised accommodation but remains significant at around 64%.

1.13 Taking tenures together and comparing with the whole population it would appear that levels of provision of specialised housing for older people are significantly below national averages.

1.14 The provision of leasehold retirement housing is far short of requirements to achieve equity of options between tenures. For those older people who are owner-occupiers the ratio of provision for retirement housing for sale per thousand is 15.35. Whilst for those older people who are renters the comparable ratio per thousand is 287.02. Expressed in this way, as a standardised ratio, it is clear that older homeowners in Kirklees are very significantly disadvantaged in securing the specialised accommodation they need.

1.15 The growth of Extra Care Housing schemes which is at the forefront of national and local policy should be set within a wider set of trends relating to specialised accommodation for older people. There is a paucity of provision for older home owners within Kirklees and, in particular, of accommodation offered to those approaching old age who might be encouraged to down-size and release their existing accommodation into the market. There is scope for substantial further development to meet the needs of older people who are homeowners and wish to retain their tenure whilst seeking more manageable accommodation.

1.16 The provision of a more adequate supply of retirement housing for homeowners will provide an environment of choice in which independence can be sustained and transfer to expensive Registered Care postponed or avoided. The Retirement Living development proposed by McCarthy & Stone for Cleckheaton, will go some way toward the provision of a more adequate level of provision for older homeowners and those approaching old age.

2 The case for the development in national policy and guidance

2.1 National policy guidance has been consistent through successive administrations. The foundations for the current direction of travel was set by Labour administrations, carried forward by the Coalition Government and reconfirmed by the current administration in the 2017 Housing White Paper. The headlines of this consensus have been to encourage the maintenance of independence for older people for as long as possible, retaining them in their own homes where possible. Where a move is required to meet care needs the preference has been for Extra Care rather than increasing dependency on registered care homes.

Never too late for living: Inquiry into services for older people,
All Party Parliamentary Local Government Group, July 2008¹

2.2 In the report of its inquiry into services for older people the All Party Parliamentary Group remarked upon the need to change public perceptions of old age and to achieve some specific changes. In relation to housing they reported the evidence presented to them by Professor Alan Walker:

“It is crucial not to see housing and neighbourhoods in isolation from other services. There is, as research has shown over and over, a close relationship between housing and health. Good-quality housing leads to good health. That is absolutely nailed down and proven. Conversely, exactly the opposite is true: poor housing leads to poor health. About every five hours, an older person dies as a result of a fall. This is a serious consequence of poor housing, poor neighbourhoods, defective pavements – which either causes accidents, and in some cases death, or keeps people trapped in their own homes for fear that, if they go out, they will trip over the pavement.”

Building our futures: meeting the housing needs of an ageing population,
Edwards M & Harding E, revised edition 2008, ILC²

2.3 To make decisions at local levels planners need to predict demand among older age groups that relate to three possible housing options:

- Remain in your own home, adapt/maintain fabric as required and organise equipment and support if needed.

¹ www.cpa.org.uk/cpa/Never_too_late_for_living.pdf (Accessed 11/01/2017) Never too late for living: Inquiry into services for older people, All Party Parliamentary Local Government Group, July 2008. Page 28 para. 6.

² www.ilcuk.org.uk/files/pdf_pdf_8.pdf (Accessed 11/01/2017) Building our futures: meeting the housing needs of an ageing population, Edwards M & Harding E, revised edition 2008, ILC. Page 4 Para.1 and Page 18. Para. 2

- Move to different location (e.g. closer to shops, family amenities, better climate) or accommodation with different design or facilities. (e.g. better access, one level, lower maintenance).
- Move to accommodation that includes automatic access to varying levels of support services (e.g. residential or extra care)

2.4 The implications for planners are:

- Demand in the local housing market may not reflect genuine consumer choice and as people age they may be forced into inappropriate choices which undermine their independence.
- People with the financial resources to support themselves may lack information to help them make the best decisions about housing options.

Laying the Foundations: A Housing Strategy for England, 2011, DCLG³

2.4 Half of all households in England are older 'established homeowners'. Some 42 per cent are retired and 66 per cent own their own home outright. As life expectancy increases, more of these households will need support to remain in their homes in later life. Limited choice in the housing market makes it difficult for older households to find homes that fully meet their needs.

2.5 The Government is committed to ensuring that housing and planning policies positively reflect the wide range of circumstances and lifestyles of older people, who already occupy nearly a third of all homes. Nearly two thirds (60 per cent) of the projected increase in the number of households from 2008–33 will be headed by someone aged 65 or over.

2.6 Planning homes and communities that enable older people to remain economically active, involved with their families, friends and community and able to choose where and how they live not only makes financial sense but also results in a better, more inclusive society.

2.7 Good housing for older people can enable them to live healthy, independent lives and reduces pressure on working families in caring for older relatives. It can also prevent costs to the NHS and social care. For some older people a move to a smaller, more accessible and manageable home can also free up much-needed local family housing.

³ www.gov.uk/government/uploads/system/uploads/attachment_data/file/7532/2033676.pdf (Accessed 11/01/2017)

Laying the Foundations: A Housing Strategy for England, 2011, DCLG. Page 2. Para. 3. Page 48. Para's 6-8. Page 49. Para 8.

2.8 New housing developments also need to make suitable provision for our ageing population in the long term. Ensuring a mix of property types, including Lifetime Homes, will help to provide the diversity and choice needed to support longer term independent living. The Lifetime Homes standard is widely adopted in mainstream housing developments and incorporates a range of features which makes homes more accessible and easily adaptable. However, we do not intend to introduce national regulation. Future needs will vary considerably at a local level and we believe that decisions on the number of Lifetime Homes within each development should be made at a local level, in proportion to local need and aligned with other local housing support and information services

Caring for our future: reforming care and support, White Paper
11 July, 2012⁴

2.9 “Caring for our future: reforming care and support” set out the Coalition Government’s vision for a reformed care and support system. The ambitions for the new system were summarized as follows:

- focus on people’s wellbeing and support them to stay independent for as long as possible
- introduce greater national consistency in access to care and support
- provide better information to help people make choices about their care
- give people more control over their care
- improve support for carers
- improve the quality of care and support
- improve integration of different services

2.10 The White Paper set out the Government’s plan to promote high quality housing to support individual choices. As well as helping more people to adapt their current homes effectively, they announced the creation of a new capital fund, worth £200 million over 5 years, to support the development of more specialised housing for older and disabled people.

2.11 The White Paper asserted that:

“Currently, there is not enough good quality specialised housing to support people who want to downsize as their care needs change. This was a common theme raised by stakeholders during the ‘Caring for our future’ engagement. To help with this problem, the government will stimulate the

⁴ www.gov.uk/government/uploads/attachment_data/file/136422/White-Paper-Caring-for-our-future-reforming-care-and-support-PDF-1580K.pdf (Accessed 11/01/2017) Caring for our future: reforming care and support, White Paper 11 July, 2012

market for new accommodation options that provide solutions tailored to individual needs”.

2.12 The White Paper outlined the expectation that local authorities take account of local housing need in their assessments, and for these assessments to influence commissioning plans.

2.13 The government hoped that unnecessary planning barriers to providers of specialised housing are minimised wherever possible, to enable a healthier market that can respond to demand and the needs of the local area. There is an aspiration that the National Planning Policy Framework will simplify the planning system and promote sustainable growth. The White Paper trails the forthcoming industry-led toolkit ‘Planning Ahead: Effective Planning for Housing and Care in Later Life’ that “will give advice to planning officials at a local level”. This was published in December 2012.

Funding Initiative to stimulate provision and modernization of Specialised Housing for older people.

October, 2012⁵

2.14 In October, 2012 Care and Support Minister Norman Lamb announced a renewal of funding to encourage the provision, or modernisation, of specialised accommodation for older people. Local authorities were encouraged to bid for part of a £300 million pot of money which will boost the supported housing market and help people grow old in their own homes. The aspiration of the initiative was that it should help create thousands of extra houses and flats specially designed for the needs of disabled and older people who need extra support. The Minister recognised that high quality, innovative housing can help people stay independent for longer by allowing them to receive care and practical help in their own home, reducing the need for them to go into care homes. Specialised housing available for owner occupation or shared ownership was a particular target for this initiative.

2.15 The broader benefit of freeing family sized housing in all sectors was endorsed by the recognition that specially designed housing of this kind can give people the option to downsize from a larger home to a more manageable property designed for their needs.

⁵ www.gov.uk/government/uploads/system/uploads/attachment_data/file/377023/care_and-support_specialised_housing_fund_prospectus.pdf (Accessed 11/01/2017). **Care and Support Specialised Housing Fund Prospectus**. October 2012. Department of Health, Homes & Communities Agency.

Market assessment of housing options for older people,

Pannell J, Aldridge H and Kenway P, May 2012, New Policy Institute.⁶

2.16 The study focused on the 7.3 million older households in mainstream or specialist housing in England (excluding care homes) which contain no-one below the age of 55.

- Around one-third of all households are older households. This proportion applies across most regions except for the South West (40 per cent) and London (22 per cent).
- 76 per cent of older households are owner-occupiers and most own outright; 18 per cent are housing association or council tenants, while 6 per cent are private sector tenants.
- 42 per cent of older households aged 55 to 64 are single, and this proportion increases with age.
- About 7 per cent of older households (530,000) live in specialist housing where a lease or tenancy restricts occupation to people aged over 55, 60 or 65. Most of these schemes are provided by housing associations and offer special facilities, design features and on-site staff. Around 10 per cent of specialist dwellings are in schemes offering care as well as support.
- 93 per cent of older people live in mainstream housing. As well as 'ordinary' housing, this includes housing considered especially suitable for older people due to dwelling type (e.g. bungalows), design features (including 'lifetime homes') or adaptations (e.g. stair lifts).

2.17 Supply of and demand for specialist housing: the research confirmed that there is limited choice for older people who want to move to both specialist and alternative mainstream housing, in terms of tenure, location, size, affordability and type of care or support. Housing providers tend to focus on retirement villages and housing with care when thinking about housing that is 'suitable' for older people. Despite the majority of older people owning their homes outright, 77 per cent of specialist housing is for rent and only 23 per cent for sale. There are significant regional variations: the extremes are the North East (only 10 per cent for sale) and the South East (37 per cent for sale).

2.18 There has been recent interest, but slow progress, in developing different housing options for older people and in integrating these within mainstream new housing developments (which could attract older people who prefer to remain in mixed-age communities). There is extensive evidence on what older people are looking for and whether they stay put or move. Two bedrooms is the minimum that most older people will consider, to have enough space for family visitors, a

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www.npi.org.uk/files/5213/7485/1289/Market_Assessment_of_Housing_Options_for_Older_People.pdf (Accessed 11/01/2017) **Market assessment of housing options for older people**, Pannell J, Aldridge H and Kenway P, May 2012, New Policy Institute.

carer, storage, hobbies, or separate bedrooms for a couple. Analysis of moves by older households in the last five years within the private sector (rent or owner-occupier) shows that 87 per cent move into a dwelling with two or more bedrooms. Yet much specialist housing is small (one-bedroom or sheltered bedsits). Some specialist housing is poorly located and there have been concerns about withdrawal of scheme-based staff. Depending on the method of estimation used, the projected growth in the older population requires an increase in the stock of specialist housing of between 40 per cent (200,000) and 70 per cent (350,000) over the next 20 years.

National Planning Policy Framework, March 2012

2.19 The National Planning Policy Framework encourages local authorities to reflect current demographic trends in their plans so that the needs of particular groups, including older people, may be appropriately met. Authorities are encouraged to:

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);”⁷

Planning Practice Guidance, March 2014

2.20 The Planning Practice Guidance issued in 2014 recognised that establishing future need could not be an exact science and suggested that use of secondary sources, such as census data, was the best starting point for projections.:

“Establishing future need for housing is not an exact science. No single approach will provide a definitive answer. Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (eg Census, national surveys) to inform their assessment which are identified within the guidance”⁸.

(Paragraph: 014 Reference ID: 2a-014-20140306 Revision date: 06 03 2014)

⁷ NPPF, 2012 Page 13 para 50

⁸ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

2.21 Within the section “How should the needs for all types of housing be addressed?” the Guidance draws attention to the importance of taking the needs of older people into account:

“The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to move. This could free up houses that are under occupied⁹.

(Paragraph: 021 Reference ID: 2a-021-20160401 Revision date: 01 04 2016 See previous version)

2.22 In relation to estimating the needs of older people in the section “How should the needs for all types of housing be addressed?” the Guidance offers the suggestion that planners may use one of a number of on line toolkits:

“The age profile of the population can be drawn from Census data. Projections of population and households by age group should also be used. The future need for older persons housing broken down by tenure and type (e.g sheltered, enhanced sheltered, extra care, registered care) should be assessed and can be obtained from a number of online tool kits provided by the sector. The assessment should set out the level of need for residential institutions (Use Class C2). But identifying the need for particular types of general housing, such as bungalows, is equally important.¹⁰”

(Paragraph: 021 Reference ID: 2a-021-20160401 Revision date: 01 04 2016)

Care Act, 2014¹¹

2.23 The Care Act 2014 sought to set a new baseline in relation to the provision of social care for adults. It re-defines roles, responsibilities and boundaries, setting out arrangements for the new world of personal budgets.

2.24 A priority within the Act was promoting inter-agency collaboration, both between Adult Social Care and Health and with other agencies, such as housing, in statutory, commercial and third sectors. It places a strong emphasis on services that contribute to well-being and delay or divert the requirement for more intensive forms of care.

⁹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁰ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹¹ www.legislation.gov.uk/ukpga/2014/23/contents/enacted (Accessed 11/01/2017) **Care Act 2014**

Fixing our broken housing market. February 2017¹²

2.25 In relation to the assessing of housing requirements the White Paper asserts that the current system is complex and lacks transparency. The need for a more consistent approach and one that takes account of the needs of particular groups within each community with older people being particularly mentioned:

“The current approach to identifying housing requirements is particularly complex and lacks transparency. The National Planning Policy Framework (NPPF) sets out clear criteria but is silent on how this should be done. The lack of a standard methodology for doing this makes the process opaque for local people and may mean that the number of homes needed is not fully recognised. It has also led to lengthy debate during local plan examinations about the validity of the particular methodology used, causing unnecessary delay and wasting taxpayers’ money. The Government believes that a more standardised approach would provide a more transparent and more consistent basis for plan production, one which is more realistic about the current and future housing pressures in each place and is consistent with our modern Industrial Strategy. This would include the importance of taking account of the needs of different groups, for example older people”. (Para 1.2)

2.26 In a subsequent section further reference is made to the need to take account of the needs of an ageing society

“Whatever the methodology for assessing overall housing requirements, we know that more people are living for longer. We propose to strengthen national policy so that local planning authorities are expected to have clear policies for addressing the housing requirements of groups with particular needs, such as older and disabled people.” (Para 1.16)

2.27 The White Paper embraces the proposition that an appropriate range of options in accommodation for older people not only supports a better quality of life for older people it also offers benefits to the health and social care systems:

“Offering older people a better choice of accommodation can help them to live independently for longer and help reduce costs to the social care and health systems. We have already put in place a framework linking planning policy and building regulations to improve delivery of accessible housing. To ensure that there is more consistent delivery of accessible housing, the Government is introducing a new statutory duty through the Neighbourhood Planning Bill on the Secretary of State to produce

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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

guidance for local planning authorities on how their local development documents should meet the housing needs of older and disabled people. Guidance produced under this duty will place clearer expectations about planning to meet the needs of older people, including supporting the development of such homes near local services. It will also set a clear expectation that all planning authorities should set policies using the Optional Building Regulations to bring forward an adequate supply of accessible housing to meet local need. In addition, we will explore ways to stimulate the market to deliver new homes for older people”. (Para 4.42)

2.28 In the following paragraph the benefit of encouraging older people to move and release under-occupied property back into the market is also recognised as a worthwhile goal:

“Helping older people to move at the right time and in the right way could also help their quality of life at the same time as freeing up more homes for other buyers. However there are many barriers to people moving out of family homes that they may have lived in for decades. There are costs, such as fees, and the moving process can be difficult. And they may have a strong emotional attachment to their home which means that where they are moving to needs to be very attractive to them and suitable for their needs over a twenty to thirty year period. There is also often a desire to be close to friends and family, so the issues are not straightforward”. (Para 4.43)

2.29 In addition to setting out plans to consult with a wide range of stakeholders to bring forward new ideas in relation to the housing and support of older people the White Paper contains a commitment that the Government will go on funding the various forms of specialised housing for older people:

“These (*stakeholder consultations*) will sit alongside the Government commitments to fund and develop supported housing, including sheltered, step down and extra care housing, ensuring that the new supported housing funding model continues to provide the means for older people to live independently for longer while relieving pressure on the adult social care system”. (Para 4.44)

3 The context in local policy

Publication Draft Local Plan Strategy & Policies November 2016. Kirklees Council.¹³

3.1 The Draft Local Plan makes an explicit commitment to Extra Care as a preferred model for responding to the needs of older people within the local community:

“(To meet such needs) extra care housing which provides for a range of needs including those of frailer older people is particularly favoured. This can be in the form of self-contained or clustered housing which should be incorporated into larger developments where its inclusion would assist in creating a balanced community. Design advice and support will be provided for developers on the types of housing appropriate for inclusion in new developments but the design should ensure that buildings are suitable or can be adapted to meet the needs of people needing specialist accommodation at present and into later life.”

A Place to Live Life to the Full Accommodation Strategy for Older People in Kirklees 2010-15¹⁴

3.2 The importance of choice and the opportunity to retain their tenure of choice is recognised as important if the needs of older people are to be appropriately met:

“As older people generally prefer to remain in their homes as long as possible, developing a range of accommodation choices and tenures to meet their needs and preferences will be particularly important. These coupled with related support services ranging from ‘handy persons’ schemes to assistive technology and telecare will complement health and social care services and aim to keep pace with the dramatic projected increases in the numbers of older people, with dependency needs, living alone and undertaking some form of caring responsibility.”

3.3 The Strategy articulates the commitment of the local authority to making their response to the needs of older people a high priority:

“Kirklees Council has committed itself to the wellbeing of Older People, as one of its four priority areas of Council business in the coming years. As a consequence, the strategy’s action plan focuses on assembling the business processes required to implement and sustain the Older People’s Vision.”

¹³ <http://www.kirklees.gov.uk/beta/planning-policy/pdf/policies-and-strategies-2016.pdf>

¹⁴ <http://www.kirklees.gov.uk/community/careInKirklees/pdf/opastrategy.pdf>

3.4 That the rising generations of older people will have different aspirations and requirements to those who have gone before them is clearly recognised in the Strategy:

“The aspirations of older people are changing. The majority want to stay in their own home for as long as possible and many are able to with family/carer support and/or health and social care support. There are, however, those who would like to move house and live in accommodation that is better located, more accessible and easier to maintain. One of the main issues is then the lack of housing options, with sheltered housing or residential care seemingly the only choices available.

Key issues are:

- Most older people want to retain maximum independence and control over their lives.
- Older owner occupiers may be reluctant to move into rented sheltered accommodation or residential care because they do not want to erode their capital.
- If they have to move to alternative accommodation most older people want it to feel like ordinary housing, be reasonably spacious (with many preferring two bedrooms) and secure, within a neighbourhood where they feel familiar and safe.
- Older people are more economically active and if they are paying for services they want flexibility, quality and choice”.

3.5 The document sets out a statement of the Vision, Strategic Objectives and Principles that will guide the Council:

"Our vision is for all older people to have a choice of good quality housing within a range of tenures that enables them to maintain their independence for as long as possible and lead a full and active life within their community.

This should include a range of places where they can live without losing touch with their family or community, and should provide: warm, safe, secure and affordable housing; good quality sheltered housing, to rent or buy, with extra care if needed; good quality residential and nursing care homes; and community facilities to bring these schemes more in contact with the local communities."

(A Vision for Older People, April 2008)

3.6 The Strategy makes reference to the “More Choice: Greater Voice” methodology upon which subsequent sections of this report rely:

“Both the ‘More Choice, Greater Voice’ and POPPI statistical predictors converge over a variety of social care needs, with deviations of 2%. This has the result of validating findings from the data, which means that it is far more useful for modelling future needs. Planning 4 Care (2010) provides similar projections, but introduces significant caveats which modify projections of need, if changes in lifestyle, healthy living schemes and other variables impacting on life expectancy are implemented. Of course, statistical analyses alone can only partially interpret needs. Every person, group and phenomena recorded, and collectively producing this statistical situation represents someone’s real life situation, with real choices having had to be made. With an issue as complex as combined accommodation and social care, only the gross conclusions are clear. It would seem appropriate to suggest that models based on better informed understandings as to the accommodation choices and motives of older people would augment mainly statistically derived conclusions. It seems likely, that although needs will increase, older people will increasingly opt for sustainable community living for a larger majority, with demand for residential remaining only for the most vulnerable. Service planners and providers will need to cater for a medium term drop in the residential solutions, in favour of increases in provision capable of meeting high needs (usually Extra Care).”

3.7 The tenure inequality in access to specialised accommodation, to which we draw attention in a subsequent section of this report, is acknowledged within the strategy:

“Choice of tenure is limited partly because nearly all specialist housing for older people involves renting. There are few opportunities to buy, and to increase capacity with an expectation that assumes a mixed approach, ownership, part-ownership and leasing will need to be explored as options for future provision”.

Kirklees Strategic Housing Market Assessment 2015¹⁵

3.8 The Strategic Housing Market Assessment reports the preferences of older people in Kirklees]:

“According to the household survey, the majority of older people (65.1%) want to stay in their own homes with help and support when needed. Around 24.0% would consider buying a property on the open market, 18.5% would consider renting from a housing association, 18.1% would consider renting sheltered accommodation and around 14.4% would consider renting extra care housing”.

¹⁵ <https://www.kirklees.gov.uk/beta/planning-policy/pdf/strategic-housing-market-assessment.pdf>

3.9 The authors of the SHMA draw the conclusion that these results argue for a diverse range of options for older people and note that the provision of attractive alternatives will have an incidental benefit in encouraging some older people out of under-occupation of family sized accommodation:

“This evidence suggests a need to continue to diversify the range of older persons’ housing provision. Additionally, providing a wider range of older persons’ accommodation has the potential to free-up larger family accommodation.”

3.10 The scale of challenge the authority faces in relation to the ageing of its population is set out with helpful clarity:

“A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for the area’s older population. The number of people across Kirklees area aged 65 or over is projected to increase by 39,300 from 71,400 in 2014 to 110,700 by 2037 (55.0% increase).”

3.11 The Council has prepared an Accommodation Strategy for Older People which, among other points, recognises that:

- The demography of the local population will lead to a substantial and wideranging increase in the needs of older people over the next 20 years;
- Without changes to current accommodation and social care arrangements, it will become increasingly difficult, and ultimately unfeasible, to support local older people to live independently;
- The supply and range of specialist accommodation, such as extra care and sheltered housing will need to increase;
- An improved range of varied and viable alternatives to residential care needs to be developed in the context of greater choice in community living and retention of independent forms of supportive and caring accommodation, which leave people with their own front door;

Kirklees Council Housing Commissioning Strategy 2013-2016¹⁶

3.12 In the Commissioning Strategy too the impact of an ageing community is recognised and the need to respond positively affirmed:

“More older people who are living longer Kirklees has a generally ageing population, and there is expected to be a 45% increase in the over-65s (one in five) in the next 20 years. This increase will be particularly seen

¹⁶ <https://www.kirklees.gov.uk/beta/housing/pdf/housing-commissioning-policy.pdf>

within the older end of the ageing population. The over 85 year old population is projected to almost double from the present 8,100 to 15,900 in 2030. In contrast, we also find that in some areas households are much younger and household sizes are increasing; so the right housing in the right place is essential.”

3.13 The importance of including a diverse range of housing options within the response made by the authority is recognised:

“We know we need to increase the number and type of homes that are suitable for our growing elderly population; for example the housing mix policy in the core strategy has been amended to ensure that all developments over 0.5 hectares include housing designed to meet older people’s needs. The Strategic Housing Market Assessment 2012 tells us that the supply of future mainstream housing stock will need to expand substantially as will the supply of extra care accommodation to meet the growth of the ageing (over 85) population.”

3.14 Policy SCS27 makes explicit reference to the inclusion of design elements in new build housing that will make them suitable for occupation by older people:

“Housing mix Housing proposals should provide a mix of size, type and tenure which reflects changes in household composition, especially the needs of an aging population, taking into account the mix of housing in the locality. In the case of proposals on sites of 0.5 hectares or more, the council will expect the inclusion of homes incorporating design elements to ensure that they are suitable for the needs of people into later life, in accordance with the Accommodation Strategy for Older People in Kirklees.”

Kirklees Joint Health and Wellbeing Strategy 2014-2020¹⁷

3.15 The Joint Health and Well-Being Strategy provides a clear statement of Vision and projected outcomes:

“No matter where they live, people in Kirklees live their lives confidently, in better health, for longer and experience less inequality.”

3.16 The contribution that appropriate housing can make to achieving the goals of the strategy is affirmed:

“People have a safe, warm, affordable home in a decent physical environment within a supportive community (*which the authority will seek to achieve*) through:

¹⁷ <https://www.kirklees.gov.uk/beta/delivering-services/pdf/health-strategy.pdf>

- Continuing to work in partnership to deliver an appropriate supply of homes and jobs to meet the needs of a growing and ageing population.
- Working with communities and individuals to enable and support independent living and an environment which promotes good physical and emotional health and wellbeing.
- Improving homes and neighbourhoods through encouraging greater involvement and joint action”

4. The demography of the older population of Kirklees, West Yorkshire

4.1 The total population of Kirklees, over 65 years of age is projected to rise by around thirty-eight percent over the years to 2030. Within this overall growth the steeper rates of increase are to be found within the older cohorts of the population.

Table One Population aged 65 and over, projected to 2030 Kirklees, West Yorkshire

	2014	2015	2020	2025	2030
People aged 65-69	23,600	24,000	21,700	23,400	26,100
People aged 70-74	16,500	17,200	22,200	20,100	21,900
People aged 75-79	13,500	13,700	15,200	19,700	18,100
People aged 80-84	9,300	9,400	11,000	12,600	16,500
People aged 85-89	5,500	5,700	6,400	7,900	9,300
People aged 90 and over	3,000	3,100	3,800	4,800	6,300
Total population 65 and over	71,400	73,100	80,300	88,500	98,200

(Source: Office of National Statistics Census 2014)

4.2 In the period to 2030 the youngest cohort, those aged between sixty-five and sixty-nine shows an initial decline before making the smallest overall rise. Those in each of the following five year cohorts increase significantly with the oldest group, those ninety years of age and over, increasing by one hundred and ten percent. Table Two plots the percentage increase in each age band from the 2014 base.

Table Two Population aged 65 and over, projected to 2030 Kirklees, West Yorkshire % Change

	2014	2015	2020	2025	2030
People aged 65-69	0	2%	-8%	-1%	11%
People aged 70-74	0	4%	35%	22%	33%
People aged 75-79	0	1%	13%	46%	34%
People aged 80-84	0	1%	18%	35%	77%
People aged 85-89	0	4%	16%	44%	69%
People aged 90 and over	0	3%	27%	60%	110%
Total population 65 and over	0	2%	12%	24%	38%

(Source: Office of National Statistics Census 2014)

4.3 Table Three shows the projected increase in the total population for Kirklees from 431,000 in 2014 to 473,500 in 2030, set against the increase in the numbers of people who are over sixty-five years of age and over eighty-five years of age. These two threshold ages are used because sixty-five represents the general point of exit from paid employment and eighty-five is, as will be shown in the next section, a significant threshold for needing specialised accommodation and services.

4.4 The proportions of people sixty-five years of age or over within the total population is below the national average for England, and this disparity increases slightly compared to the national average toward the end of the period 2014 to 2030.

Table Three **Total population, population aged 65 and over and population aged 85 and over as a number and as a percentage of the total population, projected to 2030**
Kirklees, West Yorkshire

	2014	2015	2020	2025	2030
Total population	431,000	433,800	448,100	461,300	473,500
Population aged 65 and over	71,400	73,100	80,300	88,500	98,200
Population aged 85 and over	8,500	8,800	10,300	12,700	15,600
Population aged 65 and over as a proportion of the total population	16.57%	16.85%	17.92%	19.18%	20.74%
Population aged 85 and over as a proportion of the total population	1.97%	2.03%	2.30%	2.75%	3.29%

(Source: Office of National Statistics Census 2014)

4.5 Table Four gives the numbers and percentages for England to provide a comparison.

Table Four Total population, population aged 65 and over and population aged 85 and over as a number and as age of the total population, projected to 2030 – England

	2014	2015	2020	2025	2030
Total population	54,227,900	54,613,400	56,582,100	58,430,500	60,106,500
Population aged 65 and over	9,530,900	9,737,600	10,673,700	11,806,600	13,245,500
Population aged 85 and over	1,280,200	1,324,800	1,560,900	1,882,500	2,300,200
Population aged 65 and over as a proportion of the total population	17.58%	17.83%	18.86%	20.21%	22.04%
Population aged 85 and over as a proportion of the total population	2.36%	2.43%	2.76%	3.22%	3.83%

(Figures may not sum due to rounding. Office of National Statistics Crown copyright 2014)

4.6 The significance of these threshold ages is to be found in the convergence of dependency and chronological age. At age sixty five the lifetime risk of developing a need for care services to assist with personal care tasks is 65% for men and 85% for women¹⁸. The incidence of need for assistance increases substantially with age and is highest for those eighty five years of age and above. As the following tables modelling levels of dependency and need for service demonstrate this increase in the ageing of the population has a direct impact on the need for care and support services and appropriate accommodation.

¹⁸ David Behan, Director General for Adult Social Care, Department of Health, presentation to a King's Fund Seminar 21st July 2009

Section summary

In relation to the age of its population the profile of Kirklees sits below the national average, those sixty-five years of age and over will continue to increase both in absolute terms and as a proportion of the total population. Those in the oldest cohorts will increase significantly through the period with an impact on demand for both specialised accommodation and care services.

The proportion of the older population in Kirklees is projected to increase most significantly within those aged eighty-five and above which will lead to an impact upon the demand for specialised accommodation and care services.

The older population in Kirklees is projected to increase at a fairly uniform rate, the numbers of all those sixty five years of age and over will increase by around thirty-eight percent by 2030. In terms of impact of demand for care services the projected increase in those eighty-five years and above, at around eighty-three percent above their current number by 2030, is more significant.

In the absence of appropriate accommodation options pressures will further increase on higher-end services, such as Registered Care Homes providing Personal Care and Registered Care Homes providing Nursing Care.

5 The profile of need

5.1 Table Five shows the modelling of those older people who are likely to experience difficulty with at least one task necessary to maintain their independence. As is clearly seen the incidence of difficulty rises sharply with age and is projected to increase over time as the population of those in the highest age groups increases. Between 2014 and 2030 the number of those experiencing such difficulties is projected to increase by over 47%.

Table Five **People aged 65 and over unable to manage at least one domestic task on their own, by age group projected to 2030 - Kirklees, West Yorkshire**

	2014	2015	2020	2025	2030
Males aged 65-69 unable to manage at least one domestic task on their own	1,840	1,872	1,728	1,840	2,048
Males aged 70-74 unable to manage at least one domestic task on their own	1,638	1,701	2,226	2,058	2,226
Males aged 75-79 unable to manage at least one domestic task on their own	2,232	2,268	2,520	3,312	3,132
Males aged 80-84 unable to manage at least one domestic task on their own	1,558	1,599	2,009	2,296	3,075
Males aged 85 and over unable to manage at least one domestic task on their own	1,904	2,040	2,516	3,332	4,284
Females aged 65-69 unable to manage at least one domestic task on their own	3,388	3,444	3,052	3,332	3,724
Females aged 70-74 unable to manage at least one domestic task on their own	3,520	3,640	4,600	4,120	4,520
Females aged 75-79 unable to manage at least one domestic task on their own	3,796	3,848	4,264	5,460	4,888
Females aged 80-84 unable to manage at least one domestic task on their own	3,685	3,685	4,154	4,690	6,030

Females aged 85 and over unable to manage at least one domestic task on their own	4,674	4,838	5,330	6,396	7,626
Total population aged 65 and over unable to manage at least one domestic task on their own	28,235	28,935	32,399	36,836	41,553

Figures may not sum due to rounding. Office of National Statistics Crown copyright 2014

Tasks include: household shopping, wash and dry dishes, clean windows inside, jobs involving climbing, use a vacuum cleaner to clean floors, wash clothing by hand, open screw tops, deal with personal affairs.

5.2 Table Six suggests that the number of those who will be unable to manage at least one personal care task will also increase by about 47% to around 34,030 by 2030.

Table Six **People aged 65 and over unable to manage at least one personal care task on their own, by age group projected to 2030 – Kirklees, West Yorkshire**

	2014	2015	2020	2025	2030
Males aged 65-69 unable to manage at least one self-care activity on their own	2,070	2,106	1,944	2,070	2,304
Males aged 70-74 unable to manage at least one self-care activity on their own	1,482	1,539	2,014	1,862	2,014
Males aged 75-79 unable to manage at least one self-care activity on their own	1,798	1,827	2,030	2,668	2,523
Males aged 80-84 unable to manage at least one self-care activity on their own	1,254	1,287	1,617	1,848	2,475
Males aged 85 and over unable to manage at least one self-care activity on their own	1,428	1,530	1,887	2,499	3,213
Females aged 65-69 unable to manage at least one self-care activity on their own	2,541	2,583	2,289	2,499	2,793
Females aged 70-74 unable to manage at least one self-care activity on their own	2,640	2,730	3,450	3,090	3,390

Females aged 75-79 unable to manage at least one self-care activity on their own	2,847	2,886	3,198	4,095	3,666
Females aged 80-84 unable to manage at least one self-care activity on their own	2,915	2,915	3,286	3,710	4,770
Females aged 85 and over unable to manage at least one self-care activity on their own	4,218	4,366	4,810	5,772	6,882
Total population aged 65 and over unable to manage at least one self-care activity on their own	23,193	23,769	26,525	30,113	34,030

Figures may not sum due to rounding. . Office of National Statistics Crown copyright 2014
Activities include: bathe, shower or wash all over, dress and undress, wash their face and hands, feed, cut their toenails

5.3 In the past few years social care services funded from public funds have focused on supporting those who have difficulty with tasks of personal care. The projected increase in the numbers of older people experiencing difficulty therefore impacts directly on the likely demand for services.

Table Seven People aged 65 and over with a limiting long-term illness, by age, projected to 2030 – Kirklees, West Yorkshire

	2014	2015	2020	2025	2030
People aged 65-74 whose day-to-day activities are limited a little	9,090	9,339	9,951	9,861	10,881
People aged 75-84 whose day-to-day activities are limited a little	7,003	7,095	8,047	9,921	10,627
People aged 85 and over whose day-to-day activities are limited a little	2,084	2,158	2,525	3,114	3,825
Total population aged 65 and over with a limiting long term illness whose day-to-day activities are limited a little	18,177	18,592	20,524	22,896	25,333
People aged 65-74 whose day-to-day activities are limited a lot	6,908	7,097	7,562	7,494	8,269
People aged 75-84 whose day-to-day activities are limited a lot	6,807	6,897	7,822	9,643	10,330

People aged 85 and over whose day-to-day activities are limited a lot	3,847	3,983	4,662	5,748	7,060
Total population aged 65 and over with a limiting long term illness whose day-to-day activities are limited a lot	17,562	17,977	20,046	22,885	25,659

Figures may not sum due to rounding. . Office of National Statistics Crown copyright 2014

5.4 An increase in the proportion of the population living into advanced old age also impacts on the demands made upon health services. Table Seven projects an increase in the numbers of those experiencing a long-term limiting illness and is broken down in to two sections; whose day to day activities are limited a lot and whose day to day activities are limited a little. The table shows a higher rate of increase in the higher age cohorts of around 83% for both sections.

Table Eight People aged 65 and over unable to manage at least one mobility activity on their own, by age, projected to 2030 – Kirklees, West Yorkshire

	2014	2015	2020	2025	2030
People aged 65-69 unable to manage at least one activity on their own	2,009	2,043	1,845	1,991	2,221
People aged 70-74 unable to manage at least one activity on their own	2,188	2,266	2,900	2,628	2,868
People aged 75-79 unable to manage at least one activity on their own	2,277	2,310	2,562	3,309	3,018
People aged 80-84 unable to manage at least one activity on their own	2,279	2,297	2,680	3,038	3,960
People aged 85 and over unable to manage at least one activity on their own	3,830	4,000	4,545	5,615	6,855
Total population aged 65 and over unable to manage at least one activity on their own	12,583	12,916	14,532	16,581	18,922

Office of National Statistics Crown copyright 2014. Activities include: going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed

5.5 Table Eight shows that there is a predicted percent increase, from 2014 to 2030, of around 50% in those sixty-five and over that will be unable to undertake at least one mobility activity. The most significant increase is suggested to be within the older cohorts, such as among those between 85 years of age and over which show a level of increase over seventy-eight percent. This is the age group most likely to move to specialised accommodation designed with high levels of accessibility.

5.6 Kirklees has a predicted rise in those aged over sixty-five that have dementia through the period 2014 to 2030 of around sixty-four percent. Table Nine shows throughout all age cohorts there is predicted to be an increase in those with dementia, with more significant increases shown in the older age cohorts. This overall increase is likely to have an impact on the type of accommodation and care services required to meet this potential demand.

Table Nine People aged 65 and over predicted to have dementia, by age and gender, projected to 2030 Kirklees, West Yorkshire

	2014	2015	2020	2025	2030
People aged 65-69 predicted to have dementia	294	299	271	292	325
People aged 70-74 predicted to have dementia	453	470	605	551	600
People aged 75-79 predicted to have dementia	791	802	890	1,152	1,055
People aged 80-84 predicted to have dementia	1,119	1,129	1,324	1,502	1,962
People aged 85-89 predicted to have dementia	1,111	1,150	1,283	1,572	1,828
People aged 90 and over predicted to have dementia	899	957	1,133	1,429	1,870
Total population aged 65 and over predicted to have dementia	4,666	4,807	5,506	6,498	7,639

Figures may not sum due to rounding Crown copyright 2014

5.7 Table Ten shows the projections for England as comparison data in relation to predicted dementia within the ageing population. The predicted increase in those with dementia in Kirklees, at around 64%, is slightly above the increase seen within England as a whole which is around 62%.

Table Ten People aged 65 and over predicted to have dementia, by age and gender, projected to 2030 England

	2014	2015	2020	2025	2030
People aged 65-69 predicted to have dementia	36,913	37,388	34,446	37,906	43,550
People aged 70-74 predicted to have dementia	59,705	61,932	77,008	71,345	78,823
People aged 75-79 predicted to have dementia	104,377	105,660	118,796	148,990	138,973
People aged 80-84 predicted to have dementia	157,462	159,640	178,127	204,356	259,279
People aged 85-89 predicted to have dementia	162,323	167,264	190,188	220,642	260,063
People aged 90 and over predicted to have dementia	141,593	147,154	180,964	229,315	292,839
Total population aged 65 and over predicted to have dementia	662,373	679,037	779,528	912,554	1,073,526

Figures may not sum due to rounding Crown copyright 2014

Section summary

Those having difficulty with one or more domestic tasks will increase between 2014 to 2030 from 28,235 to 41,553. A failure to manage these tasks often persuades older people, or their relatives, of the need to move to a high care setting when their needs would be better met in specialised accommodation, such as that proposed in this application.

Similarly those experiencing difficulty with at least one task of personal care are projected to rise from 23,193 in 2014 to 34,030 in 2030. This may contribute to additional demand for specialised accommodation and will have a direct impact on demand for care home places.

Those eighty-five years of age and over show an increase of around 78% in the period to 2030 in those who will have difficulty in managing at least one mobility task on their own.

Kirklees has a predicted rise of sixty-four percent through the period 2014 to 2030 in those aged over sixty-five that have dementia.

Retirement Living developments provide an environment within which the risks arising from some of these functional difficulties may be mitigated and their detrimental impact on the capacity for independence reduced. Such developments offer a positive and affirming context for maintaining an active, engaged and independent lifestyle in old age.

6 The tenure profile of the older population

6.1 Next to demographic trends toward an ageing of society the most significant factor shaping the future of provision for older people is the shift in tenure pattern. Owner-occupation has become the tenure of the majority of older people.

6.2 Traditionally local authorities have been primarily focused on the provision of social rented housing. Although the past two decades have seen a shift away from direct provision by local authorities concerns for this sector have tended to dominate thinking and resources.

6.3 There has been an implicit assumption that older people who are homeowners can, through the deployment of the equity represented by their current home, make provision themselves for their accommodation in old age.

6.4 Table Eleven demonstrates the high levels of owner occupation now to be found among older people in Kirklees. In those approaching old age and in early old age only a quarter are in tenures other than home ownership.

6.5 The fall in ownership in the older cohorts is explained partly through inheritance: when these people were younger home ownership was not at its current level of prevalence, and partly that homeowners in these cohorts who have needed to find specialist accommodation and care have not had options available to them that allowed them to maintain their tenure.

Table Eleven **Proportion of population by age cohort and by tenure, year 2011 – Kirklees, West Yorkshire**

	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	76.16%	73.86%	64.73%
Rented from council	14.03%	14.34%	17.19%
Other social rented	2.94%	4.26%	7.25%
Private rented or living rent free	6.87%	7.54%	10.83%

Figures may not sum due to rounding. . Office of National Statistics Crown copyright 2014

6.6 For Kirklees the proportions for home ownership among older people are very slightly below those for the country as a whole. Table Twelve gives the average levels for England. The difference to the national figures is maintained across the cohorts and is still around three quarters of the population in the seventy five to eighty-four age group, a key cohort in relation to moving from general needs to specialised housing.

Table Twelve Proportion of population aged 65 and over by age and tenure, i.e., owned, rented from council, other social rented, private rented or living rent free, year 2011 – England

	People aged 65-74	People aged 75-84	People aged 85 and over
Owned	76.34%	74.84%	68.20%
Rented from council	9.54%	10.42%	11.99%
Other social rented	7.75%	8.79%	11.66%
Private rented or living rent free	6.36%	5.95%	8.14%

Figures may not sum due to rounding. . Office of National Statistics Crown copyright 2014

6.7 The overwhelming tenure of choice for older people in Kirklees is home ownership, a tenure the majority will wish to maintain in accommodation and care facilities available to them in that tenure.

Section Summary

Kirklees sits very slightly below the national trend toward owner-occupation as the dominant tenure for older people. Levels of owner-occupation among older people in Kirklees are high at 76% for those between 65 and 74 years of age. In the oldest age group the level of home ownership may be depressed by lack of options for owner-occupation in specialised accommodation but remains significant at around 64%.

The Retirement Living development proposed by McCarthy & Stone at Cleckheaton will make a modest contribution in responding to the needs and aspirations of older owner-occupiers within the area.

7 The current supply of specialised accommodation for older people

7.1 Kirklees has a supply of specialist accommodation provided for older people in sheltered housing for rent below the national average in relation to the total older population of the borough. The supply of retirement housing for leasehold sale is below the national average and is far from proportionate to the tenure profile of older people in the area. These proportions, measured against the total older population and set out in Table Ten, obscure significant under-supply to respond to the levels of owner-occupation among older people in Kirklees.

7.2 Taking the various forms of sheltered and retirement housing offered either to rent or to buy there appear to be currently approximately two thousand five hundred and sixty-one units of accommodation. To achieve comparability this supply has been expressed as a ratio to the size of the population of older people in the district.

7.3 Various thresholds have been used but that which is generally recognised as having the greatest relevance is that for the number of people seventy five years of age or older. There are around 81.82 units in any tenure per thousand of the population in this age category in Kirklees.

7.4 This compares with benchmark figures derived from the data base of the Elderly Accommodation Counsel, which is the source relied upon by the Department for Communities and Local Government. These provide a national average ratio of provision of 118.4 per thousand of those 75 years of age and over.

7.5 There is a very marked disparity in the availability of specialised housing for older homeowners compared with the supply available to older people in other tenures.

7.6 With 363 units of retirement housing for sale for a population of home owners of seventy five years of age or more of approximately 23,642 the ratio of provision for retirement housing for sale per thousand is 15.35.¹⁹

7.7 The comparative ratio per thousand for those seventy five years of age or more who are in rented tenures is 287.02 (2,198 units for approximately 7,658 persons seventy five years of age or more in tenures other than home ownership).

¹⁹ Among persons 75-84: 22,800 persons, 76.16% are home owners + persons 85+: 8,500 persons, 73.86% are home owners = 23,642 home owners 75+. Note also that supply figure includes Extra Care Housing

7.8 This suggests that the current rate of provision favours those in tenures other than home ownership with around eighteen times as many units available to them in sheltered, retirement and Extra Care housing than are currently available for their peers who are home owners.

7.9 It is clear from the levels of home ownership in succeeding cohorts that the level of those in old age who are homeowners will continue to rise. The majority of those entering old age as homeowners wish to maintain that tenure and there are sound economic arguments for the individual and for the public purse to support that.

7.10 To enable older people to exercise that choice, to address the disparity in opportunity to access specialist housing to meet the needs of older people for specialist accommodation, and to encourage older people to make a capital investment in their accommodation in old age the local authority needs to facilitate increased leasehold provision of suitable accommodation.

Table Twelve Provision of place for older people in Kirklees, West Yorkshire 2017

	Number of units/places	Per 1,000 of the population 65 years and over (71,400)	Per 1,000 of the population 75 years and over (31,300)	Per 1,000 of the population 85 years and over (8,500)
Age Exclusive housing to rent	569	7.96	18.17	66.94
Sheltered Housing to rent	1,435	20.09	45.84	168.82
Enhanced Sheltered Housing to rent	9	0.12	0.28	1.05
Extra Care Housing to rent	185	2.59	5.91	21.76
Total housing to rent - all types	2,198	30.78	70.22	258.58
Age Exclusive for leasehold	244	3.41	7.79	28.70
Sheltered Housing for leasehold	61	0.85	1.94	7.17

Enhanced Sheltered Housing for leasehold	0	0.00	0.00	0.00
Extracare Housing for leasehold	58	0.81	1.85	6.82
Total Housing for Leasehold - all types	363	5.08	11.59	42.70
Total Sheltered - all tenures	2,561	35.86	81.82	301.29
Registered Care places offering personal care	1,475	20.65	47.12	173.52
Registered Care places offering nursing care	1,456	20.39	46.51	171.29

(Source: Contact Consulting from EAC database)

7.11 Places in Registered Care Homes offering personal care per thousand in Kirklees are above the average level of provision for England, with 1,475 beds, 47.12 per thousand of the population seventy-five years of age and over, compared with the average for England of 45.86.

7.12 In Registered Care Homes offering nursing care the ratio of places to population is also above the average for England by around (46.51 per thousand 75 years of age or over compared with the national average of 45.0).

7.13 Table Thirteen provides the reference ratios for England drawn from the Elderly Accommodation Counsel Database, the source used by the Department for Communities and Local Government and the Department of Health.

Table Thirteen**Provision of places for older people in England**

Categories of provision	Number	Ratio of provision per 1,000 persons 75 years of age and over
Sheltered housing for rent	351,935	80.4
Retirement Housing for leasehold sale	111,074	25.37
All Sheltered / Retirement Housing	463,009	105.77
Extra Care Housing for Rent	43,293	9.89
Extra Care Housing for leasehold sale	12,004	2.74
All Extra Care Housing	55,297	12.63
Registered Care Home beds offering Personal Care	200,769	45.86
Registered Care Home beds offering Nursing Care	196,988	45.00

(Source: EAC Database, Re-formatted by Contact Consulting)

7.14 Annex Two sets out the details of the sheltered housing schemes, retirement housing and Registered Care Homes identified within Kirklees.

Section summary

Taking tenures together and comparing with the whole population it would appear that levels of provision of specialised housing for older people are below national averages.

The provision of leasehold retirement housing is far short of requirements to achieve equity of options between tenures. For those older people who are owner-occupiers the ratio of provision for retirement housing for sale per thousand is 15.35. Whilst for those older people who are renters the comparable ratio per thousand is 287.02. Expressed in this way, as a standardised ratio, it is clear that older homeowners in Kirklees are very significantly disadvantaged in securing the specialised accommodation they need.

The provision of a more adequate supply of retirement housing for homeowners will provide an environment of choice in which independence can be sustained and transfer to expensive Registered Care postponed or avoided. The development proposed by McCarthy & Stone for Cleckheaton, will go some way toward the provision of a more adequate level of provision for older homeowners.

8 The future pattern of provision to which this development contributes

8.1 The current pattern of provision in Kirklees, as in the rest of the country, has developed not in response to assessed need but rather in response to short-term demand and provider perceptions of what will be popular and fundable.

8.2 Moving to a pattern with a more rational base that seeks to place individual elements of provision within a wider context inevitably appears threatening to some. In seeking to look forward and to encourage a shift from the current pattern to one which offers a range of options to older people and is reflective of key characteristics of the older population it will be important to take into account a number of factors:

- The demand for rented conventional sheltered housing is likely to decline.
- The suitability of the older stock for letting will become increasingly problematic.
- The potential for leasehold retirement housing will continue to grow.
- Some existing schemes will lend themselves to refurbishment and remodelling to provide enhanced sheltered housing to supporting rising levels of frailty.
- Some of this enhanced sheltered housing could be offered for sale alongside that for rent.
- Extra Care housing should be provided for sale and rent.
- There is a need for housing-based models of accommodation and care for people with dementia.
- Provision of Registered Care both for Personal and Nursing Care will need to be distributed so that it is more nearly matched to need within local populations.
- The challenges of maintaining viability in smaller Registered Care Homes will continue to drive change in provision with an increase in larger, purpose-built developments.
- Housing-based models for dementia care will provide an alternative to nursing home based strategies for meeting the needs of those living with moderate to severe dementia²⁰

8.3 In the publication “Housing in Later Life”²¹ we have updated the guidance that we originally prepared for the publication “More Choice Greater Voice” for the Department for Communities and Local Government and the Care Services Partnership (CSIP) at the Department of Health. That model assumed that a “norm” for conventional sheltered housing to rent would be around 50 units per

²⁰ More Choice, Greater Voice, a toolkit for producing a strategy for accommodation with care for older people, Nigel Appleton, CLG & CSIP, 2008

²¹ Housing in later life – planning ahead for specialist housing for older people, December 2012, National Housing Federation and the Housing Learning and Improvement Network.

1,000 of the population over 75 years of age and around 75 units per 1,000 of leasehold retirement housing. This deliberately inverted the current levels of provision in most places but in doing so sought to reflect the rapidly changing tenure balance.

8.4 Although we believe the stock of rented sheltered housing will continue to decline as the older stock becomes increasingly hard to let, the rate of its reduction may be rather slower than predicted as a consequence of the scarcity of capital funding to carry out re-provision. The same factors will inhibit the development of the general rented stock and the desire to release under-occupied housing by transfer into sheltered housing will have a greater priority, sustaining demand for the rented sheltered stock.

8.5 After a period of uncertainty in the middle of the last decade, demand for leasehold retirement housing has grown more strongly and we would therefore revise upward our targets for leasehold retirement housing, especially in areas where owner-occupation levels among older people are high and property values facilitate the move to such accommodation.

8.6 When we framed our targets in late 2007/ early 2008 Extra Care Housing was still little known, in many areas there were no developments at all and the initial targets reflected the difficulty of bringing forward developments on a model that was unfamiliar to many professionals and virtually unknown to the general public. The Department of Health and Homes and Communities Agency capital investment programmes have accelerated the rate of Extra Care Housing developments and the increasing number of commercially developed retirement Villages and Continuing Care Retirement Communities, especially across the South of England have made the concept much better known.

8.7 The targets offered for Extra Care provision in the 2008 publication were very much a “toe in the water” at a time when it was still difficult to judge the acceptability of the model to older people or to those who advised them. That situation has now changed and we would propose not only an increased target overall but a shift in the tenure balance to reflect the increasing recognition of the needs of older home owners for Extra Care style options.

8.8 The continuing drive among Adult Social Care authorities to shift from policies that rely heavily on Registered Care homes toward Extra Care Housing solutions also shifts the balance and supports an increase in targets either side of this divide.

8.9 When analysed in relation to the proportion of older people in the borough who are owner-occupiers there is a marked under-supply of retirement housing offered on a leasehold basis. The Council has a role in encouraging the identification of sites, in influencing the style of provision and through the Local Development planning process to facilitate an increase in this provision.

8.10 It is widely recognised that a proportion of the conventional sheltered housing stock for rent does not meet current standards for space and facilities. Some of the stock will find other uses but some will need to be de-commissioned.

8.11 Some conventional sheltered schemes may lend themselves to enhancement through additional services and facilities so that they provide a suitable environment for frailer older people. We suggest that around six hundred and twenty-six units of enhanced sheltered housing may be needed across the borough. This represents a ratio of around 20 places per 1,000 people over 75, divided equally between ownership and renting. The addition of service and facilities, together with work to ensure high standards of accessibility in individual dwellings and in common parts will provide a future use for some of those sheltered units for rent that might otherwise prove increasingly difficult to let.

8.12 Some stock may be suitable to move in the opposite direction. There is a recognised and increasing need for small manageable accommodation for single person households in late middle age or very early old age. Some of these people will have a range of other needs or vulnerabilities. Being accommodated in conventional sheltered housing with people of more advanced years is not suitable for either party. Some current sheltered blocks might be re-modelled to accommodate this category of need with communal facilities more suitable to the age group, a concierge service in place of a sheltered housing manager and access to appropriate support and care workers.

8.13 Extra Care Housing offers the possibility of housing a balanced community of people with relatively limited care needs through to those who might otherwise be living in residential care. Our modelling suggests provision of around one thousand four hundred and eight units of Extra Care in total, divided between rented (about one third) and leasehold and shared ownership tenures (about two thirds) will be required in the short to medium term.

8.14 Within the model a modest provision is made for the development of housing forms to provide a context for the care of those people with dementia who cannot be supported in their existing home but require an alternative to residential or nursing home care, the norm here is 6 places per 1,000.

8.15 Table Fourteen summarises the current levels of provision and the adjustments that may be indicated to bring them to the levels that some would see as a benchmark for the future. How much specialised accommodation may be needed in total? Previous estimates of the requirements for sheltered housing tended to look mainly at the need for social rented provision, rather than at the overall potential demand.

8.16 The emergence of owner-occupation as a significant factor in old age has shifted the balance between estimates of need and response to demand. The benefits of providing more leasehold retirement housing, for example, may be as

much in its effect in releasing family sized accommodation into the market as in meeting the particular needs of those who move into it.

8.19 The “norms” are inevitably arbitrary and may be moderated to take account of the rate of change that would be required to meet them. In some cases they may produce perverse results, as in this case, indicating a substantial reduction in the provision of rented sheltered housing that is unlikely to be achieved in the short to medium, term. Likewise the very substantial potential increase in leasehold retirement housing to achieve parity between tenures will take a considerable time to achieve but does indicate the scale of provision that will be required to achieve equity of access across tenures.

Table Fourteen Indicative levels of provision of various forms of accommodation for older people in, Kirklees, West Yorkshire

		Current provision	Current provision per 1,000 of Population 75+	Increase or decrease	Resulting number of units	Provision per 1,000 of Population 75+ (31,300)
Conventional sheltered housing for rent		2,004	64.02	-126	1,878	60
Leasehold sheltered housing		305	9.74	+3,451	3,756	120
Enhanced sheltered housing	For rent	9	0.28	+304	313	10
	For sale	0	0.00	+313	313	10
Extracare sheltered housing	For rent	185	5.91	+284	469	15
	for sale	58	1.85	+881	939	30
Housing based provision for dementia		0	0.00	+188	188	6

Section Summary

The growth of Extra Care Housing schemes which is at the forefront of national and local policy should be set within a wider set of trends relating to specialised accommodation for older people. There is a paucity of provision for older homeowners within Kirklees and there is scope for substantial further development to meet the needs of older people who are homeowners and wish to retain their tenure.

The most pressing priority, driven by demography, need, tenure, policy imperatives and issues of equality is to increase the availability of specialised accommodation for older homeowners. The development proposed for Cleckheaton, makes a modest contribution to meeting that priority, relieving pressure of demand on the higher end of the range..

Annex One Explanation of terms used in this report

This report uses terms which are commonly understood among those working in the field of housing and care for older people but may not be so readily comprehensible by those working in other disciplines. Whilst not exhaustive this section seeks to explain the meaning and usage on this document, of some of those terms:

Sheltered housing is a form of housing intended for older people that first emerged in the 1950s and was developed in volume through the 1960s and 1970s. In this period it was developed in one of two styles: “Category Two” Sheltered Housing consisted of flats and/or bungalows with enclosed access, a communal lounge and some other limited communal facilities such as a shared laundry and a guest room. Support was provided by one or more “wardens” who were normally resident on site. “Category One” Sheltered Housing has many of the same features but might not have enclosed access, might have more limited communal facilities and would not normally have a resident warden. In current practice these models have merged and the service models for delivery of support are in flux. This provision has generally been made by Housing Associations and Local Authorities.

Retirement Housing is a term widely adopted to describe Sheltered Housing, similar in built form and service pattern to Category Two Sheltered Housing described above but offered for sale, generally on a long lease, typically ninety-nine or one hundred and twenty-five years. This provision has generally been made both by Housing Associations (often through specialist subsidiaries) and commercial organisations.

Very sheltered housing is a term now largely disappearing from use that was used first in the mid to late 1980s to describe sheltered schemes that sought to offer some access to care services and some additional social and care facilities.

Enhanced sheltered housing is the term that has largely succeeded to Very Sheltered Housing to describe sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of facilities, services and activities to be found in an Extra Care Housing Scheme.

Extra Care Housing is the term used for a complex of specialised housing for older people that provides a range of “lifestyle” facilities for social, cultural, educational and recreational activities, in addition to services that provide care in a style that can respond flexibly to increasing need whilst helping the individual to retain their place within their existing community. In most Extra Care Housing schemes people enter their unit of accommodation and the care services they receive are delivered into that unit as their needs increase. This is generally referred to as the “integrated model” of Extra Care.

Continuing Care Retirement Community is a variant of the Extra Care Housing model but one in which higher levels of care are generally delivered by transfer within the scheme from an independent living unit in which low to moderate care is delivered into a specialist unit or care home. This pattern is often referred to as the “campus” model of Extra Care.

Registered Care Home is the form of institutional provision that in the past would have been referred to as either a “Residential Care Home” or a “Nursing Home”. All are now referred to as “Registered Care Homes” and differentiated as either “Registered Care Home providing personal care” or as a “Registered Care Home providing nursing care”.

Annex Two: Specialist Accommodation for Older People in Kirklees, West Yorkshire.

Age exclusive housing to rent

Name of scheme	Address	Manager	Number of units
Ashwood Close	Sheepridge, Huddersfield, West Yorkshire, HD2 1DQ	<u>Housing & Care 21</u>	18 (B)
Beverley Court	Greenhouse Road, Fartown, Huddersfield, West Yorkshire, HD2 2QE	<u>Anchor</u>	34 (F)
Brian Street / Temple Street	Huddersfield, West Yorkshire, HD3 3JQ	Yorkshire Housing	12 (F)
Carlinghow Court	Woodhousman, Dewsbury, West Yorkshire, WF13 4BL	Accent Group	9 (B)
Chanter Court	33-51 Grove Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4JT	Spenborough Flower Fund Homes	10 (F)
Chatsworth Court	Town Street, Earlsheaton, Dewsbury, West Yorkshire, WF12 8BD	Connect Housing Association Ltd	42 (F)
Clare Hill	Huddersfield, West Yorkshire, HD1 5BS	Yorkshire Housing	4 (B)
Commercial Street	off Chapel Lane, Heckmondwike, West Yorkshire, WF16 9RS	Connect Housing Association Ltd	62 (F)
Crow Nest Court	The Knowl, Mirfield, West Yorkshire, WF14 9SP	Accent Group	6 (F)
Ellens Court	22-60 Whitehall Grove, Birkenshaw, Bradford, West Yorkshire, BD11 2LE	Spenborough Flower Fund Homes	20 (F)
Fleming Court	Fleminghouse Lane, Waterloo, Huddersfield, HD5 8QY	Yorkshire Housing	26 (F)
Flower Court	Baker Street, Oakes, Huddersfield, West	<u>Anchor</u>	12 (F)

	Yorkshire, HD3 3ER		
Fox Street	Moorbottom , Cleckheaton, West Yorkshire, BD19 6AG	Yorkshire Housing	30 (F)
Greenside	Bradford Road, Oakenshaw, West Yorkshire, BD12 7DW	Yorkshire Housing	8 (F)
Hanover Street	Batley, West Yorkshire, WF17 5BW	Connect Housing Association Ltd	48 (F)
Hazel Close	Birkenshaw, Bradford, West Yorkshire, BD11 2AW	Spenborough Flower Fund Homes	22 (F & B)
High Street	Cleckheaton, West Yorkshire, BD19 3PX	Yorkshire Housing	12 (F)
Noble Court	Coppice Drive, Netherton, Huddersfield, West Yorkshire, HD4 7WS	<u>Anchor</u>	10 (B)
Pye Nest Court	Clough Lane, Liversedge, West Yorkshire, WF15 8BH	Accent Group	6 (F)
Queens Court	Moor Lane, Gomersal, Cleckheaton, West Yorkshire, BD19 4LP	Yorkshire Housing	12 (F)
Snapes Fold	Town End, Almondbury, Huddersfield, West Yorkshire, HD5 8NH	Connect Housing Association Ltd	12 (F)
St Peg Lane	Cleckheaton, West Yorkshire, BD19 3SD	Yorkshire Housing	16 (F)
The Avenue	Wilton Estate, Batley, West Yorkshire, WF17 8JT	Connect Housing Association Ltd	18 (F)
Trinity House	Upper Road, Batley Carr, Dewsbury, West Yorkshire, WF13 2BH	Accent Group	6 (F)
Trinity Street	Batley Carr, Batley, West Yorkshire, WF17 7JZ	Connect Housing Association Ltd	36 (F)
Wellington Ct/Allencroft/Moor Lane	Birkenshaw, West Yorkshire, BD11 2NX	Yorkshire Housing	78 (F)
Total			569

Sheltered housing to rent

Name of scheme	Address	Manager	Number of units
Acre Street	Lindley, Huddersfield, West Yorkshire, HD3 3EJ	Accent Group	4 (B)
ALPHA Barnfield	Beckett Road, Dewsbury, West Yorkshire, WF13 2LS	Alpha (RSL) Ltd	44 (F)
Beaumont Court	Bank Street, Mount Pleasant, Batley, West Yorkshire, WF17 7QH	Kirklees Neighbourhood Housing	16 (F)
Belmont Close	Highfields, Huddersfield, West Yorkshire, HD1 5DR	Connect Housing Association Ltd	33 (F)
Belmont Grange	Norristhorpe Avenue, Norristhorpe, Liversedge, West Yorkshire, WF15 7AA	Kirklees Neighbourhood Housing	30 (F)
Birkby Croft	Crescent Road, Birkby, Huddersfield, West Yorkshire, HD2 2UG	Yorkshire Housing	25 (F)
Brooklands	Elder Road, Bradley, Huddersfield, West Yorkshire, HD2 1ST	Kirklees Neighbourhood Housing	20 (F)
Brooklyn Grange	Brooklyn Road, Moorend, Cleckheaton, West Yorkshire, BD19 4TL	Kirklees Neighbourhood Housing	18 (F)
Burhouse Court / New Street	Honley, Huddersfield, West Yorkshire, HD9 6DQ	Kirklees Neighbourhood Housing	49 (F)
Carr Street	Littleton, Liversedge, West Yorkshire, WF15 6QN	Connect Housing Association Ltd	55 (F)
Charles Jones Court	Hayburn Road, Batley, West Yorkshire, WF17 7JA	<u>Housing & Care 21</u>	66 (F)
Charlesworth Court	Overthorpe Road, Thornhill, Dewsbury, West Yorkshire, WF12 0RR	<u>Housing & Care 21</u>	38 (F)

Church Grange	Church Street, Cleckheaton, West Yorkshire, BD19 3RE	Kirklees Neighbourhood Housing	32 (F)
Denham Court	Denham Street, Batley, West Yorkshire, WF17 8JX	Kirklees Neighbourhood Housing	18 (F)
Edale Avenue	Newsome, Huddersfield, West Yorkshire, HD4 6LL	Kirklees Neighbourhood Housing	20 (F)
Garden Court	St Stephens Road, Lockwood , Huddersfield, West Yorkshire, HD1 3QY	Yorkshire Housing	20 (F)
Halifax House	Cullingworth Street, Dewsbury, West Yorkshire, WF13 4AN	Johnnie Johnson Housing Trust Ltd	34 (F)
Hanover Court	off Staincliffe Road, Dewsbury, West Yorkshire, WF13 4EX	<u>Hanover</u>	24 (F)
Kings Court	Birstall, Batley, West Yorkshire, WF17 9RE	Kirklees Neighbourhood Housing	34 (F)
Laurel Court	Industrial Street, Primrose Hill, Huddersfield, West Yorkshire, HD4 6AW	Riverside	25 (F)
Lyn Royd	Royds Avenue, Linthwaite, Huddersfield, West Yorkshire, HD7 5QU	Kirklees Neighbourhood Housing	24 (F)
Mowat Court	Hightown, Liversedge, West Yorkshire, WF15 8LN	<u>Housing & Care 21</u>	40 (F)
Oxford Grange	Gomersal, Cleckheaton, West Yorkshire, BD19 4RT	Kirklees Neighbourhood Housing	20 (F)
R J Whitehead Almshouses	1-8 The Homes, Deighton Road, Huddersfield, West Yorkshire, HD2 1UJ.	R J Whitehead Almshouses	8 (B)
Riverview Apartments	54 Southbrook Gardens, Back Station Road, Mirfield, West Yorkshire, WF14 8LS	Johnnie Johnson Housing Trust Ltd	31 (F)

Rose Court	Church Street, Ravensthorpe, Dewsbury, West Yorkshire, WF13 3NB	Sadeh-Lok Housing Association Ltd	35 (F)
Roundway	Honley, Holmfirth, Huddersfield, West Yorkshire, HD9 6DF	Kirklees Neighbourhood Housing	28 (F)
Saville Close	Saville Avenue, Emley, Huddersfield, West Yorkshire, HD8 9XP	Kirklees Neighbourhood Housing	23 (F)
Saville Court	Queen Street, Ravensthorpe, Dewsbury, West Yorkshire, WF13 3BT.	Stonewater	25 (F)
Scarr Green Close	Meltham, Huddersfield, West Yorkshire, HD9 5PZ	<u>Places for People Living+</u>	28 (F)
Southdene	156 Ravensknowle Road, Dalton, Huddersfield, West Yorkshire, HD5 8DL	<u>Hanover</u>	36 (F & B)
Spring Valley Close	Reuben Street, Littleton, Liversedge, Wakefield, West Yorkshire, WF15 6QH	Yorkshire Housing	49 (B)
Springwood	Back Spring Street, Huddersfield, West Yorkshire, HD1 4AN	Chevin Housing Association Ltd	38 (F)
Stanley Court	Shires Fold, Marsh, Huddersfield, West Yorkshire, HD3 4ES	<u>Anchor</u>	27 (F)
Stoney Lane	Honley, Holmfirth, Huddersfield, West Yorkshire, HD9 6DY.	Kirklees Neighbourhood Housing	15 (F)
Sycamore Grange	Sycamore Avenue, Golcar, Huddersfield, West Yorkshire, HD3 4ST	Kirklees Neighbourhood Housing	40 (F)
Sykes Fold Grange	Sykes Fold, Cleckheaton, West Yorkshire, BD19 5DP	Kirklees Neighbourhood Housing	18 (F)
Tentercroft Court	Crackenedge Lane, Dewsbury, West Yorkshire, WF13 1PX	Yorkshire Housing	37 (F)

The Mortons	Laund Road, Salendine Nook, Huddersfield, West Yorkshire, HD3 3GX	Riverside	26 (F)
Trinity Court	Moor Bottom, Honley, Holmfirth, West Yorkshire, HD9 6JD	<u>Anchor</u>	34 (F)
Upper Butts	Tofts Road, Cleckheaton, West Yorkshire, BD19 3EF	Connect Housing Association Ltd	40 (F)
Victoria Court	Lockwood Road, Lockwood, Huddersfield, West Yorkshire, HD1 3TF	Accent Group	32 (F)
Walker Street Complex	Walker Street, Thornhill Lees, Dewsbury, West Yorkshire, WF12 0HS	Kirklees Neighbourhood Housing	29 (F)
Wards Hill Court	Hanover Street, Batley, West Yorkshire, WF17 5EB	Yorkshire Housing	58 (F)
Wellesley Court	Botham Hall Road, Milnsbridge, Huddersfield, West Yorkshire, HD3 4WQ	<u>Housing & Care 21</u>	35 (F)
Wellington Court	Wellington Road, Batley, West Yorkshire, WF17 5RP	Kirklees Neighbourhood Housing	30 (F)
Wessen Court	Towngate, Marsden, Huddersfield, West Yorkshire, HD7 6AY	Kirklees Neighbourhood Housing	24 (F)
Total			1,435

Enhanced Sheltered housing to rent

Name of scheme	Address	Manager	Number of units
Tolson Grange	12 Coach House Drive, Greenhead Lane, Dalton, Huddersfield, West Yorkshire, HD5 8EG	<u>Anchor</u>	3 (B)

Independent flats	Longroyds & Pilling House, Pilling Lane, Skelmanthorpe, Huddersfield, HD8 9EQ	Hill Care Ltd	6 (F) Licence
Total			9

Extra Care to rent

Name of scheme	Address	Manager	Number of units
Bradley Court	Keldregate, Bradley, Huddersfield, West Yorkshire, HD2 1WN	MHA	46 (F)
Meadow Green	Dale Lane, Heckmondwike, West Yorkshire, WF16 9PA	Pinnacle PSG	53 (F)
Sandy Mount	300 Blackmoorfoot Road, Huddersfield, West Yorkshire, HD4 5QU	Pinnacle PSG	41 (F)
Woodland Court	School Lane, Staincliffe, Dewsbury, West Yorkshire, WF13 4DU	Pinnacle PSG	45 (F)
Total			185

Age exclusive housing for sale

Name of scheme	Address	Manager	Number of units
Autumn Heights	142 Kitson Hill Road, Mirfield, West Yorkshire, WF14 9BY	Roche Healthcare Ltd	31 (F) Leasehold
Carlile Street	Meltham, Holmfirth, West Yorkshire, HD9 4NP	Stonewater	44 (F & B) Leasehold
Fairfield Rise	33-55 odd, Fairfield Rise, Kirkburton, Huddersfield, HD8 0SS	Johnnie Johnson Housing Trust Ltd	12 (B) Leasehold

Holme Valley Court	163 Huddersfield Road, Thongsbridge, Holmfirth, West Yorkshire, HD9 3TQ	Owner/manager not known	45 (F) Leasehold
Pickering Court	Fartown, Huddersfield, West Yorkshire, HD2 2PZ	Rosa Homes	20 (B) Shared Ownership
Prickleden Mill	Woodhead Road, Holmfirth, West Yorkshire, HD9 2JU	<u>McCarthy & Stone</u>	46 (F) Leasehold
Stoneleigh House	10 Bryan Road, Edgerton, Huddersfield, West Yorkshire, HD2 2AH	Stoneleigh Development Ltd	6 (F) Leasehold
Stoneleigh Mews	10 Bryan Road, Edgerton, Huddersfield, West Yorkshire, HD2 2AH	Stoneleigh Development Ltd	6 (F) Leasehold
Stoneleigh Pavilions/ Stoneleigh Gardens	10 Bryan Road, Edgerton, Huddersfield, West Yorkshire, HD2 2AH	Stoneleigh Development Ltd	20 (F) Leasehold
Water Hall Court	Sheffield Road, New Mill, Holmfirth, Huddersfield, West Yorks, HD9 7JJ.	Accent Property Solutions	14 (F) Leasehold
Total			244

Sheltered housing for sale

Name of scheme	Address	Manager	Number of units
Sykes Court	off Lidget Street, St Stephens Fold, Lindley, Huddersfield, West Yorkshire, HD3 3SD	<u>FirstPort</u>	61 (F) Leasehold
Total			61

Enhanced Sheltered housing for sale

Name of scheme	Address	Manager	Number of units
Total			0

Extra Care for sale

Name of scheme	Address	Manager	Number of units
Royd Court	Mirfield, West Yorkshire, WF14 9DJ	Pilgrims' Friend Society	58 (F) Leasehold
Total			58

Registered care homes providing personal care

Name of scheme	Address	Owner	Number of beds
Abbey Place Care Home	90 Abbey Road, Fartown, Huddersfield, West Yorkshire HD2 1BB	Larchwood Care	78
Aden View	Perseverance Street, Newsome, Huddersfield HD4 6AP	New Century Care Limited	46
Ashmeadows Residential Home	Westering House, Moorbottom, Cleckheaton, West Yorkshire BD19 6AD	Emyvale Care	17
Ashworth Grange	Ashworth Green, Dewsbury, West Yorkshire WF13 2SU	Ideal Care Homes	64
Avery Mews	Railway Street, Heckmondwike, West Yorkshire WF16 0ND	Brighterkind	45
Bell House	61 Wilshaw Road, Meltham, Holmfirth HD9 4DX	<u>Dr Shireen Q Ahmad</u>	24
Botham Hall	Botham Hall Road, Milnsbridge, Huddersfield, West Yorkshire HD3 4RJ	Four Seasons Health Care Ltd	40

Bridgewood House	165 Barnsley Road, Denby Dale, Huddersfield HD8 8PS	The Bridgewood Trust Ltd	23
Bryan Wood Care Home	1 Bryan Road, Edgerton, Huddersfield, West Yorkshire HD2 2AL	Larchwood Care	45
Castle Grange	Ing Lane, Newsome, Huddersfield HD4 6LJ	Kirklees Metropolitan Council	40
Claremont House	Brighton Street, Heckmondwike, West Yorkshire WF16 9EU	Kirklees Metropolitan Council	40
Crimson Manor	185 Scar Lane, Milnsbridge, Huddersfield HD3 4PZ	<u>Crimson Care Limited</u>	20
Croftlands	Turnshaw Road, Kirkburton, Huddersfield HD8 0TH	Croft Care Group	20
Garlands Residential Care Home	Church Street, Heckmondwike WF16 0AX	<u>Mr & Mrs Greenhalgh</u>	20
Greenacres	Huddersfield Road, Meltham, Huddersfield HD9 4AG	Ideal Care Homes	64
Highroyd	Highroyds Lane, Moldgreen, Huddersfield HD5 9DP	<u>Stuart & Liz Theobald</u>	19
Ings Grove House	Doctor Lane, Mirfield WF14 8DP	Kirklees Metropolitan Council	40
Jasna Gora	52 Fixby Road, Huddersfield HD2 2JQ	<u>Friends of the Polish Missionary Sisters</u>	12
Knowle Court	Knowl Road, Golcar, Huddersfield HD7 4AN	<u>Mr M & Mrs J Lunn</u>	22
Longroyds & Pilling House	Commercial Road, Skelmanthorpe, Huddersfield HD8 9QE	Aegis Residential Care Homes Limited	50
Longroyds and Piling House	Pilling Lane, Skelmanthorpe, Huddersfield HD8 9EQ	Hill Care Ltd	50
Longwood Grange Nursing Home	Longwood Gate, Longwood, Huddersfield HD3 4UP	Advinia Health Care Ltd	30
Lydgate Lodge	Soothill Lane, Batley, West Yorkshire WF17 6EZ	Ideal Care Homes	64

Lyndhurst	20 Oxford Road, Dewsbury WF13 4JT	<u>Dr A Subramanian & Mr S Kardarshi</u>	15
Meadow Court	Meal Hill Lane, Hill Top, Slaithwaite, Huddersfield HD7 5EL	<u>Meadow Court Ltd</u>	37
Moorlands Grange	Coppice Drive, Netherton, Huddersfield HD4 7WA	Kirklees Metropolitan Council	40
Newlands Hall	High Street, Heckmondwike, West Yorkshire WF16 0AL	Regency Healthcare	30
Oxley Woodhouse	Woodhouse Hill, Fartown, Huddersfield HD2 1DH	<u>Mr & Mrs L Wood and Mrs R A Clarke</u>	25
Paddock Lodge	60 Church Street, Paddock, Huddersfield HD1 4UD	<u>Mr J & Mrs K A Knight</u>	24
Park Riding	66 Greenfield Road, Holmfirth, Huddersfield HD9 2LA	<u>Park Riding LLP</u>	16
Priestley Care Home	Market Street, Birstall, West Yorkshire WF17 9EN	Orchard Care Homes	40
Stable Court Residential care home	Bishops Way, Meltham, Holmfirth HD9 4AG	<u>Mr N J & Mrs Julie Pike</u>	18
Sun Woodhouse	Woodhouse Hall Road, Fartown, Huddersfield HD2 1DJ	Eldercare (Halifax) Ltd	24
Templefields	Templefields House, Temple Road, Dewsbury WF13 3QE	<u>Valeo</u>	14
The Bell House	61 Wilshaw Road, Meltham, Holmfirth HD9 4DX	<u>Dr Q & Mrs P Ahmad</u>	24
The Hawthornes Care Home	off Mill Lane, Bradford Road, Birkenshaw BD11 2AN	Orchard Care Homes	40
The Oakes	Willwood Avenue, Huddersfield HD3 4YA	Meridian Healthcare Limited	60
The Radcliffe	444 Huddersfield Road, Mirfield WF14 0EE	<u>Mr Kevin Martin</u>	34
Tolson Grange	12 Coach House Drive, off Greenhead Lane, Dalton, Huddersfield, West Yorkshire HD5 8EG	<u>Anchor</u>	38

Valley View Care Home	36 Wakefield Road, Lepton, Huddersfield HD8 0BG	<u>Rex Develop Ltd</u>	59
Willow House	396 Halifax Road, Hightown, Liversedge WF15 6NG	<u>Mr R & Mrs B E Sykes</u>	28
York House	Old Bank Road, Dewsbury WF12 7AH	Orchard Care Homes	36
Total			1,475

Registered care homes providing nursing care

Name of scheme	Address	Owner	Number of beds
Aden Court Nursing Home	Birkhouse Lane, Moldgreen, Huddersfield HD5 8AU	New Century Care Limited	40
Aden House Nursing Home	Long Lane, Clayton West, Huddersfield HD8 9PR	New Century Care Limited	60
Aden Lodge Nursing Home	Long Lane, Clayton West, Huddersfield HD8 9PR	New Century Care Limited	40
Aden Mount	Perseverance Street, Primrose Hill, Huddersfield, West Yorkshire HD4 6AP	New Century Care Limited	45
Alwoodleigh Care Centre	Bryan Road, Edgerton, Huddersfield, West Yorkshire HD2 2AH	Larchwood Care	40
Ashcroft Nursing Home	Church Street, Cleckheaton, West Yorkshire BD19 3RN.	<u>Continuum Healthcare Ltd</u>	42
Astley Grange Nursing Home	Woodhouse Hall Road, Fartown, Huddersfield, West Yorkshire HD2 1DJ	<u>Mulberry Care Homes</u>	37
Aston Manor	Moorlands Road, Dewsbury WF13 2LF	Mauricare Ltd	32
Batley Hall Nursing & Residential Home	Old Hall Road, Batley, West Yorkshire WF17 0AX	Maria Mallaband care Group Ltd	51

Beechwood	Bryan Road, Edgerton, Huddersfield HD2 2AH	Leonard Cheshire	27
Cleveland House Care Home	2 Cleveland Road, Edgerton, Huddersfield HD1 4PN	<u>BUPA Care Homes</u>	43
Cowlersley Court Nursing Home	156 Cowlersley Lane, Cowlersley, Huddersfield HD4 5UX	Eldercare (Halifax) Ltd	38
Eden Court Nursing Home	Ghyllroyd Drive, Birkenshaw, Bradford BD11 2ES	Amore Care	45
Fieldhead Court Nursing Home	Rectory Park, Church Lane, Thornhill, Dewsbury WF12 0JZ	Roche Healthcare Ltd	45
Fieldhead Park Care Home	140 Kitson Hill Road, Battysford, Mirfield WF14 9QZ	Roche Healthcare Ltd	54
Hartshead Manor Nursing Home	817 Halifax Road, Hartshead Moor, Cleckheaton BD19 6LP	Roche Healthcare Ltd	55
Helme Hall Care Home	Helme Lane, Meltham, Holmfirth HD9 5RL	<u>Helme Hall Ltd</u>	46
Holme House	Oxford Road, Gomersal, Cleckheaton BD19 4LA	Croft Care Group	68
Ings House Nursing Home	350 Bradford Road, Liversedge WF15 6BY	<u>Mr J Keen</u>	32
Lindley Grange Care Home	Acre Street, Lindley, Huddersfield HD3 3EJ	<u>BUPA Care Homes</u>	45
Linson Court Nursing Home	Dark Lane, Wellington Street, Batley WF17 5RU	Silverline Care	40
Manor Croft Nursing Home	Old Bank Road, Dewsbury WF12 7AH	Silverline Care	40
Newsome Nursing Home	1-3 Tunnacliffe Road, Newsome, Huddersfield HD4 6QQ	Sunflower Healthcare	46
Norcott House Nursing Home	75 Leeds Road, Liversedge WF15 6JA	<u>Mr R J & Mrs C E Holbrey</u>	30
Norman Hudson Nursing Home	Meltham Road, Lockwood, Huddersfield HD1 3XH.	Park Homes UK Ltd	42
Oak Park Care Home	Walnut Lane, Dewsbury, West Yorkshire WF12 8NJ	Darrington Healthcare	66

Roberttown Nursing Home	Church Road, Roberttown, Liversedge, West Yorkshire WF15 8BE	Advinia Health Care Ltd	29
Southfield Court Care Home	off Southfield Road, Almondbury, Huddersfield HD5 8RZ	Four Seasons Health Care Ltd	50
Thomas Owen House	Lees House Road, Thornhill, Dewsbury WF12 9BP	<u>Mr K E Martin</u>	39
Thornhill Nursing Home	6 Thornhill Road, Edgerton, Huddersfield HD3 3AU	Hill Care Ltd	40
White Rose House Nursing & Care Centre	165 Huddersfield Road, Thongsbridge, Holmfirth, Huddersfield, West Yorkshire HD9 3TQ	Meridian Healthcare Limited	62
Woodlands Nursing Home	Sands Lane, Mirfield WF14 8HJ	Four Seasons Health Care Ltd	87
Total			1,456

Annex Three: The author of this report: Nigel J W Appleton MA (Cantab)

Nigel Appleton is Executive Chairman of Contact Consulting (Oxford) Ltd, a consultancy and research practice he founded in 1995. The practice specialises in issues of health, housing and social care as they affect older people and people with particular needs. Nigel's particular area of interest and expertise is in relation to the accommodation and care needs of older people.

He contributed the section "Preparing the Evidence Base" to "Housing in later life – planning ahead for specialist housing for older people" (National Housing federation and the Housing LIN, December 2012). This updated the comparable sections of his: "More Choice: Greater Voice – a toolkit for producing a strategy for accommodation with care for older people" (February 2008 for Communities and Local Government and the Care Services Improvement Partnership). He is also the author of "Connecting Housing to the Health and Social Care Agenda – a person centred approach" (September 2007 for CSIP).

Nigel also wrote "Planning for the Needs of the Majority – the needs and aspirations of older people in general housing" and "Ready Steady, but not quite go – older homeowners and equity release", both for the Joseph Rowntree Foundation.

For the Change Agent Team at the Department of Health he wrote "An introduction to Extracare housing for commissioners" and "Achieving Success in Developing Extra Care housing" together with a number of briefing papers and studies in the area of sheltered housing and its variants.

Other recent publications include three Board Assurance Prompts on the deployment of Assistive Technology/ telecare in both specialised and general housing for older people; "Housing and housing support in mental health and learning disabilities – its role in QIPP", National Mental Health Development Unit, with Steve Appleton (2011) and "The impact of Choice Based Lettings on the access of vulnerable adults to social housing" (2009) for the Housing LIN at the Department of Health.

Nigel led the team that prepared the material for the Good Practice Guidance for local authorities on delivering adaptations to housing for people with disabilities issued by the Office of the Deputy Prime Minister, Department of Health & Department for Education and Skills.

His expertise covers the full spectrum of issues in the field of housing and social care for older people. He has supported more than thirty local authorities in preparing their strategies for accommodation and care in response to the needs of an ageing population. With his team he has conducted a number of detailed

reviews of existing sheltered housing schemes for both local authority and not for profit providers.

Nigel served as Expert Advisor to the Social Justice and Regeneration Committee of the Welsh Assembly in its review of housing and care policies in relation to older people in Wales.

Prior to establishing his consultancy in 1995 Nigel was Director of Anchor Housing Trust. He was a trustee of Help and Care, Bournemouth, is currently a Governor and Chair of the Management Committee of Westminster College, Cambridge. Nigel formerly served as Vice Chair of the Centre for Policy on Ageing and has been an honorary research fellow at the Centre for Urban and Regional Studies, Birmingham University. In the more distant past he was a member of the Governing Body of Age Concern England and a Board Member of Fold Housing Group, Northern Ireland.