



North Tyneside Council

Market Position Statement for Specialist Housing

March 2015

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1. Introduction

This Market Position Statement sets out information for providers of housing about the type of specialist housing that the Council understands is needed up to 2020 for:

- Older people
- People with a learning disability
- People with a physical disability
- Young people leaving care

Housing refers to all places where people live; for example a house, flat or bungalow. It plays a critical role in enabling people to live independently. The home in which a person lives, and its suitability to their specific needs, has a major impact on their health and wellbeing.

When we talk about specialist housing we mean accommodation that is not general needs housing. So, for older people this would include extra care housing, sheltered housing and residential care. For other vulnerable groups it includes residential care and supported housing. However, we have also provided information

on homes that could be delivered as part of the general housing stock but are more suitable to specific groups, such as bungalows and level access accommodation for older people and people with physical disabilities.

This document aims to guide housing providers to review what they are doing in North Tyneside and think about how they can work with the Council to deliver the range of specialist housing needed. It is also aimed at new organisations that do not currently provide housing in North Tyneside and who may want to think about entering the market in the future. The information in this document is based on the analysis of a range of data and intelligence set out in our [Demand Analysis Document](#).

Context

Housing should be a place which is safe, healthy and suitable for the needs of the occupier to promote physical and emotional health and wellbeing and social connections. For example, a healthy home would be dry, warm and insulated and a safe home would meet particular needs and be free from hazards. Specialist housing is usually linked to some form of care and support.

The Care Act 2014 represents the most significant reform of care and support in more than 60 years. It sees housing as a crucial component of care and support, as well as a key health-related service.

Locally, North Tyneside Council has made a commitment to deliver a successful future for its residents in its [Council Plan](#).

This is in the context of increased demand on care and support services against reduced funding. The pressures on the national budget mean that Local Authorities have had to focus their spending on those with the greatest level of need. The Council's Adult Social Care Service has less funding than it did two or three years ago and this funding will continue to reduce over the coming years.

These pressures are a significant driver for the Local Authority to look at doing things differently with a focus on early prevention to reduce demand on more costly services where possible. For example it has been found that postponing entry into residential care for an older person by one year could reduce costs by

£26,000 per person¹. The Council's 'Creating a Brighter Future' programme aims to deliver a major culture change and new way of working that will:

- Encourage our customers to be more independent
- Better manage demand for services so people access the right services at the right time
- Focus everything it does to delivering its priorities

It will involve redesign of all of its services across four themes:

- Ready for School
- Ready for Work and Life
- Cared for, safeguarded and healthy
- A great place to live, work and visit

The provision of the right type of specialist housing is key to delivering Council priorities.

¹HCA's Housing our Ageing Population Plan for Implementation (HAPPI)

2. Older people approaching later life

This section focuses on the housing needs of older people, i.e. those approaching later life. For the purpose of this document an older person is someone aged 65 and over, although it is recognised that people can access specialist housing from age 55 if their circumstances require it.

Nationally around 5% of older people live in specialist accommodation and this is the same for North Tyneside (4.79%).

The older population is changing rapidly. The majority of older people are living longer but also they are living healthier, more productive lives. For this reason many older people want to sustain their 'lives' that they have lived for a substantive period and thus remain in the home that enables them to maintain continuity. Unfortunately the counter to this is that people often leave housing moves until too late and often in the context of a crisis.

The 'Ready for Ageing?' report published March 2013² warns that the Government and society are underprepared for ageing.

The provision of housing aids and adaptations in enabling people to remain at home is significant. However, the housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need to act now to ensure that the housing needs of the older population are better addressed, promoting adequate market and social housing for older people.

A report by Demos 'Top of the Ladder'³ brings together the evidence regarding the UK's 'next housing crisis' – the chronic undersupply of appropriate housing for older people. While all eyes are on those struggling to get on the bottom of the property ladder, those at the top are often trapped in homes that are too big and unmanageable. A lack of choice of suitable homes to downsize into is having a negative effect; not just on older people's health and wellbeing but on the rest of the housing

² House of Lords Committee on Public Service and Demographic Change, Chaired by Lord Filkin

³ Wood 2013

chain, as 85 per cent of larger family homes owned by older people only become available when someone dies.

What is needed is a cultural shift: if we consider housing and life cycles in other countries, such as in Scandinavia it is the norm to move housing across the life cycle. This is welcomed rather than associated with decline / disability/ dependency as is the case in our culture.

To help meet the housing needs of older people we need to understand the nature and complexity of this changing population. As a starting point, it is helpful to differentiate the older population not only in terms of age but of ability, health and status. It can be considered that there are 3 groups of older people (depending on their phase in later life).

Older workers – people over 60 who work or are seeking work. This will increase significantly over the coming decades. The primary goal for this group of people is to ensure that they are able to stay in work for as long as they wish and if they lose their jobs for whatever reason they have opportunities to return to employment.

Third agers – people who have retired from work and can reorganise their lives around leisure/interests, family responsibilities, non-vocational education and voluntary work. The contribution older people make as carers, childcare providers and volunteers is worth billions to the UK economy⁴. The key goals for this group are to ensure that opportunities exist and that services support people to maintain their wellbeing/health and independence to remain in this phase of later life for as long as possible.

Older people in need of care – people whose lives are substantially affected by long-term illness or disability. The key goal for this group is to support people to remain independent and able to participate in community life.

The housing needs of the three groups mentioned above differ considerably. This document focuses on the third group – those who need some form of specialist housing to help them live independently.

⁴ Breaking the Mould

Key messages from the demand analysis

- The message is very clear – there is an ageing population and the housing needs of this population will change quickly in the next 16 years
- 1 in 16 people over the age of 65 have dementia and this number is increasing; 70% of people living in care homes have dementia
- The majority of older people (71%)⁵ want to remain in their own home
- 61.6% of older people in North Tyneside currently own their own home without a mortgage
- In terms of specialist accommodation:
 - There is significant demand for extra care accommodation in the short, medium and long term, especially in the Whitley Bay and Wallsend areas
 - There is no demand for residential care accommodation until well into the future

- There is a small demand for sheltered accommodation (in addition to the Council's North Tyneside Living project)
- For many, affordability is often a key factor in securing owner occupied specialist housing
- Coastal areas are in the highest demand
- Older people do want space and many will not consider one-bedroom accommodation.
- Research shows that once the step has been taken to move to a more suitable home there is improved quality of life.

Future housing need

Social 'general needs' housing for older people

According to our Strategic Housing Market Assessment (SHMA) 2014 it has been estimated there is an annual shortfall of 70 'general needs' homes for older people, i.e. bungalows and level access apartments. The need is for mainly 1 bedroom homes but

⁵ NT Strategic Housing Market Assessment 2014

we know that older people want space so a mix of 1 and 2-bedroom homes would be more appropriate.

The most popular type of home is a bungalow but level access flats could also be delivered. The areas in highest demand are:

- Whitley Bay/Monkseaton area
- Cullercoats/Tynemouth area
- North Shields town centre area
- Wallsend town centre area
- Moor park/ New York/ Preston area.

Whilst demand is mainly in the areas shown below this needs to be flexible because development sites are not always available where the need is and the borough's good transport links do provide scope for movement between areas.

Considering the overall annual shortfall of 490 affordable homes per annum 70 homes for older people represents 14% of this total. Therefore the aim is for 14% of homes on affordable housing schemes to be provided for older people. Providing homes in this way will free up social family homes so they can be offered to families on the housing register.

The importance of ensuring that all types of housing provide a flexible, adaptable living environment to meet people's changing needs throughout the life-course is apparent. Future proofing all housing, for example using Lifetime Homes principles, will give people more housing choice and less likelihood of having to face disruptive adaptations or unwanted moves when circumstances change.

Sheltered/retirement housing

We estimate that 203 sheltered/retirement homes are needed up to 2020. Private developers who specialise in delivering retirement homes for sale are helping to meet the needs of older people who want to own their own retirement home rather than rent. We estimate this need to be around 5% of the figure above, although we know that developers will undertake their own market research to inform whether to develop in an area.

For those who want social rented or intermediate (part rent, part buy) homes then these will be delivered by social housing providers (the Council and Housing Associations operating in the borough). The North Tyneside Living project involves 10 Council sheltered housing schemes being replaced by new modern

buildings and 16 existing schemes being extensively refurbished. All of these schemes will be completed early 2017. Whilst these homes are in addition to the 203 homes we estimate are needed, it is prudent not to commission more sheltered housing until we are able to assess further what the demand for these schemes has been.

Extra Care

We estimate 552 homes for extra care are needed and our data shows around 10% should be delivered by private developers to meet the needs of those who want to own their home, with the remainder (90%) for rent. This ratio seems to contradict the demand for market homes one might expect from the high number of older people who own their home outright in the borough (almost 15,000). However, it reflects the high capital outlay that is needed and ongoing service charges, which our research shows is putting many older people off purchasing specialist accommodation.

For people with dementia, their home needs to address sensory and cognitive challenges. The term 'dementia friendly communities' has emerged in recent years as policy makers and

practitioners seek new ways to address the steady rise in numbers of people with dementia as the population ages. It reflects a growing movement to remind society that people with dementia have the same rights as everyone else to be treated with dignity and respect and to lead independent lives.

As stated in our demand analysis, we estimate that around 195 units specifically for dementia are needed in the borough by 2020. Around half of these should be provided within extra care schemes, where the Council expects that providers of specialist housing for older people will incorporate dementia friendly community principles.

However, for people with more advanced stages of dementia there is a need to provide dementia specific extra care schemes. We propose an extra care scheme specifically for people with dementia, of around 25 units, to be planned for in each of the 4 areas of the borough.

We are aware that larger schemes are now being delivered, often referred to as 'extra care villages,' with a minimum of 100+

units. The number of extra care schemes needed depends on the size of schemes coming forward.

Residential care

There is currently an over supply of residential care homes and there will be no shortfall in this housing provision until at least 2030.

Based on our evidence of need the Council's strategy for the future is to **increase the amount of extra care housing available and minimise the amount of residential care**. This is supported by our research, which shows:

- There are approx 20% vacancies in residential care homes
- Older people do not want to live in residential care; extra care is a more popular option and as this would also deliver cost savings to the Council – around £8 - £10k per annum per unit – it will provide better value for money
- Extra care accommodation can be easily adapted to accommodate a person's increasing physical needs (e.g. use of hoists) and is designed to enable full

wheelchair access; it can therefore support people with high level needs

- Extra care schemes cater for a broad age range of people and is a good option for couples where one or both parties require a high level of care support and are able to remain living together
- Different sized accommodation i.e. 1 & 2 bedroom apartments means homes can reflect a persons requirements and there is not a one size fits all approach

Some older people view extra care as the same sort of service as residential care. Extra care needs to be marketed more effectively so that the benefits can be better understood, it is seen as an attractive option for older people and is considered before a crisis is reached, affecting a person's ability to remain at home.

The Council wants to develop extra care using the Landlord Commissioned model, for existing schemes as well as new schemes. New schemes are especially needed in the Whitley Bay and Wallsend areas of the borough. To do this we will work

with providers to introduce a core support charge for new schemes and existing schemes. We want to work closely with providers to develop a long term strategy for each scheme to ensure there is a good balance of high, medium and low level needs.

Schemes must provide fair charges for rent, maintenance and care and recognise different tiers/levels of extra care. The Council will require a nominations panel through which Council's nomination rights can be achieved.

Case Study

Weetslade Court is an extra care scheme for older people in Wideopen. It consists of 51, 2-bedroom apartments and is part of a new housing development built by Bellway Homes. It was completed in March 2014.

The scheme was commissioned through a planning obligation as part of the affordable housing requirement. It was built using a contribution from the developer and then purchased by Riverside North East Housing Association. Riverside is both the landlord and the care provider. It is now fully occupied and is in high demand.

3. People with a learning disability

Most people with a learning disability want to live independently - either by themselves or sharing a home with friends⁶.

Independent living is 'about disabled people having the same level of choice, control and freedom in their daily lives as any other person'.

However, with growing demands on housing and support services, alongside reductions in local budgets, local authorities are finding it increasingly difficult to support people with a learning disability to live independently. The North Tyneside Joint Strategic Needs Assessment 2013 states that there is a lack of specialist independent living housing models especially for young people with learning disabilities.

Nationally, 61% of local authorities believe that local housing arrangements do not meet the needs of people with a learning disability.¹⁰ This has led to long waiting lists, large numbers of people living far away from family and friends, and a high number of people living in arrangements that do not promote

independent living, even though this is what people want. A lack of support for planning for the future by councils and families may also lead to people with a learning disability reaching crisis point and, therefore, to high-cost emergency housing solutions.

Key messages from the demand analysis

- There are around 3,800 people in North Tyneside with a learning disability, ranging from mild to severe
- Around 553 people (14.6%) receive support from the Council's Adult Social Care service because of their level of learning disability and need for care
- Projections show that by 2030 there will be an additional 50 people with a moderate or severe learning disability in North Tyneside. With support costs averaging £40k per person the Council would need to spend around £2m more than it does currently (at today's prices)

⁶ Mencap housing for people with a learning disability 2011

- People with a learning disability want the opportunity to live independently (as opposed to living in residential care) and this is supported by their family
- Homes should be near transport links and shops, and have some outdoor space. The most popular areas are Whitley Bay, Shiremoor, New York, Howdon and North Shields
- The average cost of supporting someone with a learning disability is around £40k, over 4 times the cost of supporting other client groups
- There are 118 Independent Supported Living services providing support for 228 people; 51 of these are in single person accommodation
- A range of accommodation and support options is needed to meet individual need: homes for people who are unable to share, shared living opportunities through to grouped living schemes

- Supported living is more cost effective in situations where core service levels can be maximised and costs shared across all people living in the service

Future housing need

There is an annual requirement for approximately 20 properties, which includes provision for:

- People in transition from children's services
- People coming out of hospital
- People who are leaving the family home to live independently
- People in residential care who are to move into supported living (in borough and out of borough placements)
- People moving from current houses due to compatibility issues or the property not being suitable as their needs change

Creating a development of 12 to 16 units, either through the provision of self-contained flats within a block or a core and cluster model, where properties are next to one another with one property being used for support workers would ensure services

are maintained, will give residents the independence they want and provide economies of scale. If more specialist care is needed for individuals then this can be done through personal budgets. There will also be opportunities to provide for the shortfall in units (4-8) to meet the specific needs of the service and service users, and this would be achieved through providing good quality individual or shared housing options.

Case study

Michael, Jack and Megan are three young people with visual impairment and a learning disability. They were keen to live more independently as a group. A house was purchased and adapted for them by the Square Building Trust. It was provided furnished. The young people and their families were involved from day one with choosing a suitable home, which is on a new estate close to shops and the Metro. The young people receive personal budgets from social services to pay for their care and housing benefit covers the cost of the house rental.

The young people and their families are very pleased with the new home. It is an excellent example of organisations responding and working together to meet the expressed wishes of three young people with a disability. They are now able to live their lives just as any other 20-30 year olds would choose – in their own home, living with friends.

4. People with a physical disability

The provision of suitable housing is a major factor in enabling people with physical disabilities to live independently. Two issues need to be considered:

- Can the existing home be successfully adapted, so that it makes living there more comfortable? If so, will it meet the person's needs in the future?
- Would a person's needs be better met by moving to purpose built or other housing that may already have adaptations or could be more easily adapted to suit?

The purpose of this document is to inform the commissioning of specialist accommodation to meet need. This could be either new build or refurbished. The Council has worked in the past to deliver wheelchair-user bungalows or flats on affordable housing schemes. This is either through its own housing capital programme or working with Housing Associations. However, there needs to be better co-ordination that links opportunities for new housing with specified user need. This requires closer working with ASC and Children's Disability Teams to commission the right homes in the right place. This is especially the case for

disabled young adults, who are more likely than their non-disabled peers to remain in the parental home for extended periods. This is despite evidence that their housing aspirations and motives for leaving home are similar to those of young people more generally.

Studies have shown that there are now the number of people with a physical disability is increasing and as people age the prevalence of physical disabilities increases.

Key messages from the demand analysis:

- The number of people with a physical disability is increasing
- This is due to both the high rates of survival for many children born with congenital anomalies and the ageing population
- There is not enough accommodation in the borough to meet the needs of people with a physical disability, especially young people. This is impacting on budgets that provide for adaptations

Future Housing Need

There is currently 1 scheme within the borough, in North Shields, which provides a cluster of 8 bungalows specifically for people with physical disabilities. This works well and is in demand. What is needed is another scheme of this type for those younger people with physical disabilities who need some care and support to enable them to live independently but not necessarily on a 24/7 basis. This could be 6 or 8 x 1 bedroom wheelchair user flats, lift served with communal facilities in an accessible location, i.e. close to Metro, shops and health services.

In addition, the provision of wheelchair user homes (flats or bungalows) should be a standard part of affordable housing schemes. These need to be in areas where demand for adaptations is high (refer to the maps in the demand analysis document). This means commissioners of housing having discussions early on with ASC and CYPL to ensure the right size of home in the right location.

Case study

Affordable housing schemes have included bungalows specifically built to accommodate wheelchair users. In some cases homes have been commissioned to meet the specific needs of a family identified at the start of the scheme. For example, the Johnson family had 3 members (dad and two sons) who were wheelchair users. Their existing home did not meet needs so dad had to sleep in the living area of the home. A 4-bedroom wheelchair user bungalow was built as part of an affordable housing scheme in North Shields. This not only provided a fantastic new home that met their housing needs but also saved money from not having to adapt their previous home.

5. Young people leaving care

There are a number of reasons why a child may be in care and 'looked after' by the local authority. Most often it is because the child's parents or the people who have parental responsibilities and rights to look after the child are unable to care for or have been neglecting him/her, or the child has committed an offence. The Children (Leaving Care) Act 2000 introduced new requirements on local authorities to plan for looked after children so that they have the support they need as they make their transition to the responsibilities of adulthood.

Transition to adulthood is often a turbulent time. Whilst most young people know they can call on the support of their families to help them through unforeseen difficulties, care leavers may not be able to rely on unqualified support if things do not work out as they make their journey into adulthood.

Stable housing in particular has been identified as a critical element for a successful transition from care⁷. Supported

accommodation can provide care leavers with an important 'middle way' between care and complete independence.

Since 2001 the trend to discharge young people from care prematurely when they are as young as 16 has been reversed and many more care leavers now live in suitable accommodation when they are no longer looked after. The numbers of care leavers in education, training and employment has also increased. However, there is still more to do as there remain too many young people expected to cope with independent living too early and without proper support.

In North Tyneside for the majority of care leavers the transition to independent living is well planned and takes place when they are ready and prepared. They have access to a wide range of supported and semi supported accommodation during their transition to independence. Through consultation with young people and comprehensive pathway planning it is the Council's aim to:-

⁷ In Loco Parentis – Demos 2010

- Encourage Looked After young people to remain in their placements until they are ready to move on.
- Maintain a commitment for young people to remain with their existing foster carers beyond 18 under the Council's "Staying Put" arrangements.
- Promote young people's preparation for independence within all regulated placements.
- Ensure that there is adequate supervised accommodation for care leavers who need 24/7 transitional support.
- Ensure sufficient move-on accommodation that is of a good standard and is affordable.
- Provide time limited floating support for young people settling into their own accommodation.
- Provide for those 16 and 17 year olds who are in need and would otherwise be homeless; responding to the additional demand for 16 plus accommodation arising from the Southwark House of Lords Judgement 2009.

Key messages from the demand analysis:

- Over the past 5 years the number of care leavers has risen slightly each year; there are now 17 more care leavers than 5 years ago
- The additional 3-4 care leavers per annum will mean increased costs on the leaving care budget.
- There is a good range of accommodation options for young people leaving care but there is still a gap in provision

Future Housing Need

For young people who cannot live at home, what is needed is a clear and flexible accommodation and support pathway towards independent living, consisting of:

- Suitable emergency accommodation such as Nightstop, Crashpad or young people's direct access accommodation
- Supported lodgings and building-based supported accommodation including foyers – both must include training to help young people sustain a tenancy, for

example budget management, understanding their obligations under a tenancy agreement etc.

- Move-on protocols from supported accommodation
- Floating support
- Provision for young people with multiple needs.

There is a good supply of supported housing for young people in North Tyneside; however there are still gaps in provision. What is needed over the next 5 years is:

- A multi-occupancy supported accommodation scheme consisting of 5 units, owned and managed by the Council to provide operational flexibility, so that the Council has access to and control of resources when they are needed. This needs to be in an accessible location, close to Metro or bus links but not close to existing provision for young people
- On the same site/in close proximity to this facility 4 x 1-bedroom flats are needed to provide move-on accommodation and where floating support can be provided

- More accommodation is needed to provide move-on from supported housing. This type of accommodation should be one and two-bedroom apartments; two-bedrooms would be preferable from an affordability point of view, to provide shared living arrangements because of rules around housing benefit.

Case study

YMCA North Tyneside converted part of their building in North Shields Town Centre to provide 15, 1-bedroom apartments for young homeless people and care leavers. The scheme provides 24-hour on-site support. Residents must sign up to a personal development plan to gain a range of skills that will help them with the transition to independent living.

Fundamental to delivering this scheme was identifying the need for this type of accommodation. Information and advice was provided by the Council on a range of issues, including housing need, housing benefit eligibility, potential referral mechanisms and supporting their application for Registered Housing Provider status.

6. Summary of specialist housing need

The diagram on the following page provides a summary of the specialist housing needed across the borough up to 2020.

Predicting what is needed is not an easy task; our estimate is based on the information in our demand analysis document. The information is intended to support and shape an organisation's business plan. It is not an end in itself but represents a 'calling card', an introduction for discussions between the Council and providers of accommodation. In respect of the diagram, there are a number of points to note:

- We have assumed that sheltered/retirement and extra care schemes consist of 50 apartments. If bigger schemes are commissioned this would reduce the number of schemes needed
- The number of extra care schemes reflects the need to provide some units that cater for people with dementia (95 units). For people with more advanced dementia, the remaining 100 units should be delivered through the

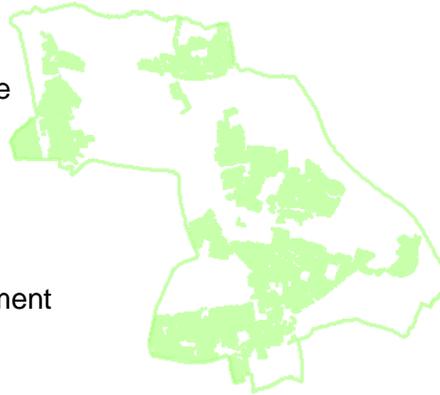
provision of dementia specific schemes and we propose this could be 4 schemes (25 apartments per scheme) across the borough

- Wheelchair user affordable housing needs to reflect specific demand in an area therefore dialogue between commissioners of housing and specialist teams dealing with people with physical disabilities is needed
- There may need to be some flexibility in delivering schemes where the availability of sites does not match need/demand
- For social housing sheltered/retirement schemes, demand from the North Tyneside Living project needs to be reviewed once all schemes are completed (February 2017) before further schemes are commissioned

North West

Older People

- 1 extra care scheme
- 1 dementia specific extra care scheme
- 1 sheltered scheme
- 14% level access bungalows on affordable schemes



Learning Disabilities

- 1 x 12-16 unit core & cluster development

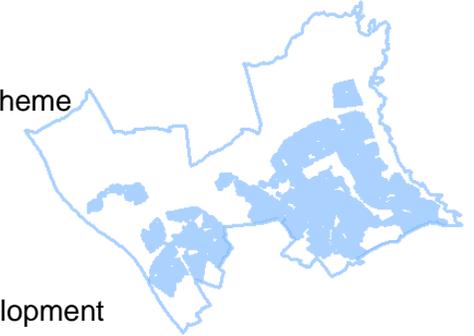
Physical Disabilities

- Provision wheelchair user bungalows (or flats) on affordable housing schemes – numbers and size to meet specific client needs

North East

Older People

- 4 extra care schemes
- 1 dementia specific extra care scheme
- 1 sheltered scheme
- 14% level access bungalows on affordable schemes



Learning Disabilities

- 1 x 12-16 unit core & cluster development

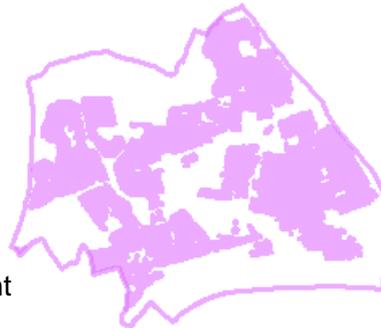
Physical Disabilities

- 8 x 1 bedroom bungalows or flats with communal facilities
- Provision wheelchair user bungalows (or flats) on affordable housing schemes – numbers and size to meet specific client needs

South West

Older People

- 3 extra care schemes
- 1 dementia specific extra care scheme
- 1 sheltered scheme
- 14% level access bungalows on affordable schemes



Learning Disabilities

- 1 x 12-16 unit core & cluster development

Physical Disabilities

- Provision wheelchair user bungalows (or flats) on affordable housing schemes – numbers and size to meet specific client needs

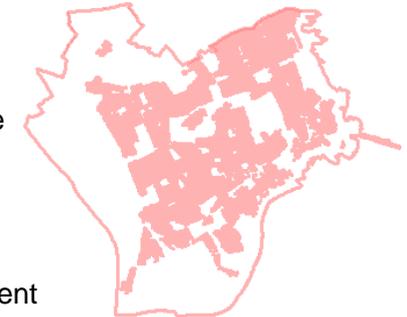
Care Leavers

- 6-unit accommodation, 5 unit supported scheme + 1 sleep-over with 4 x 1 bed flats adjacent to use as trainer flats

South East

Older People

- 1 extra care scheme
- 1 sheltered scheme
- 1 dementia specific extra care scheme
- 14% level access bungalows on affordable schemes



Learning Disabilities

- 1 x 12-16 unit core & cluster development

Physical Disabilities

- Provision wheelchair user bungalows (or flats) on affordable housing schemes – numbers and size to meet specific client needs

7. Actions the Council will undertake

Set out below are the actions the Council will undertake to drive forward the delivery of specialist housing in the Borough. It will:

- Set up a 'Specialist Housing Group', bringing together key services from the Council (Housing Services, Adult Social Care, Children's Services, Strategic Property) to promote better co-ordination of information and opportunities for specialist housing development
- Keep abreast of funding opportunities, for example the HCA's Affordable Homes Programme and Care and Support Fund, so that opportunities are not missed
- Work with Housing Associations and our partner Kier to develop bids that secure funding to deliver specialist accommodation
- Work with developers to deliver specialist housing through planning obligations
- Commission specialist housing through the Council's own housing delivery programme
- Make available sites for development, where possible
- Ensure 14% of homes on new affordable developments are for older people (bungalows/level access apartments)
- Plan for delivering wheelchair user homes to meet specific need (the DFG, Adaptations and Service User maps in the demand analysis document are a starting point but this information needs to be supplemented with user-specific information from ASC and Children's Disability Teams)
- Develop a process for ensuring that all applicants for specialist accommodation are registered on Tyne & Wear Homes Homefinder Scheme for North Tyneside and that specialist panels are set up to oversee the allocation of homes

8. Opportunities for providers

The shortage in specialist accommodation provides significant opportunities for housing providers in North Tyneside.

A range of homes is needed, ranging from core and cluster models for people with learning disabilities, extra care homes for older people that can also cater for people with dementia, dementia specific extra care schemes and bungalows to meet the needs of those with a physical disability. The Council wants to support providers to deliver these homes. It wants good quality, modern homes where individuals have their own space to live independently and are conducive to delivering good quality care and support.

Unfortunately the availability of sites does not always match need; this is especially so in the North East area of the borough, where demand for all accommodation is high but sites are in very short supply. Providers should therefore consider opportunities for changing the use of existing buildings or accommodation to provide more specialist housing.

Older People

The increase in extra care provision needed will provide significant opportunities for providers. Landlords of extra care schemes will have a greater role in commissioning the care and support services delivered in their schemes, including delivering this service themselves. Flats could be used to offer respite to customers, allowing someone to live there while adaptations are being made to their own home, or as a transition from hospital to home, thus enhancing business opportunities.

Marketing of extra care is key to successful delivery as many older people do not understand what it is. Providers could consider offering an 'extra care experience' to potential customers.

Whilst the data shows that mainly social housing is required and some shared ownership there are opportunities for market housing to meet the needs of older people who want to purchase. However, affordability is a key issue.

For providers wanting to improve their understanding of delivering mixed tenure extra care housing a useful briefing is available. Written for the Housing Learning and Improvement Network (Housing LIN) and the Association of Retirement Community Operators (ARCO). The brief provides insight into the mechanics of mixed tenure housing delivery and is available from the following link: [Mixed Tenure in Extra Care Housing](#)

People with dementia

The projected increase in people with dementia means more accommodation is needed to meet the needs of this group. Any building designed for older people should be dementia friendly as it offers a greater flexibility should there be future changes in the profile and needs of the people who live there.⁸ However, some specialist dementia care units are also needed to meet future need. Further reading is available from the following links:

[A checklist for developing dementia friendly communities](#)

⁸ The design of housing for people with dementia 2009

[Putting dementia into the heart of extra care housing - case study](#)

[More Choice, Greater Voice](#) – see page 44

People with learning disabilities

It has been identified that more core and cluster schemes are needed for people with learning disabilities in North Tyneside. This Good Practice Case Study [Developing cost effective housing options for people with learning disabilities across the East Midlands](#) describes a housing solutions programme to reduce reliance on residential care for people with learning disabilities in the east Midlands. The programme was facilitated by the East Midlands Improvement and Efficiency Partnership.

People with physical disabilities

A scheme for younger people with physical disabilities who need some care and support to enable them to live independently is needed but not necessarily on a 24/7 basis. This could be 6 or 8 x 1 bedroom wheelchair user flats, lift served with communal facilities in an accessible location, i.e. close to Metro, shops and health services.

In addition, fully wheelchair accessible homes (flats or bungalows) should be a standard part of affordable housing schemes to meet demand.

Care Leavers

More accommodation is needed to provide move-on from supported housing. This type of accommodation should be one and two-bedroom apartments in accessible locations.

The role of the private rented sector

Opportunities for private renting should also be explored across a range of provision. This sector has doubled over the past 10 years in North Tyneside and research has shown that older people would consider private renting if tenancies were longer-term than currently, as this option unlocks capital. There may be more appetite now that the Care Act will ensure care costs are capped at £72,000. Further reading is available at: [Housing LIN](#)

Delivering specialist housing through planning obligations

The Council works closely with developers to deliver affordable housing through planning obligations (via S106 Agreements). We have delivered homes for older people using this method in the past and will continue to use this approach to deliver specialist housing in the borough. This will create opportunities for Housing Associations to work with developers to help them deliver the requirements of their obligations.

9. Funding opportunities

The Council wants to work with providers to maximise funding opportunities. The Homes and Communities Agency is one of the main sources of funding. A list of their current funding programmes is available here:

<https://www.gov.uk/housing/funding-programmes>

The main programmes are:

The 2015 to 2018 Affordable Homes Programme aims to increase the supply of new affordable homes in England by March 2018. Over half of the available funding was allocated in the initial bidding round. The remainder (around £800 million) is available on a continuous market engagement (CME) basis. Bidding for this is now open, and will remain so until all of the funding is allocated.

CME allows housing providers further opportunities to bid for firm schemes during the 2015 to 2018 period. This will include specialist, supported or rural housing, which can often require a longer lead time, and these, along with schemes making use of

construction innovation including advance housing manufacture, are especially encouraged under CME. Further information is available here:

<https://www.gov.uk/government/collections/affordable-homes-programme-2015-to-2018-guidance-and-allocations>

Phase 2 of the Department of Health's **Care and Support Specialised Housing Fund**. The funding aims to bring forward proposals for the development of specialist housing to meet the needs of older people and adults with disabilities. More information is available at:

<https://www.gov.uk/government/collections/care-and-support-specialised-housing-fund-guidance-and-allocations>

10. Good Design Principles

The design of buildings is not just about how development looks, but how it works and how well it meets the needs of users. As part of the Council's commitment to high quality design and best practice, the Council has produced a [Supplementary Planning Document - Design Quality](#) which provides the overall context for design guidance in the Borough. This is the starting point for anyone who brings forward development proposals in the Borough. It applies to all planning applications that involve building works, whether this is new build, refurbishment, extensions and conversions. The benefits of good design include:-

- Making people feel positive about their neighbourhood
- Creating a good quality of life
- Enriching the existing environment
- Supporting existing residential areas and creating higher capital values
- Attracting people
- Increasing marketability and prestige

- Lifting confidence in the surrounding area.

A wealth of design guidance already exists for housing for specialist client groups. The HCA therefore commissioned a review to help investment partners, project commissioners, local authorities and designers decide which advice would be most useful for their project. The HCA's non-mainstream housing design guidance – literature review [HCA's non-mainstream housing design guidance – literature review](#) brings together existing guidance and helps direct partners to the most relevant design guidance for a specific development type or user group.

The [Lifetime Home standard is a set of principles](#) applied to general needs housing to provide accessible and convenient accommodation for a wide range of the population, from households with young children to older people and individuals with temporary or permanent physical or sensory impairment. The set of principles come together to form the 16 Lifetime Homes design criteria. These focus on areas relating to accessibility on the approach to the home, moving into and

around the home, how the household can manage in the home if a temporary disability prevents the use of stairs, and adaptability of the home to cater for changed needs arising from a permanent disability.

Older People

Further information on good practice design for older people's housing is also available at:

[Learning from HAPPI](#)⁹

[Putting Inclusive Design into Practice](#)¹⁰

[The Principles of Inclusive Design](#)¹¹

[Design Principles for Extra Care](#)

Dementia

DSDC is an international centre of knowledge and expertise dedicated to improving the lives of people with dementia. It draws on research and practice, from across the world. For over 25 years it has worked with individuals and organisations to:

- Improve the design of care environments
- Make communities dementia-friendly
- Influence policy and to improve services for people with dementia

It has developed a series of design guides for different environments, including care homes, acute care, housing, new hospital design and specialist care environments.

<http://dementia.stir.ac.uk/design/design-guides>

Disabilities

Further information on good practice design for housing for people with disabilities is available at:

[Advisory Document Part M of the Building Regulations \(AD Part M\)](#): mandatory regulation for all new buildings, including housing

[Wheelchair Housing Design Guide' \(WHDG\)](#)

a comprehensive best practice guide

⁹ Levitt Bernstein Associates

¹⁰ Housing Learning and Improvement Network

¹¹ CABE

Document produced April 2015. For further information contact
North Tyneside Council's Housing Strategy Team on 0191
6436214 or email: housingstrategy@northtyneside.gov.uk