

Extra Care Housing Strategy – Background Evidence

Contents

Content	Page
Legislation, Strategies and Papers	1
Population Data	5
Population Maps	6
Projected Population Data	7
Island HomeFinder Data	10
Current Provision of Elderly Accommodation	12
Residential and Nursing Beds	14
GP Surgery	14
Consultation	15

Legislation, Strategies and Papers

The following Acts, papers, strategies and plans were referenced in the production of the Extra Care Housing Strategy and Outline Business Case:

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Population Data

The following information provided insight into current population needs.

	Isle of Wight (000s)	South East Region (000s)	England & Wales (000s)
All people	139.1	8,873.8	54,316.6
Males	68.0	4,364.8	26,773.2
Females	71.2	4,509.0	27,543.4

JSNA Demographics and Population 2015

Pensioner Households

Pensioner households	Isle of Wight	South East	England
All households	61,085	3,555,463	22,063,368
Single pensioner	10,055 (16.5%)	449,969 (12.7%)	2,725,596 (12.4%)
2 or more pensioners	7,229 (11.8%)	329,263 (9.3%)	1,851,180 (8.4%)
Total % pensioner only	28.30%	21.90%	20.70%

Census 2011

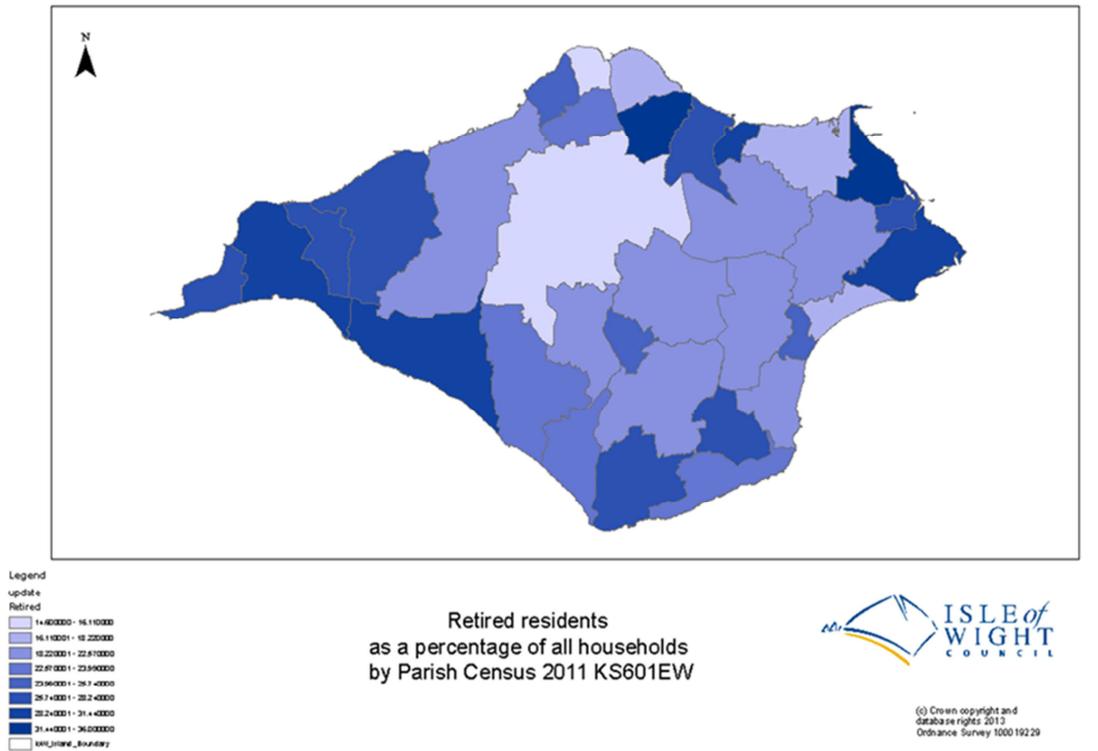
BME Composition

	White	Mixed/ multiple ethnic group	Asian/ Asian British	Black/ African/ Caribbean/ Black British	Other Ethnic Group
People aged 65-74	99.46%	0.19%	0.22%	0.09%	0.04%
People aged 75-84	99.63%	0.19%	0.11%	0.02%	0.05%
People aged 85 and over	99.51%	0.20%	0.24%	0.04%	0.02%
Total population aged 65 and over	99.52%	0.19%	0.19%	0.06%	0.04%

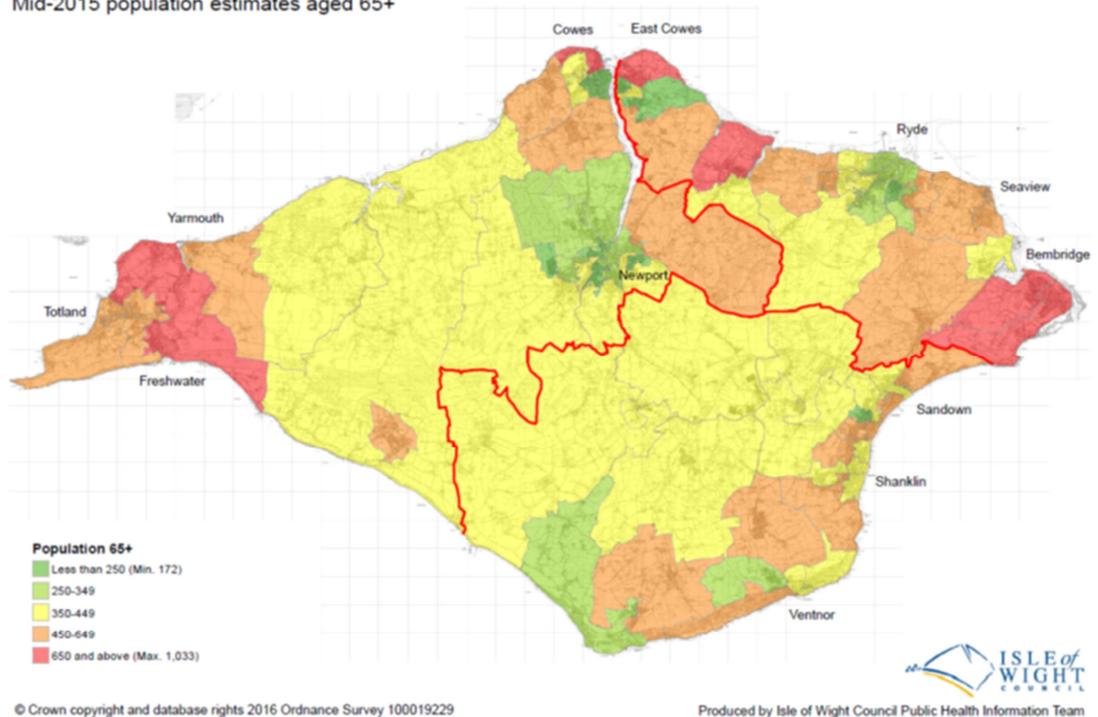
Census 2011

We used the Joint Needs Strategic Assessment to inform us on the need for this type of housing. Factsheets can be found here <https://www.iwight.com/Council/OtherServices/Isle-of-Wight-Facts-and-Figures/Information-Factsheets-and-Figuresheets>.

Population Maps



Mid-2015 population estimates aged 65+



Projected resident population 65 years and over

	2020	2025	2030
Total population	142,900	146,500	149,900
Population aged 65 and over	40,300 (28.20%)	44,300 (30.24%)	49,000 (32.69%)
Population aged 85 and over	6,100 (4.27%)	7,300 (4.98%)	9,300 (6.20%)

POPPI 2016

Projected population of people with a learning disability

	2014	2015	2020	2025	2030
People aged 45-54	471	472	444	390	382
People aged 55-64	433	440	479	511	486
People aged 65-74	426	435	450	438	485
People aged 75-84	226	230	272	339	351
People aged 85 and over	101	103	117	142	183

PANSI 2016

Projected population of people with a moderate or severe learning disability

	2015	2020	2025	2030
People aged 45-54	106	99	88	87
People aged 55-64	95	104	110	104
People aged 65-74	71	72	71	79
People aged 75-84	24	28	35	36
People aged 85 and over	10	11	13	17

PANSI 2016

Forecasted Figures for Dementia

	2020	2025	2030
Dementia	3,000	3,500	4,232

Joint Strategic Needs Assessment, March 2016

Projected Figures for different health care needs/vulnerabilities

People unable to manage at least one activity on their own	2020	2025	2030
People aged 65-69	835	911	1,021
People aged 70-74	1,410	1,244	1,358
People aged 75-79	1,338	1,635	1,470
People aged 80-84	1,320	1,631	2,054
People aged 85 and over	2,755	3,215	4,065
Total population aged 65 and over	7,658	8,636	9,968

Source: POPPI October 2016

Forecasted Care and Support Figures

% of Age Bracket Population with Self Care				
	Age 55 – 64	Age 65 – 74	Age 75 - 84	Age 85+
2015	1.7	21.81	38.28	67.28
2020	1.7	22.2	38.19	65.47
2025	1.7	21.96	37.94	63.99
2030	1.7.	21.88	39.13	64.35

% of Population with LTLC*				
	Age 55 – 64	Age 65 – 74	Age 75 - 84	Age 85+
2015	5.8	11.24	23.9	39.15
2020	5.8	13.6	23.8	38.53
2025	5.8	13.37	23.9	38.6
2030	5.8	13.37	23.9	39.16

*Long term Limiting Condition

% of Population with Mobility				
	Age 55 – 64	Age 65 – 74	Age 75 – 84	Age 85+
2015	0	10.53	19.79	45.65
2020	0	10.9	19.69	44.44
2025	0	10.67	19.56	43.45
2030	0	10.62	20.37	43.71

% of Population with Domestic Tasks				
	Age 55 – 64	Age 65 – 74	Age 75 – 84	Age 85+
2015	0	25.98	48.88	78.59
2020	0	26.67	48.79	76.81
2025	0	26.23	48.47	75.41
2030	0	26.08	49.86	76.13

PANSI 2016

Island HomeFinder December 2016

Physical disability requirement (PDR) - can manage up to one flight of stairs.

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 – 55	89	45	28	5	0	0	167
56 – 64	34	6	2	0	0	0	42
65 -	76	8	1	0	0	0	85
Total	199	59	31	5	0	0	294

PDR - can manage one or two steps.

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 – 55	53	27	17	7	0	4	104
56 – 64	40	6	2	0	0	0	48
65 -	90	5	2	0	0	0	97
Total	183	38	21	7	0	0	249

PDR - do not use a wheelchair indoors but cannot climb steps or stairs.

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 – 55	20	14	14	1	0	0	49
56 – 64	19	7	0	0	0	0	26
65 -	47	9	0	0	0	0	56
Total	86	30	14	1	0	0	131

PDR - occasionally need to use a wheelchair indoors, unable to climb steps or stairs.

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 - 55	8	7	8	2	1	1	27
56 - 64	3	7	2	0	0	0	12
65 -	8	5	1	0	0	0	14
Total	19	19	11	2	1	1	53

PDR - use a wheelchair indoors most of the time indoors, including bathroom and kitchen

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 – 55	11	4	4	3	0	0	22
56 – 64	4	1	0	0	0	0	5
65 -	3	3	0	0	0	0	6
Total	18	8	4	3	0	0	33

Number of people in Band 1 due to urgent medical

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 - 55	0	0	0	0	0	0	0
56 - 64	3	2	2	1	0	0	8
65 -	3	3	0	0	0	0	6
Total	6	5	2	1	0	0	14

Number of people in Band 2 due to severe medical

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
18 - 55	22	15	15	12	1	0	65
56 - 64	14	2	1	0	0	0	17
65 -	10	6	0	0	0	0	16
Total	46	23	16	12	1	0	98

Current Provision of Elderly Accommodation

Extra Care Accommodation

Scheme	Town	Number of Units
Byrnhill Grove	Ventnor	5

Sheltered Accommodation

Scheme	Town	Number of Units	Provider
Bucklers View	Gurnard	21	Southern Housing Group
Rope Walk	Cowes	28	Southern Housing Group
Park Court	Cowes	36	Sovereign Housing Association
Gordon Lodge	East Cowes	36	Sovereign Housing Association
Coburg Court	East Cowes	35	Sovereign Housing Association
The London	Ryde	48	Sovereign Housing Association
The Gobles	Ryde	25	Sovereign Housing Association
Farriers	Binstead	23	Southern Housing Group
St Cross Court	Newport	61	Sovereign Housing Association
Malthouse Court	Newport	20	Sovereign Housing Association
Holyrood Street	Newport	4	Sovereign Housing Association
Ashby Cottages	Newport	2	Sovereign Housing Association
Crocker Street	Newport	4	Sovereign Housing Association
Evans Williams Court	Newport	29	Housing and Care 21
Furze Brake	Newport	27	Southern Housing Group
Columbus House	Shanklin	31	Southern Housing Group
Worsley Court	Wroxall	17	Southern Housing Group
Knights Court	Ventnor	32	Southern Housing Group
Byrnhill Grove	Ventnor	31	Southern Housing Group
Whitmore Court	Freshwater	26	Southern Housing Group

Abbeyfield Homes

Town	Number of Units	Resident Staff
Ryde	8	Yes
Ryde	8	Yes
Cowes	9	Yes
Cowes	8	Yes
Newport	8	No
Shanklin	16	No
Bembridge	9	No
Totland	9	Yes
Yarmouth	10	Yes

Leasehold Accommodation

Scheme	Town	Number of Units
Birch Close	East Cowes	27
Cinnamon Court	Newport	24
Medina Court	Newport	46

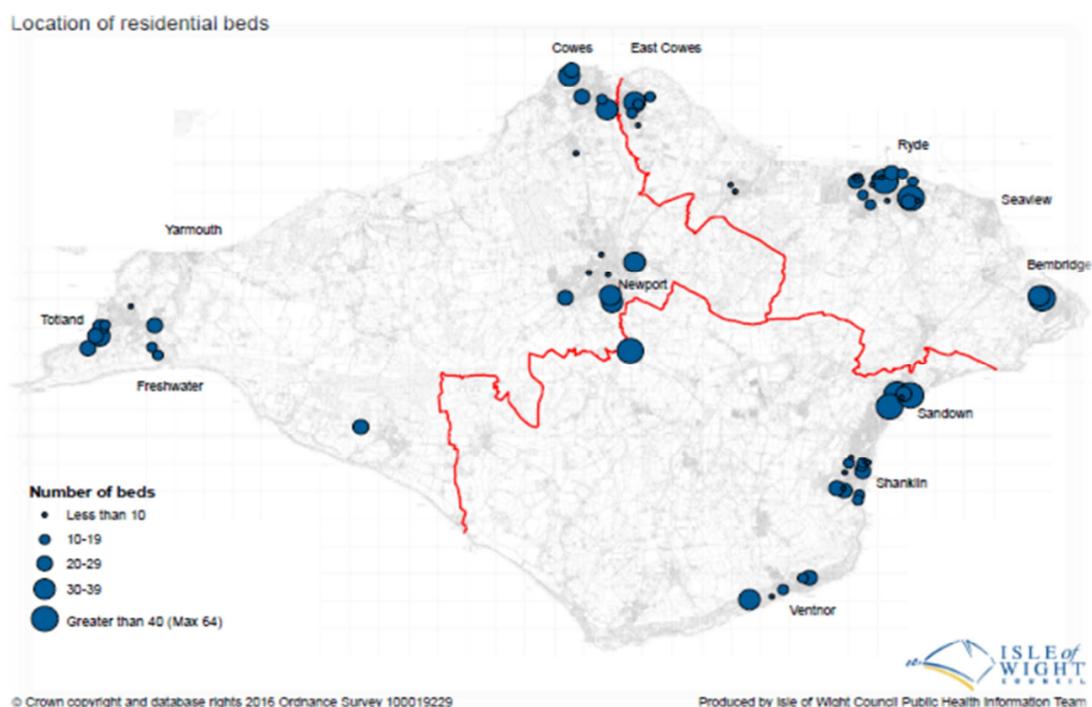
Savoy Court	Newport	26
The Lawns	Newport	31
Trafalgar Court	Newport	19
Homewight Court	Newport	54
Somers Brook	Newport	58
Langham Court	Bembridge	11
Courtdrift	Bembridge	16
Silver Sands Court	Bembridge	40
Ventnor Dean House	Ventnor	4
The Vineyard	Yarmouth	19
Bayview Court	Lake	47
Cliff Court	Lake	45
Homebray House	Wootton	40
Briary Court	Cowes	65
Beatrice Court	Shanklin	43

Home Ownership

% of Age Group	Home Ownership
Age group 65 - 74	83.43%
Age group 75 - 84	84.48%
Age group 85+	82.76%

Isle of Wight Strategic Housing Market Assessment 2014

Residential and Nursing Beds



GP Surgery Data

Practice Name	Total % of people aged 55 and over per GP practice
Ventnor Medical	38.0
East Cowes Medical	30.9
The Esplanade	33.0
St Helens/St Helens	50.5
Argyll House	31.8
Shanklin Medical Centre	38.7
Carisbrooke Health Centre	27.0
Tower House	28.3
Sandown Health Centre	36.2
Pyle Street Surgery	29.0
Cowes Medical Centre	31.3
South Wight Medical	43.6
Medina Healthcare	33.1
Grove House	38.8
West Wight Medical (Brookside/Yarmouth)	47.1
Beech Grove/Beech Grove Lake	34.6

NHS digital "Numbers of Patients Registered at a GP Practice" - July 2016

Consultation

Older Voices Consultation

Extra Care Project Manager met with Older Voices – Newport on 7 November 2016 and 8 February 2017 to discuss extra care housing.

At the first meeting the group was briefed on what extra care housing is and for the second meeting the group was provided with information from the HousingLIN and HAPPI on specific extra care schemes.

At both meetings the following was discussed:

- What extra care housing is
- The benefits of extra care housing to residents

The following concerns were raised by both groups:

- The cost of properties in an extra care housing scheme
- The potential loss of equity
- The loss of personal space if moving from a house to a flat
- The loss of personal outdoor space
- Fairness in how extra care homes are allocated to people

John's Club Consultation

Extra Care Project Manager met with People First and members of John's Club on 31 October 2016. There were 21 people in attendance. The following was discussed:

- Current housing situation
- Housing aspirations
- What was important to people
- Concerns were raised regarding the lack of supported housing for people with learning disabilities
- Concerns were raised regarding the lack of support for people with disabilities

Isle of Wight Council Staff

Extra Care Project Manager met with staff from Supporting People, Housing and Adult Social Care from November 2016 to February 2017.

People were asked to provide their top three vulnerable adult client groups that they work with. This information was provided individually and through group meetings:

	1 st	2 nd	3 rd
Mental health	IIIIIIII		I
Learning Disability	I	II	II
Drug and Alcohol	II		III
Elderly			I
Homeless families	I		
Older Persons Dementia			I

Care Leavers			
Older persons no connection to IOW			
Physical Disability			
Offenders/ Ex-Offenders			

Below are comments and common themes that came up through the various consultation meetings:

Common Themes

- Learning disability – especially those age 25-35 who are too young for young person hostels but would struggle to manage in shared housing in the private sector.
- Elderly where they are deemed to have capacity but can't physically manage to live independently.
- A number of people with physical disability or mental illness whose carer is the perpetrator of domestic violence. They do not want to engage with the Refuge.
- Young people with Autism fall through the gaps.
- Existing residents of residential care homes that do not want to be there.
- People with personality disorders.
- Acquired brain injury. Where do they go?

What realistic solutions could be put in place to help these people?

- There are no hostels that accept people still drinking/using drugs (wet houses).
- There are no direct access hostels for persons being discharged from prison.
- No hostels accept sex offenders or arsonists.
- More and more people are being referred to hostel accommodation (various units) and not accepted as their needs are deemed "too high" – accommodation that accepts high level support needs is becoming increasingly required. These individuals, therefore, have no housing options available and as a result sleep rough.

SHIP Housing Workshop

The Learning Disabilities Commissioner and Extra Care Project Manager held a workshop called 'How do you want to live' in November 2016. Individuals with learning disabilities, their families and carers, care providers and landlords attended this event.

The following was discussed:

- Housing aspirations
- Housing needs

Key Themes

- Lack of current housing options
- Lack of appropriate support for people with learning disabilities and/or autism
- Requirement for accessible information to help people to move

Inner Circle Consulting (ICC)

ICC consulted with 16 developer and providers as well as Isle of Wight Council staff during March and April 2017. They identified eight key barriers to developing extra care housing on the Isle of Wight:

- Consistent understanding of extra care housing
- Demand/ Local Market
- Planning
- Build Costs
- Resourcing build, scheme management and care service
- Income from scheme
- Relationship with the IWC and CCG
- Timescales