

Older People's Housing, Accommodation and Support

A commissioning strategy for Derbyshire
2019-2035

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About this strategy

The growing population of older people in Derbyshire is generating considerable demand for suitable accommodation. Our older residents have a range of needs and priorities. We want to support them to live independently and ensure there is a range of accommodation to help people achieve this.

Derbyshire County Council has ambitious plans to support older people to live independently in their own homes and communities for as long as possible, in line with our Enterprising Council approach.

This commissioning strategy and delivery plan builds on the Strategic Vision for Older People's Housing and Accommodation, which outlines the increasing demand for housing and accommodation that is tailored to meet the needs of older people in Derbyshire. This document considers all types of housing and accommodation from age designated housing and housing with care through to residential and nursing care provision and we intend to treat it as a 'live document' which constantly adapts and evolves to reflect strategic ambitions and priorities in Derbyshire.

We have continued to work alongside district and borough councils across Derbyshire to develop this strategy and we want to continue to work in partnership, drawing on the broad skills, knowledge and technical expertise we have across the county to achieve our shared strategic priorities.

This strategy provides more detail about our plans on a district by district basis in relation to the different types of housing, accommodation and support required to manage and address that demand. We want to work across the whole care market to enable this to happen, so this strategy outlines our intentions and we want to work in partnership with a range of providers to develop proposals that enable us to support older people to age well in Derbyshire.



Older people's care and support in Derbyshire



Derbyshire has a higher than average number of older people admitted to long term residential care.



Derbyshire has a population of 787,765 people of which 166,026 are aged 65 and over.



Derbyshire County Council has its own Direct Care provision which supports people to live at home, but also operates 17 residential homes and 5 community care centres across the county.

Derbyshire County Council Direct Care provides 67% long term support and 16% short term support.



There are 196 nursing and residential care homes in Derbyshire, some of which are dual registered.

We provide a dementia premium of £42.84 per client per week to support people with complex dementia in a care home setting.



Recruitment of quality care staff is an ongoing challenge and there is a high level of vacancies, especially in the more rural parts of Derbyshire.



Ensuring affordable provision of nursing and residential care in some parts of the county is an ongoing area of focus.

By 2035 the population aged 90 and over will more than double.



There are nine extra care housing schemes across Derbyshire where DCC has nomination rights.

53%

It is estimated that by 2030 17,275 people in Derbyshire will be living with Dementia, an increase of 53% from 2017.

+ 58.5%

By 2035 the population of Derbyshire which is aged 65 and over will increase by 58.5% from 2016.

The resilience and sustainability of the care home sector in Derbyshire is a concern.

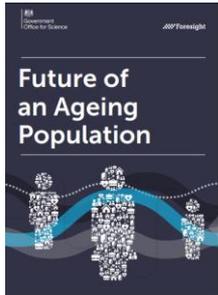
Supporting people to live independently in their own homes is a shared priority for health, housing, district and borough councils in Derbyshire. 21

It is estimated there will be 25,500 older frail people in Derbyshire by 2030.



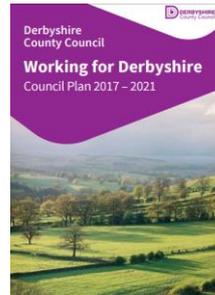
Policy Context

The development of this strategy has been informed by the following key strategic documents:



The Government's [Future of an ageing population report](#) published in 2016 highlights that older people are disproportionately likely to live in poor quality housing or housing in need of serious repair, particularly when living in socially disadvantaged areas.

The report notes that **'homes have greater potential as places of health care. The right type of housing could reduce demand on health and care services, but will require homes that support new technology and are safe, accessible and adaptable'**.



The [Derbyshire County Council Council Plan 2017 -2021](#) outlines a number of priorities and includes a commitment to ***'Restart our Care Programme to provide high quality and affordable residential, nursing and extra care accommodation across the county'***.

This strategy will inform our plans in terms of where we target our spend to ensure we make the best use of our resources to support older people in Derbyshire.



The Derbyshire [Health and Wellbeing Strategy](#) contains a priority to ***'Support our vulnerable populations to live in well-planned and healthy homes'*** and notes that older people in Derbyshire have increased housing, accommodation and support needs. In order to enable older people to live independently for longer the Health and Wellbeing Board will work to join up planning, housing and health systems by empowering existing partnerships to work seamlessly together

Our strategic vision

In 2018 we developed a [strategic vision for older people's housing, accommodation and support](#) that looked at what we need to do by 2035 to help meet demand.

The strategic vision identified the need to develop a co-ordinated approach across the county, engaging a range of partners. We worked with the Housing Learning and Improvement Network (Housing LIN), a national network that brings together health and social care professionals to exemplify innovative housing solutions and practice. The Housing LIN highlighted to us the benefits of considering new models of care and support to enable older people to remain independent for as long as possible. The strategic vision acknowledges that the emergence of place based approaches to health, wellbeing, care and support will present new opportunities to support people to live well and independently in their own home as they get older and this should be our main focus. The strategic vision incorporates the views of older people who told us that they wish to remain living in their existing homes. Therefore, ensuring joined up and co-ordinated support that enable individuals to live in a safe, warm home with appropriate care and support needs to be a key driver for any future commissioning activity.

However, where new or specific accommodation is required to be developed or commissioned, the strategic vision indicated that to 2035 there is:

- An estimated undersupply of housing for older people reflecting in particular an undersupply of retirement housing available to buy
- An estimated undersupply of housing with care (often referred to as extra care housing), both for rent and for sale in all areas.
- Minimal additional net need for residential care provision
- An estimated undersupply of nursing care beds in all areas

The vision underpinning this work is outlined in the right hand panel. The strategic vision made a number of recommendations, which are reflected in this document and form the basis of the delivery plan attached at Appendix 1.

Derbyshire is a place that meets the housing needs and aspirations of older people, by working in partnership across organisations. This is so that older people can make informed choices and decisions about their homes and housing options to support their independence and enable them to live in a safe, accessible and warm home for as long as they wish, with support and adaptations as required. A range of housing options will be available including support services and specialist housing.

Enabling people to live independently and at home for as long as possible

Older people in Derbyshire have told us that they want to live in their own home for as long as possible, with appropriate care and support.

Public and voluntary sector bodies across Derbyshire support residents to do this by offering a range of community based services, ranging from informal befriending or social support through to formal domiciliary care packages or healthcare. District and borough councils have a key role ensuring people live in safe, warm and appropriate housing. We also provide a range of services that ensure the home is safe and adapted to meet the needs of people as they grow older.

We recognise that older people often need ongoing support to enable them to remain healthy, well and safe at home and we need to provide a range of solutions to enable this. These could be formal commissioned services that enable local networks of support to develop or links with a local group or organisation. Currently we know that these services and support offers are not as co-ordinated or joined up as they could be and this is a key area of focus for this strategy.

We recognise that, in line with national thinking, there are great opportunities to explore how technology can also enable people to live independently and we want to explore a number of innovative projects in this area that facilitate the development of 'smart homes' and maximise opportunities through 'digitally connected services'.

A recent [national review of the Disabled Facilities Grant](#) suggests utilising this funding so that a home environment that enables disabled people to live a full life is created. The review notes that districts, counties, housing and social care, occupational therapists and grant officers will need to work together to establish person centred services that meet a disabled person's needs in a more preventative and holistic manner. Partners in Derbyshire need to consider how this learning can be applied locally.

We will work in partnership to:

- Review and shape investment that currently supports people to live in their own home across tenures.
- Develop a proactive, preventative and co-ordinated strategic approach to home adaptations that maximises funding provided to partners across Derbyshire.
- Review and provide a clearer joined up information and advice offer allowing people to plan ahead and stay independent in their own home as they grow older.
- Explore innovative approaches that enable people to stay independent in their own home in rural communities, such as Shared Lives Plus.
- Consider how technology can support older people to live independently and self-manage their health or care needs.

Further details are outlined at the end of the document

Working together to support older people in their own home

Supporting people in their own home

A range of organisations supported Mr C, a 75 year old vulnerable gentleman living alone with a diagnosis of Dementia to stay in his own home in Amber Valley.

Mr C was referred as he was struggling with his mobility and had ulcers on his leg. The district nurse had concerns for his welfare and reported that his house was “generally in a poor condition.” A Housing Officer was invited to attend a Vulnerable Adults Risk Management Meeting that had been organised for Mr C bringing together colleagues from NHS, Derbyshire County Council Adult Care, The Fire Safety Team, Carers and the Home Improvement Agency (HIA).

The Housing Officer involved in the case had inspected the property and determined that to keep Mr C safe in his home then it would be necessary to carry out several repairs to the property, this included repairs to the roof and guttering, and checking the electrics. The HIA have helped source quotations for these works and it is anticipated the works will be funded from the Better Care Fund. A new boiler has also installed at the property via the Healthy Homes Programme.

Mr C has been unable to use his bath and had been strip washing at the kitchen sink due to his leg. An NHS Occupational Therapist has undertaken a bathing assessment and determined that a level access shower, funded via a DFG, would meet Mr C’s bathing needs and enable him to maintain his independence.

Derbyshire Healthy Homes Programme

The Healthy Home programme for householders that are unable to afford to heat their home to a safe temperature and have a health condition, which is made worse by the cold. The programme aims to prevent people from repeatedly accessing primary, secondary or social care services because their health condition is deteriorating due to living in a cold home. Health conditions related to cardiovascular, respiratory, mobility and mental health are all adversely affected by the cold. The programme helped 450 vulnerable people in 2018/19. The programme takes referrals from trusted partners across Derbyshire and provides bespoke heating systems, insulation, fuel management and wellbeing services at no cost to the householder who would otherwise be unable to pay for these improvements. The programme receives core funding from Adult Care and during 2018 raised £863,000 of capital for 231 heating improvements to prevent excess cold, from:

- **Private sector** e.g. Energy companies, Cadent Gas, Western Power Distribution £351,000.
- **Public sector** e.g. Better Care Funds £210,000
- **Third sector** e.g. Affordable Warmth Solutions £302,000.

A cost benefit analysis of the programme in Erewash showed that for every £1 spent on providing warmth to a poorly householder the CCG will save £1.45 each year. This is equivalent to over £1.25million in 2018.

For more information log on to [Live Life Better Derbyshire](#)

Place based care and support

One of the key elements of supporting people to remain in their own home as they grow older is ensuring that care and support enables independence and support is available from health and social care agencies within the local community.

Joined Up Care Derbyshire

The eight Place Alliances were agreed by the Joined Up Care Derbyshire board following engagement. Each Place Alliance has a group of key decision-makers, from health, care and local organisations, the public and patients. All Place Alliances will focus on supporting people to stay well for longer through a consistent set of work areas which include frailty, falls, care homes and supporting people to die well. In addition each Place Alliance will focus on what local people need in that area as regards their health and wellbeing and appropriate workforce development.

We will work collaboratively with a range of partners to support the development and delivery of the vision for Joined Up Care Derbyshire, through the development of Place Alliances.



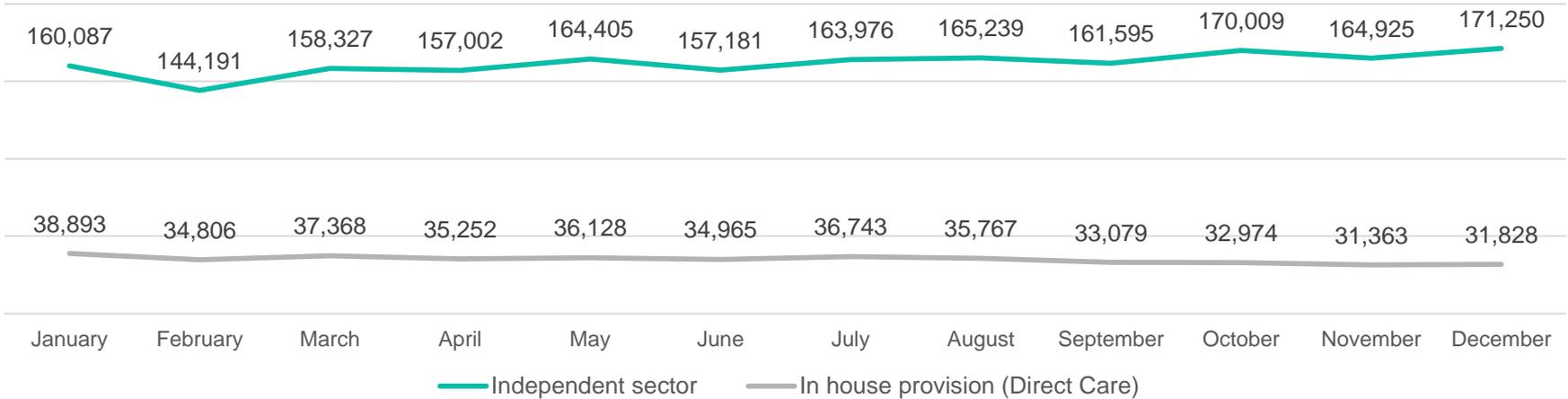
Derbyshire's homecare market

Derbyshire has a mixed homecare market with the County Council's Direct Care Service focusing on supporting people short term support to prevent hospital admission, support hospital discharge or support people at the end of life for example. We are working with organisations across the Private, Voluntary and Independent Sector to develop its capacity and workforce to support older people who are in receipt of a long-term care package. A summary of statistics outlining the shape of the sector are detailed over the page.

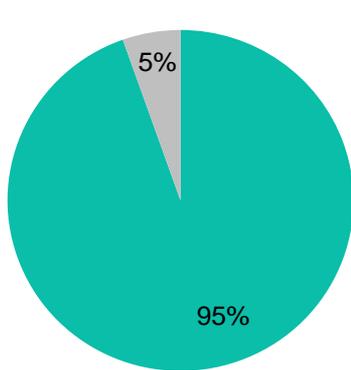
We will continue to actively shape and develop this homecare market across Derbyshire. The latest information about how we will enable market development is outlined in our Older People's Market Position Statement.

Derbyshire's home care market

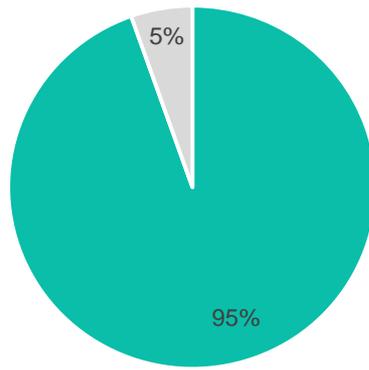
Total number of hours by sector for homecare for people aged 65 and over



PVI Homecare Split short term and long term packages of care 2018

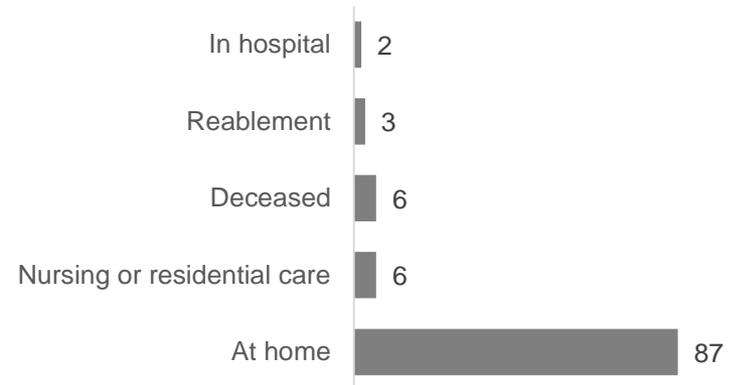


Direct Care Homecare Split short term and long term packages of care 2018



- Inhouse Long Term
- Inhouse Short Term

Location of clients 91 days after Hospital Discharge (for clients discharged June 2018, where the 91st day is September 2018)



Housing and accommodation design standards and innovation



The strategic vision outlined a range of accommodation and housing for older people and it is suggested as a guide to specifying the housing and accommodation requirements for Derbyshire. This means throughout this strategy we need to think about :

- Existing housing/adapted housing for older people
- New mainstream housing, including 'inter-generational' housing.
- Age designated housing and contemporary 'sheltered'/retirement housing.
- Extra care housing
- [Co-housing](#) schemes
- Retirement villages
- Housing/accommodation that is suited to the needs of people living with dementia and other complex needs.

We would seek to encourage that any new schemes are built and designed to appropriate design and quality standards, including:

- [The Alzheimer's Society dementia friendly housing charter](#)
- [HAPPI principles](#)
- [Lifetime Homes or Part M standards](#)
- [Stirling University Dementia design standards](#)
- [NHS Health Building Note 08-02: Dementia Friendly Health and social care environments](#)
- [Care Quality Commission Regulations for residential and nursing care](#)

Design standards that are important to older people:

- Older people want to live in a safe, attractive area with good transport links and access to local services.
- Older people want to feel part of the local community.
- Older people want to remain as independent as possible in well designed spaces that allow easy access to care and support services.
- Older people feel that affordability alongside design is important in choosing where to live.

Further details of the design standards and guidelines we would like to see utilised in Derbyshire in the future are summarised by accommodation type on the next two pages.

National evidence and learning suggests that there are a number of key design features for housing for older people. Appropriate design can enable housing to be appropriate for older people at little or no additional cost. Design features which could be considered include:

Age designated housing

- Ground floor or single storey accommodation with level access throughout.
- As well as stairs there needs to be provision for a future stair lift or space for a platform lift.
- A minimum of two bedrooms, small properties and gardens that are easy to maintain.
- An easy route from the main bedroom to bathroom, or en-suite bathroom provision.
- Bathrooms to include easy access shower facilities
- Layout, width of doors and corridors to allow for wheelchair access.
- Walls able to support adaptations such as grab rails.
- Sockets, switches and environmental controls at a suitable height.
- Maximise natural light levels and place windows at a height so that people in bed or a wheelchair can see out.
- A parking space near to the property.
- Space to charge and store electric wheelchairs/scooters
- Level or gently sloping approach to the home and accessible threshold.
- Energy efficient and economical heating system to help to keep energy costs as low as possible.
- Maximise opportunities of smart home connected technology to support health and wellbeing.

More info at <http://dwell.group.shef.ac.uk/typologies/>

Age friendly communities

As part of the Health and Wellbeing Board's commitment to develop well planned homes and neighbourhoods, it is important to consider the wider community in relation to Older People's housing and accommodation options.

Increasingly evidence suggests that suitable housing only goes so far in maintaining health and wellbeing. The neighbourhoods in which homes are located provide resources that people need such as transport, shops, social contact, involvement in local issues and services, information and access to green space. Any new developments of housing or accommodation for older people need to take into account this wider context and concepts such as [lifetime neighbourhoods](#) and [Dementia Friendly communities](#) can be utilised.

Connectivity can also include digital as well as physical connectivity and therefore in more rural or geographically isolated communities, there may be opportunities to exploit the benefits of new technology to support older people to feel more connected, empowered and independent.

In relation to both age friendly communities and age designated housing we will seek to work collaboratively with planning colleagues to actively promote the wellbeing benefits that can be gained for an older person through well planned homes and communities.

Extra Care

Self contained homes that are built with older people in mind, which can be easily adapted to accommodate increasing frailty and dementia.

- A restaurant to give residents the option to eat a hot meal and socialise with friends, family or neighbours.
- Energy efficient design to help keep energy costs as low as possible.
- Maximise natural light levels and place windows at a height so that people in bed or a wheelchair can see out
- Equipment, signage, internal décor and landscaping that enable people who have physical, sensory or cognitive impairment to be as independent as possible.
- Fully accessible landscaped outside space.
- Communal facilities that are sufficient for the size of the scheme providing facilities and activities that are complementary to those available in the local community
- The scheme is close to local services so residents can take part in other local community activity.
- Residents should have easy access to shops, doctors, pharmacists and leisure activities.
- Utilisation of technology where appropriate to support independence

Further information is available at [Sheffield University DWELL project](#).

Residential and Nursing Care Homes

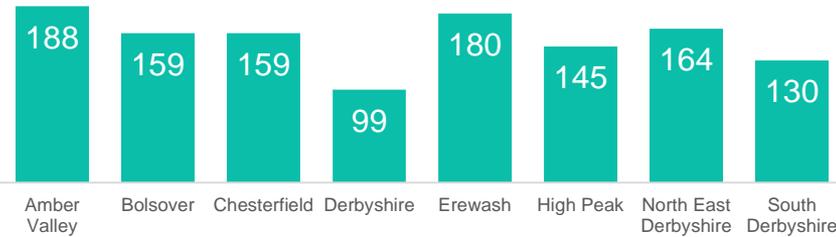
Good quality residential and nursing home design can provide a better quality of life for residents. Appropriate design features include:

- Ensuite facilities for all residents, including level access showers.
- Bedrooms that are no smaller than 12m².
- Bedroom layouts which provide sufficient space for visitors and carers to access both sides of the bed
- Fully wheelchair accessible, with lifts to allow easy access between floors.
- Attractive comfortable and homely shared spaces, including dining facilities, sitting areas, activity spaces and space for visitors in private.
- Spaces that allow residents to participate in social, therapeutic, cultural, education and daily living activities,
- Ceilings and room layouts that support hoists.
- Equipment, signage, internal décor and landscaping that enable people who have physical, sensory or cognitive impairment to be as independent as possible.
- Maximise natural light levels and place windows at a height so that people who are seated or in bed can easily see out of the window.
- Fully accessible and secure outdoor space that is designed and landscaped.
- Lighting that is domestic in character but sufficiently bright to facilitate reading and other activities.
- Utilisation of technology where appropriate to support independence.
- Ability for residents to control the temperature in their rooms.
- Design and layout should make it easy for the building to be maintained and decorated.

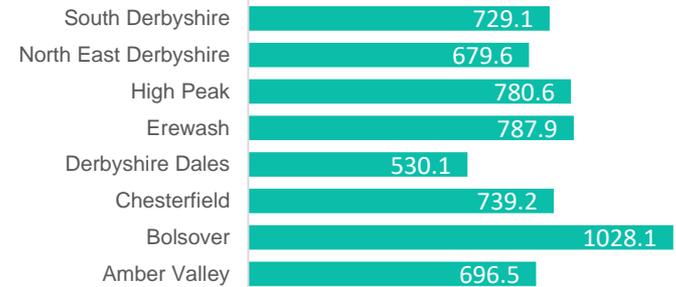
The nursing and residential care home sector

We have a dedicated [Older People’s Residential and Homecare Market Position Statement](#) that provides the latest data and key messages. Below is a snapshot of current trends for the nursing and residential care sector in relation to long-term admissions. In summary 38 homes or 22% of the market are sole traders and 39 establishment or 68% of the market are non-purpose built homes. There are approximately 1750 people who self fund their care within a nursing or residential care home. Below is a summary of some key statistics that outlines the shape of the current market within Derbyshire:

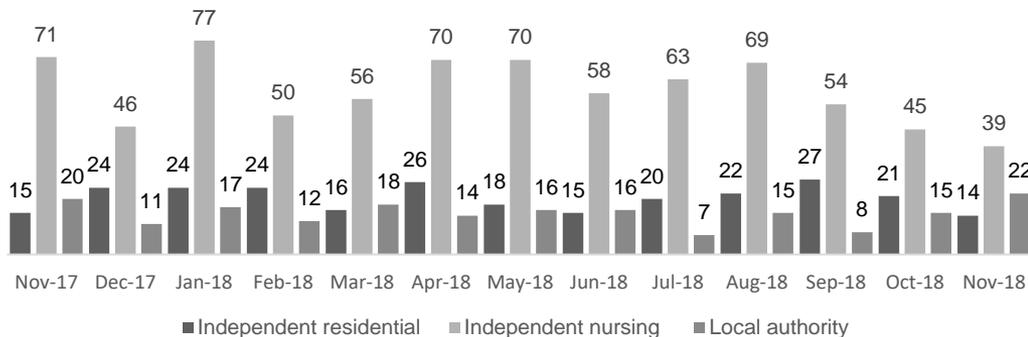
Number of permanent admissions to nursing and residential care for people aged 65 and over by local authority area (Nov 2017-Nov 2018)



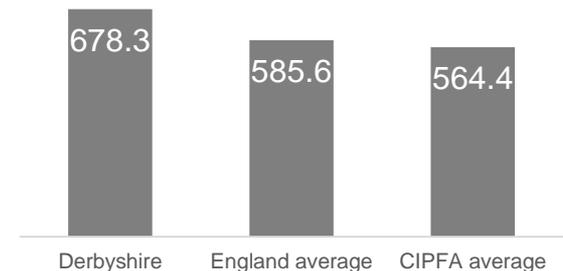
Permanent admissions to nursing and residential care for people aged 65 and over by local authority area, per 100,000 population (November 2017-November 2018)



Number of long term admissions to residential or nursing care by month (Nov 2017-18)



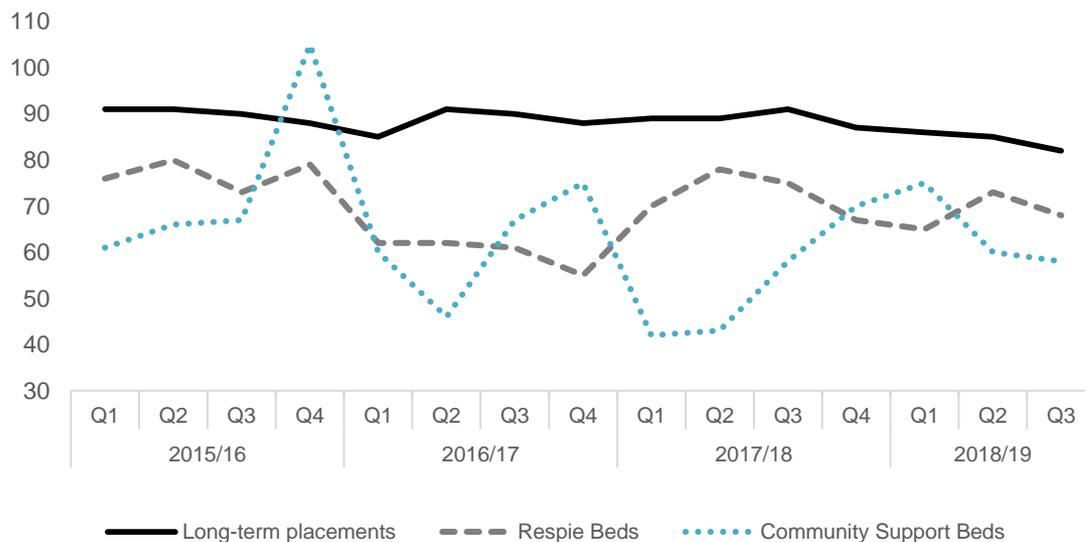
Rate of long-term admissions for the past 12 months for clients aged 65 and over (March 2018-March 2019)



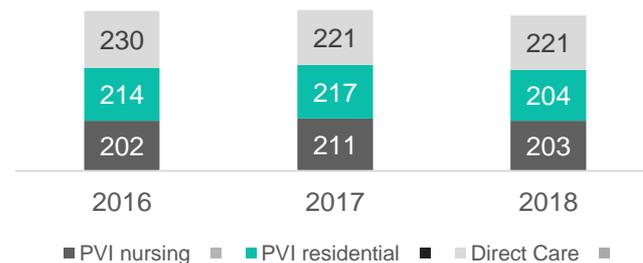
Derbyshire County Council Direct Care - older people's residential care

Derbyshire County Council owns and operates 17 homes for older people and five community care centres. This provision helps ensure that there remain affordable options across the county and the provision can support Care Act eligible clients. The service also works in partnership with NHS colleagues to operate a number of community support beds that facilitate hospital discharge or prevent hospital admission. The community care centres also have specialist beds which support people with complex Dementia. Below is a summary of the occupancy of the different types of beds operated by Direct Care alongside a brief comparison of the length of stay for beds across both the private and independent sector, and Direct Care.

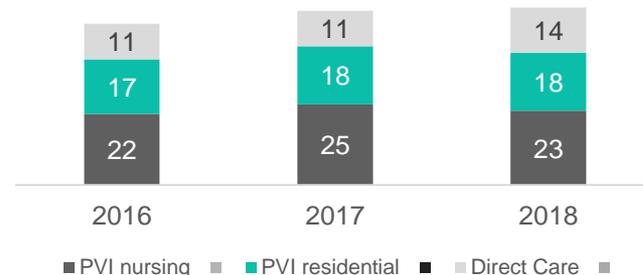
Derbyshire County Council Direct Care older people's homes and community care centres occupancy by bed type (% of beds occupied)



Average length of stay for long term placements for people aged 65 and over (No. of nights)



Average length of stay for short term placements for people aged 65 and over (No. of nights)



Quality services to help people stay healthy and well

Adult Care and the NHS have procured a **countywide Home from Hospital service** which will be provided by a local consortium of CVS providers. The service will be operated by a combination of staff and volunteers and the aim is to provide practical support for vulnerable people at the point of hospital discharge, or those in the community at risk of admission to hospital. For up to six weeks the service will support with a range of simple tasks that enable someone to live in their own home such as supporting shopping, making sure the home is safe and clean and supporting people with household tasks such as paying bills. At the end of the six week period the service user will either be able to manage day to day tasks independently; continue to have ongoing support from universal services, or have been assessed by Adult Social Care for an ongoing care package.

Quality services underpins all of the actions within this strategy document

We commission a number of services that support people to remain independent in their own home, support someone with a long term condition or disability to live within their local community or regain their independence following a stay in hospital. Through our quality monitoring approaches we ensure that these services support older people through a strengths based approach to achieve outcomes important to them. Quality is also a key priority in the registered care sector. Nursing, Residential and Extra Care Services are registered with the Care Quality Commission and are inspected regularly to ensure they comply with the national minimum standards. The latest State of Care data from the CQC shows that Derbyshire performs similarly to its comparator benchmark authorities and with England overall.

Nursing	Inadequate	Requires improvement	Good	Outstanding	Unrated
Derbyshire	3%	18%	76%	1%	2%
Comparator LAs	3%	21%	67%	3%	6%
England	2%	23%	66%	3%	6%

Residential	Inadequate	Requires improvement	Good	Outstanding	Unrated
Derbyshire	1%	15%	73%	1%	10%
Comparator LAs	2%	14%	76%	3%	6%
England	1%	14%	77%	2%	5%

As of February 2019, of all care homes across Derbyshire two are rated as outstanding by the CQC, 126 are rated as good, and 43 requires improvement. In relation to Direct Care establishments 15 are rated as good and 7 require improvement (January 2019)

Co-producing our approach with older people

Co-produced services for older people needs to sit at the heart of this strategy.

As this strategy has been developed, we have recognised the ongoing engagement and co-production with older people is required to gain a comprehensive and up to date picture of what older people, and people approaching older age, want their housing, accommodation and support to look like both now and in the future.

We want to start to have a clear and meaningful conversation across Derbyshire about older people's housing accommodation and support. The learning and insight will be used to inform local policies and commissioning intentions.

This is especially important, if partners across Derbyshire are seeking to explore and develop innovative solutions to housing and support for older people. We will need to make sure that the solutions we create complement the needs and aspirations of the people who will use them.

Future support in the home, new housing scheme or new residential care or nursing home is developed with the involvement of Derbyshire County Council or a district and borough council needs to draw on the views, opinions and insight from local older people and is co-produced with them. We will also need to seek the views of professionals working in the housing, care and health sectors as part of a partnership approach to provide operational and technical insight to inform our long term planning.

As partners or providers come forward with specific opportunities more detailed work will take place with people who live nearby to potentially develop opportunities or service provision to make sure that they meet the needs of local people.



We will begin to engage and co-produce priorities identified within this strategy to build an evidence base that continues to shape our approaches to older people's accommodation and support across Derbyshire.

Nationally, [The State of Ageing in 2019](#) provides a snapshot of ageing today and in the future and investigates the prospects for people currently in their 50s and 60s including housing, health and communities.

In Derbyshire:

- 69% of people want to stay in their own home with care and support provided from a care provider
- Older people are concerned about their mobility around the home, ongoing maintenance tasks and whether their home is too large for them as they age
- Older people would prefer to stay in the home town or village they are familiar with
- Older people feel it is important there is a range of affordable options for housing and accommodation available.
- Older people want housing, accommodation and support to prevent their health and care needs from escalating and this means homes need to be future proofed.
- Support in the home needs to address loneliness and social isolation.

Locality analysis

The next section outlines a locality based analysis of current and future housing, accommodation and support needs. We recognise that each part of the county has its own unique characteristics which warrant further analysis, but there are some commonalities across all areas, and there are:

- A growing number of older people
- A significant proportion of people funding their own care or support
- A need for different types of housing and accommodation to be developed and available to meet demand to 2035



The locality analysis outlines demand, gaps in the market and highlights opportunities which we will seek to engage with providers and the wider market about over the next few years. The locality analysis also enables us to describe and understand the ways that district and borough councils and social landlords work in partnership to support people to live independently in their own home and local community. This support is naturally varied across Derbyshire and where appropriate further sub-district area analysis will take place. It may also mean that we acknowledge specific or targeted pieces of work need to take place to address a particular identified need.

This demand modelling provides a long-term approach to 2035 so any opportunities will need to be taken forward in a phased manner, potentially focusing on particular types of services or specific geographic localities. **We will update this modelling annually to reflect any increases or decreases in the various different types of housing and accommodation provision.**

Key principles will drive approach across county and these are:

- Partners working locally understand the critical contribution that housing makes to health and wellbeing.
- Consider the whole market – not just those needing public support.
- Address the entire market from age designated housing to housing with care and residential or nursing home provision.
- Utilise public sector land and other assets to maximum affect.
- Actively shape market development through a partnership approach, addressing identified need.
- Ensure we retain a mix of housing, extra care, nursing and residential care provision to ensure there are affordable options available..
- Utilise a range of delivery mechanisms to address demand.

Overview: This district has a sufficient supply of residential care provision to 2035. However, there are gaps in provision of extra care and housing with care to 2035. There is also a lack of mainstream housing suitable for older people who wish to live in the local communities across Amber Valley. Nursing care provision needs to increase in this area, with a particular focus on supporting people with more complex Dementia.

Amber Valley



Helping people stay independent in their own home

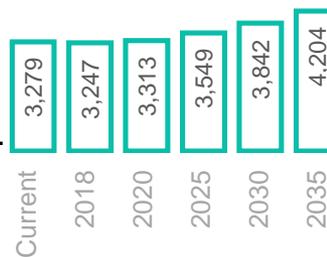
- Partners in Amber Valley are committed to maintaining a preventative approach for older people in their own home via a core 'maintaining independence' offer and through the use of digital technology.
- Partners in Amber Valley want to proactively use adaptations and the Disabled Facilities Grant across the social rented sector to explore the delivery 'care ready' or pre-adapted homes for older people. This builds on the current approach of adapting new build bungalows in partnership with social housing providers.
- Adult Care staff working in Amber Valley have noted there is a gap in the market in terms of domiciliary care in the more rural parts of the borough such as Crich, Heage, Ambergate and Alport.

Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	17,792
Social rented	2,871
Private rented or living rent free	1226

Age-designated housing

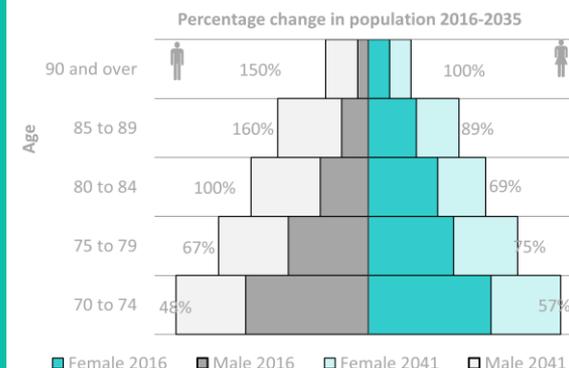
- Both Adult Care and Amber Valley Borough Council want to use the local planning policy to influence development proposals and stimulate the market in relation to specialist and downsizer housing.
- Many areas in Amber Valley have, or are developing, a neighbourhood plan and Amber Valley Borough Council are seeking to influence delivery of older people's housing and accessible properties across communities in the locality.
- Across Amber Valley there is a need for a mix of housing offers that will be attractive to older people, including new mixed tenure 'care ready' age designated housing.

Additional need for Age designated housing units



Character: The borough of Amber Valley is mainly rural but contains the four market towns of Alfreton, Heanor, Ripley and Belper.

Population: From a total population of 124,800 the numbers of people aged 65 and over is 27,000 (22%). This will increase by 13,470 (49.9%) so that in 2041 40,480 people will be aged 65 and over.



Deprivation: In Amber Valley 10% of areas fall within the most deprived 20% nationally.

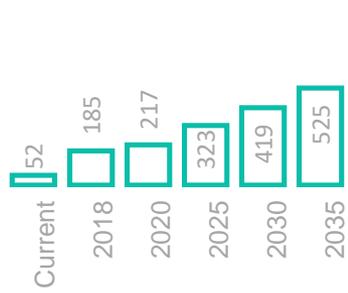
Access to key services: 3 LSOAs out of 78 in Amber Valley are identified as having poor access to services

Average house price is £168,000. (June 2018)



Amber Valley

Additional need for Housing with Care units



Additional need for Residential Care beds



Additional need for Nursing Care beds



Housing with care

- There is one extra care scheme in Alfreton, therefore the focus for developing additional schemes of extra care housing should be in Ripley, Heanor and Belper.
- Amber Valley Borough Council and Derbyshire County Council Adult Care are seeking to work together to enable new schemes on suitable sites led by a registered provider in the identified locations.
- Any new developments should provide a mix of tenures to extend choice and options to older people and reflect local housing affordability.

Nursing and residential care

- The locality has a good provision of residential and nursing homes that provide specialist dementia care, but with a large ageing population further specialist provision would be encouraged across the market.
- There is a good level of general provision of nursing and residential care across the locality.
- All nursing homes are currently rated as ‘good’ by the Care Quality Commission
- There is a need to focus on developing affordable provision of nursing and residential care across the locality.

Recent market developments

- The new Ada Bellfield residential care home development by Derbyshire County Council is currently being constructed and includes the local library and health services.
- Florence Shipley recently opened Community care centre providing specialist beds.
- Maple Mews extra care scheme has recently opened in Alfreton and offers 52 units.

Key documents

- [Amber Valley Borough Council Local Plan \(in development\)](#)
- [Amber Valley Borough Council Corporate Plan](#)
- [Amber Valley Housing Strategy and research](#)
- [Amber Valley Place Alliance](#)

Market opportunities to 2035

- Encourage development of housing that enables down sizing and independent living in older age across all tenures.
- Extra Care schemes that have a focus on affordable provision in identified locations.
- Nursing Care provision, or residential care provision that supports people with complex needs.

Overview: This district has minimal additional need for age designated housing for older people, due to the areas younger working-age population profile. There is currently no extra care provision within the area. Whilst, demand for residential care increases slightly between 2018-2025, this is short-term and can be addressed through current provision.

Helping people stay independent in their own home

- Partners in Bolsover are committed to maintaining a preventative approach for older people in their own home and through the use of telecare and community alarms.
- Work needs to take place locally to understand how this preventative offer could be developed to have an all tenure focus.
- Bolsover District Council are seeking to extend the number of older people who own their home accessing Disabled Facilities Grant funding to undertake adaptations.
- Adult Care understand there is a demand for domiciliary care provision within Bolsover, especially for care providers that can help people with evening or night time support.

Age-designated housing

- Bolsover District Council has recently undertaken a phased refurbishment programme of existing sheltered housing stock, including a programme of wet room installations.
- There is a new life time homes standard build housing programme co-ordinated by Bolsover District Council of over 100 units called Be at Home - phase 1. A second phase focusing on age-designated bungalows for people aged 60 and over is in the planning phase.
- There is an ongoing modest need for additional older person's age designated housing across the area, with a focus on developing 'care ready' retirement housing for rent.
- Shared ownership is less favourable in this area due to low equity values so schemes which have an affordable rent element would be preferable

Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	9,462
Social rented	3,091
Private rented or living rent free	765

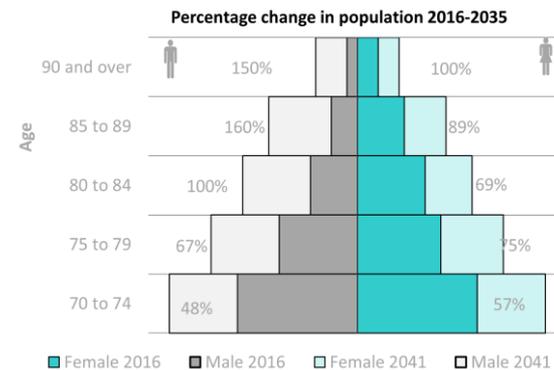


Bolsover



Character: The district of Bolsover is mainly rural but contains the four market towns of Clowne, Bolsover, Shirebrook and South Normanton. The area has strong links to its mining past and there are a number of smaller communities scattered throughout the district.

Population: From a total population of 78,230 the numbers of people aged 65 and over is 15,460 (20%). This will increase by 7,700 (49.8%) so that in 2041 23,160 people will be aged 65 and over.

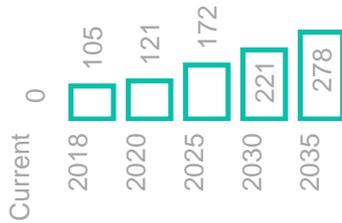


Deprivation: In Bolsover 21% of areas fall within the most deprived 20% nationally.

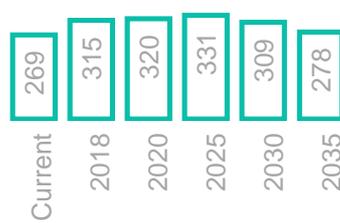
Access to key services: 2 out of 48 LSOAs are identified as having poor access to services

Average house price is £127,000 (June 2018)

Additional need for Housing with Care units



Additional need for Residential Care beds



Additional need for Nursing Care beds



Bolsover



Housing with care

- The delivery of affordable ‘local’ smaller housing with care schemes is a priority, especially in the towns north of the borough where there is a lack of current provision.
- In places, in the north and east of the district, partners would be keen to explore how housing with care developments could be linked to the wider regeneration of the area.
- Bolsover District Council and Derbyshire County Council Adult Care are seeking to work together to enable new schemes on suitable sites led by a registered provider.
- Any new scheme will need to have an affordable rent provision due to lower incomes and lower equity values of existing housing. There is evidence to suggest that shared ownership approaches may be less successful in this area of the county. Retirement village type schemes with a higher than average rent may also be less attractive in this area.

Nursing and residential care

- Nursing provision is currently rated as good or outstanding by the Care Quality Commission. However, there is concern about the overall quality of provision for residential care.
- There is a good provision of nursing and residential homes in the locality, but there is a requirement for more specialist support for people with dementia and complex needs.
- There is a range of affordable nursing and residential care provision in this locality and this is something we would seek to continue.

Recent market developments

- Bolsover District Council has regenerated existing older people’s housing stock across the area
- There is an ambitious Be at Home development programme being delivered across the area.

Key documents

- [Bolsover District Council Local Plan](#) (in development)
- [Bolsover District Council Corporate Plan](#)
- [Bolsover Housing Strategy and research](#)
- [Bolsover Place Alliance](#)

Market opportunities to 2035

- Encourage development of housing that enables downsizing and independent living in older age across all tenures.
- Housing with care provision in the north of the locality.

Overview: Within Chesterfield there is a need for additional age designated housing units for older people to 2035. There is a required for an additional 336 units of housing with care – which could be extra care or housing with care options. There is no additional need for residential care beds to 2035, with a slight decrease in the number of beds required modelled. Whereas, the modelling indicates that a further 343 units of nursing care beds is required.

Helping people stay independent in their own home

- Partners in Chesterfield are committed to maintaining a preventative approach for older people in their own home to support people to avoid crisis.
- Chesterfield Borough Council are seeking to expand their telecare provision and 24/7 response service, including falls response.
- Chesterfield Borough Council are seeking to extend the number of older people who own their home accessing Disabled Facilities Grant funding to undertake adaptations.
- Partners in Chesterfield want to focus on providing advice and assistance to older people to make best use of the existing housing resources.

Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	13,760
Social rented	3,829
Private rented or living rent free	884

Age-designated housing

- Sheltered housing schemes in Chesterfield have been significantly refurbished to ensure they are future-proofed and attractive to older people over the next ten years.
- All Chesterfield Borough Council Housing Services developments are designed to M4 (2) standards to ensure can be easily adapted in the future to support older people live independently.
- There remain some age-designated bungalows which are not suited to adaptation or remodelling.
- Developing additional age-designated housing schemes are unlikely to be a strategic priority in the future.
- There will continue to be a focus on enabling adapted and accessible new homes that will be suited to older and/ or disabled people.

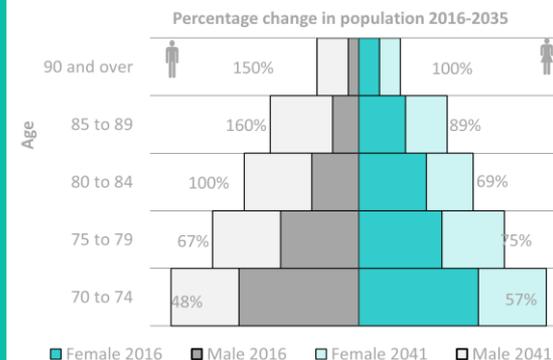


Chesterfield



Character: The borough of Chesterfield is mainly urban, containing the market towns of Staveley and Chesterfield, which is the largest town in Derbyshire. Chesterfield has the third largest number of households of all Derbyshire districts at 46,796.

Population: From a total population of 104,530 the numbers of people aged 65 and over is 21,500 (21%). This will increase by 8,860 (41.2%) so that in 2041 30,370 people will be aged 65 and over.



Deprivation: In Chesterfield 29% of areas fall within the most deprived 20% nationally.

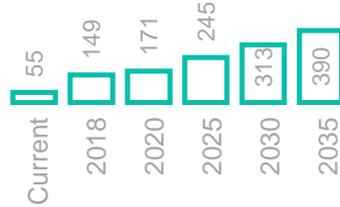
Access to key services: 3 out of 69 LSOAs are identified as having poor access to services

Average house price is £147,000 (June 2018)

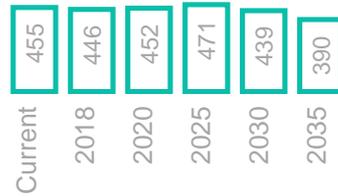


Chesterfield

Additional need for Housing with Care units



Additional need for Residential Care beds



Additional need for Nursing Care beds



Housing with care

- Additional care ready housing within Chesterfield has to deliver a balanced approach in relation to the range of care and support needs older people have.
- There is the potential to incorporate care ready housing as part of wider regeneration opportunities which could enable larger schemes to be delivered alongside other general needs housing for all ages.
- An new schemes need to have a clear focus on delivering affordable options available to buy or rent
- Chesterfield Borough Council and Derbyshire County Council Adult Care are seeking to work together to enable new schemes on suitable sites led by a registered provider.

Nursing and residential care

- Additional nursing care provision needs to reflects the needs of the population aged 90 and over and people with more complex care needs.
- There are currently eight nursing homes rated as ‘good’ by the Care Quality Commission and one which ‘requires improvement’.
- There is a need to focus on developing affordable provision of nursing and residential care across the locality.
- There are nine residential care homes rated as ‘good’ and four require improvement.
- Provision of residential care is good within the area.

Recent market developments

- Potters Place Extra Care is run in partnership between Derbyshire County Council Adult Care and Together Housing Association and provides 55 units.
- Parkside Sheltered Housing scheme is an innovative model providing care and support to older people and could provide learning for other schemes in Derbyshire and could also demonstrate to local residents the positive benefits of independent living options.

Key documents

- [Chesterfield Local Plan](#) (in development)
- [Chesterfield Borough Council Corporate Plan](#)
- [Chesterfield Housing Strategy and research](#)
- [Chesterfield Place Alliance](#)

Market opportunities to 2035

- Encourage development of housing that enables down sizing and independent living in older age across all tenures.
- Extra Care provision with a focus on affordable options for buy or rent
- Link older people’s development to wider town centre regeneration, especially for a retirement village or housing with care scheme.

Overview: There is a need for additional units of age designated housing suitable for an older population and provision in smaller communities needs to be considered. A further 355 units of housing with care, including extra care, is required. Whilst 100 additional beds are required by 2025, the overall demand for residential care remains broadly similar to 2035. A further 285 nursing are beds are required by 2035. In this part of the county ensuring appropriate affordable provision is important as is exploring innovative models of care which also enable a local workforce to live nearby.

Helping people stay independent in their own home

- Partners in Derbyshire Dales are committed to maintaining a preventative approach for older people in their own home, including affordable warmth and tackling social isolation in rural communities.
- The district council wants to improve intelligence around demand and need for services such as the Homes Improvement Agency and the Disabled Facilities Grant programme to focus and prioritise investment.
- Partners will develop a range of innovative adaptation and housing options funded through the Disabled Facilities Grant to meet local need will increase sustainability.
- An information and advice service for older people to enable them to plan for their housing needs as the grow older is successful and could be replicated in other areas.
- Ensuring the sustainability of the domiciliary care market in South Dales.

Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	12,167
Social rented	1,896
Private rented or living rent free	1,176

Age-designated housing

- A shared priority is to work with local housing associations to review the best use of existing age-designated housing to ensure it is attractive to older people.
- Derbyshire Dales District Council want to utilise planning policy to influence delivery of adapted and accessible homes and appropriate mix of housing types
- The authority will encourage development of bungalows and smaller units and make the best use of brownfield sites for older people's housing.

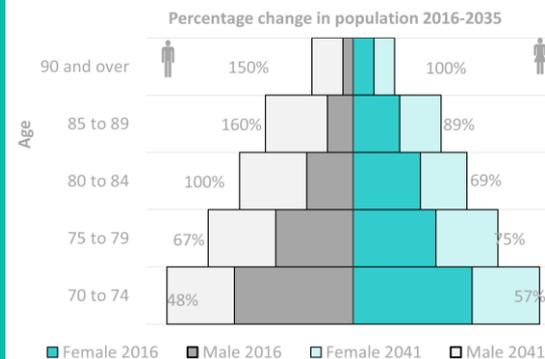


Derbyshire Dales



Character: The district of Derbyshire Dales is mainly rural with around 80% of its population living in rural settlements. The district contains the market towns of Ashbourne, Bakewell, Matlock Town and Wirksworth.

Population: From a total population of 71,480 the numbers of people aged 65 and over is 18,670 (26%). This will increase by 7,900 (42.3%) so that in 2041 26,575 people will be aged 65 and over.



Deprivation: In Derbyshire Dales 2% of areas fall within the most deprived 20% nationally.

Access to key services: 11 out of 43 LSOAs are considered as having poor access to services.

Average house price is £247,995.



Housing with care

- Encourage development of additional affordable extra care housing at appropriate scale in key towns, especially Matlock and Ashbourne.
- Support for mixed tenure extra care housing development across Derbyshire Dales.
- Consider potential for extra care housing to be ‘hubs’ offering care to the wider community to promote sustainability, especially in more rural areas.

Nursing and residential care

- Nursing care provision is required in locations which support the sustainability of the overall market and potentially via a mixed hybrid care ready housing and nursing care scheme.
- There is a gap in provision of nursing care in Ashbourne due to a recent home closure. Residential care provision is focused around Matlock and Darley Dale so developments would be encouraged in other parts of the district.
- There are a low number of care homes, which ‘require improvement’.
- There is a need for affordable provision that supports people with more complex needs and also provides respite beds.
- There is a need to focus on developing affordable provision of nursing and residential care across the locality.

Recent market developments

- Meadow View Community Care Centre has recently opened in Darley Dale
- St Elphins is a large retirement village operated by Audley in Darley Dale
- Waltham Court in Wirksworth is a 39 unit extra care scheme operated by Housing and Care 21 has been successful.
- AGE UK Information and advice scheme is funded via Second Home funding

Key documents

- [Derbyshire Dales District Council Local Plan](#)
- [Derbyshire Dales District Council Corporate Plan](#)
- [Derbyshire Dales District Council Housing Strategy and research](#)
- [Derbyshire Dales Place Alliance](#)
- [Peak Park Local Development Framework Core Strategy](#)

Market opportunities to 2035

- Encourage development of housing that enables down sizing and independent living in older age across all tenures, particularly in rural communities.
- Affordable options across all housing types.
- Affordable care ready housing provision in Matlock and Ashbourne.
- Nursing care provision in locations which support the sustainability of the overall market and potentially via a mixed hybrid Extra Care/ nursing care scheme.

Overview: By 2035 around a further 741 units of age designated housing is required and a focus on bungalows or level-access adapted housing would be encouraged. Whilst there is an extra care scheme within the borough a further 374 units are required to 2035. There is no additional need for residential care, and in fact the modelling suggests that the number of beds could be reduced slightly. However, there is a net additional need for 284 nursing care beds, but this growth needs to take place between 2025 and 2035 and is therefore not an immediate priority area.

Helping people stay independent in their own home

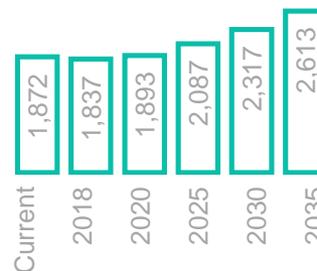
- Partners in Erewash support maintaining preventative approaches for older people in their own home, including via digital technology and a comprehensive information and advice offer.
- Erewash Borough is working with East Midlands Homes via the Disabled Facilities Grant (DFGs) to deliver adapted properties.
- Partners want to improve shared intelligence around demand and need for services such as the Home Improvement Agency and the Disabled Facilities Grant programme to focus and prioritise investment.

Age-designated housing

- Erewash Borough is seeking to work with local housing associations to review the suitability of existing age-designated housing, including sheltered housing for older people.
- Partners support identifying how existing age-designated housing, may become 'health and wellbeing' hubs within local communities.
- Housing associations and developers are encouraged to develop both mixed tenure age-designated housing and non age-designated housing that will appeal to older people and incorporates digital technology within the home.
- Partners will investigate use of the Local Plan development to stimulate the market in relation to downsizer homes.

Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	15,694
Social rented	2,463
Private rented or living rent free	1,018

Additional need for Age designated housing units

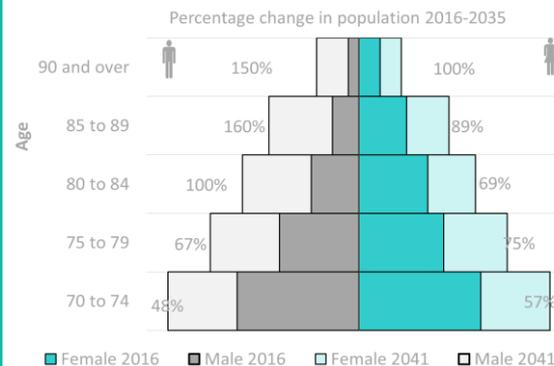


Erewash



Character: The borough of Erewash is mainly urban, containing the market towns of Ilkeston and Long Eaton. There are also a number of scattered settlements across the more rural parts of the borough. Erewash has the second largest number of households within Derbyshire districts at 48,692.

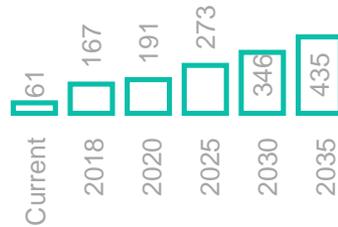
Population: From a total population of 115,110 the numbers of people aged 65 and over is 22,850 (26%). This will increase by 11,310 (49.5%) so that in 2041 26,580 people will be aged 65 and over.



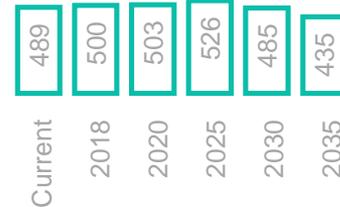
Deprivation: In Erewash 16% of areas fall within the most deprived 20% nationally.

Access to key services: 1 out of 73 LSOAs are considered as having poor access to services. **Average house price** is £150,000 (June 2018)

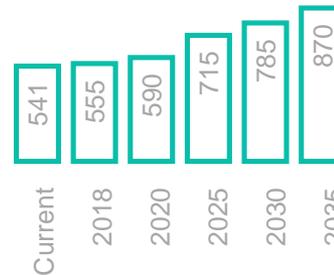
Additional need for Housing with Care units



Additional need for Residential Care beds



Additional need for Nursing Care beds



Erewash



Age-designated housing (cont'd)

- Partners seek to enable new-build development for older people through support for funding bids, and help to source land/properties.
- Erewash Borough to discuss the use of s.106 planning agreements to enable housing schemes for older people.

Housing with care

- Schemes which proposed innovative care ready housing options will be encouraged, such as Extra care and other schemes which could be 'health and wellbeing' hubs within local communities.
- Partners will engage with housing associations to assess the potential for some existing age-designated housing to be remodelled as extra care housing.
- Explore the feasibility of delivering 'step up/step down' units in partnership to support hospital discharge.

Nursing and residential care

- Additional capacity is required for affordable nursing or residential care provision which focuses on supporting people with more complex needs and dementia.
- Affordable residential care provision needs to be developed in this area alongside additional nursing bed provision in the south of the borough.
- Provision of residential care is good within the area with minimal need for additional capacity.

Recent market developments

- There is one extra care scheme at Lacemaker Court operated in partnership by Derbyshire County Council and Housing and Care 21 offering 61 units.
- Derbyshire County Council is developing new residential and extra care provision at Bennerley Fields in Cotmanhay.

Key documents

- [Erewash Borough Council Local Plan](#)
- [Erewash Borough Council Corporate Plan](#)
- [Erewash Borough Council Housing Strategy and research](#)
- [Erewash Place Alliance](#)

Market opportunities to 2035

- Encourage development of housing that enables downsizing and independent living in older age across all tenures.
- Affordable Extra Care provision in the north of the borough.
- Nursing care provision or residential care provision which focuses on supporting people with more complex needs.

Overview: High Peak's rural characteristics means that innovative and small scale initiatives to meet demand are required. An additional 260 units of age designated housing tailored to the needs of older people and an additional 358 units of housing with care are required to 2035. Provision is currently concentrated in the Buxton area so exploring opportunities in the other main towns within High Peak as well as larger villages would be welcomed. The Residential care market is well provided for and the modelling suggests that fewer beds will be required by 2035. However, an additional 480 nursing care beds are required and the development of affordable provision without top-ups would be encouraged in this part of Derbyshire.

High Peak



Helping people stay independent in their own home

- Partners in High Peak are committed to maintaining preventative approach for older people in their own home.
- High Peak Borough Council are seeking to expand their telecare provision and 24/7 response service, including falls response.
- The Borough Council are also seeking to extend the number of older people who own their home accessing Disabled Facilities Grant funding to undertake adaptations.
- Ensuring the sustainability of the domiciliary care market in rural communities and the Peak Park is also a priority within the area.

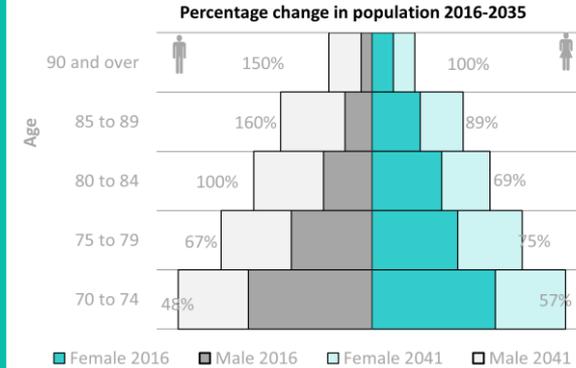
Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	12,101
Social rented	2,136
Private rented or living rent free	866

Age-designated housing

- There are six High Peak Borough Council sheltered housing schemes in the south of the borough and there is low demand for some units as they include smaller bed sit units.
- The High Peak Local Plan policy H3 requires 'dwellings delivered to meet accessibility standards set out in the M4(2) of Part M of the Building Regulations'
- A range of pre-adapted housing is being developed to support older and disabled people on appropriate schemes.
- Partners in High Peak recognised there is the potential for future planning policy to provide clearer guidance in relation to requiring the provision of older person's accommodation and will seek to develop a shared evidence base.



Character: The east of High Peak is rural in nature and largely comprises the Peak District National Park. To the west, there are five market towns including Glossop, New Mills, Whaley Bridge, Chapel-en-le-Frith and Buxton where the majority of the population of the Borough is concentrated. High Peak has the fifth highest number of households of all Derbyshire districts at just under 39,000."

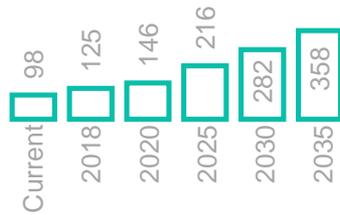


Deprivation: In High Peak 5% of areas fall within the most deprived 20% nationally.

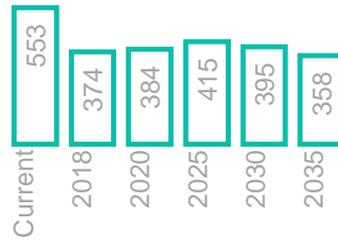
Access to key services: 4 out of 89 LSOAs are considered as having poor access to services

Average house price is £185,000. (June 2018)

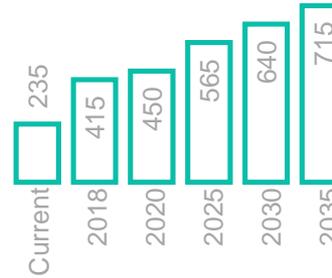
Additional need for Housing with Care units



Additional need for Residential Care beds



Additional need for Nursing Care beds



High Peak



Housing with care

- A range of mixed tenure extra care or care ready housing schemes is encouraged as viability is better in High Peak than in some other areas of Derbyshire.
- There is scope for additional extra care housing provision in the key market towns, such as New Mills, Glossop and Chapel-en-le-Frith.
- Affordable Extra Care housing schemes for rent needs to be incorporated into mixed schemes to avoid deterring potential older downsizers from age designated social rented housing
- There is also a market for private retirement housing in some locations in the High Peak.

Nursing and residential care

- There are two nursing homes that have dementia as a specialism and there are four nursing homes currently rated as 'good' by the Care Quality Commission.
- Opportunities to develop affordable nursing care provision would be encouraged, particularly hybrid approaches incorporating an extra care scheme.
- Nursing provision is focused on the main towns so innovative approaches in smaller towns and villages would be welcomed.
- There is no need for additional residential care capacity in this area.

Recent market developments

- Derbyshire County Council, working alongside Housing and Care 21 has opened Thomas Fields Extra Care and Residential Care Home in Buxton
- There are a number of private retirement village developments in and around Buxton.

Key documents

- [High Peak Borough Council Local Plan](#)
- [High Peak Borough Council Corporate Plan](#)
- [High Peak Borough Council Housing Strategy and research](#)
- [High Peak Place Alliance](#)
- [Tameside and Glossop Care Together](#)
- [Peak Park Local Development Framework Core Strategy](#)

Market opportunities to 2035

- Encourage development of housing that enables downsizing and independent living in older age across all tenures.
- Affordable housing with care provision in key market towns.
- Affordable nursing or residential care provision, which focuses on supporting people with more complex needs.
- Opportunities to partner with a registered provider to develop age-designated housing.

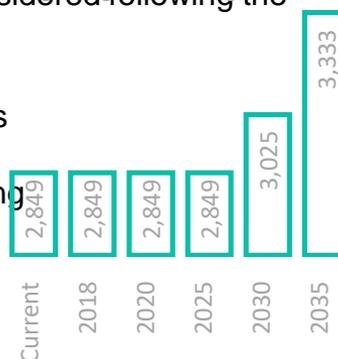
Overview: 484 additional units of older people's designated housing is required to 2035 and affordable housing is a key priority. Whilst there is extra care provision in both the north and south of the district a further 300 units of housing with care are required. Again ensuring affordable provision is a key priority and schemes which enable older people to stay within their local community - often small ex mining villages - is welcomed. A further 438 residential care beds and 70 nursing care beds are required to 2035. The development of affordable residential care provision is important.

Helping people stay independent in their own home

- Partners in North East Derbyshire are committed to maintaining preventative approach for older people in their own home, including affordable warmth and tackling social isolation.
- The district council has a focused information and advice offer that is about enabling people to stay in own their home as well as be aware of options to plan ahead and move to an appropriate property.

Age-designated housing

- Some existing age-designated housing has low demand and will not be attractive to older people in the future and this needs to be considered following the development of this strategy.
- The modelling and local intelligence suggests there is a likely need is for bungalows and ground floor flats and developers would be encouraged to incorporate this demand into planning applications for new housing developments.

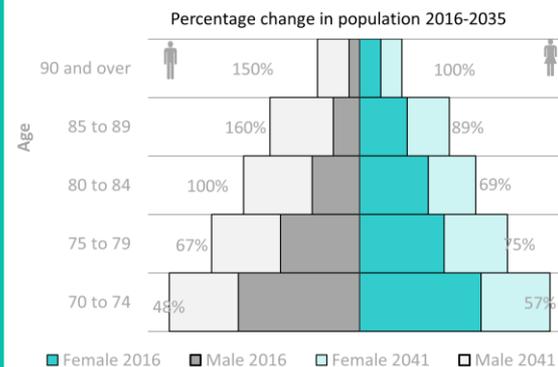


North East Derbyshire



Character: The district of North East Derbyshire is rural in nature and contains the market towns of Dronfield, Clay Cross, Killamarsh and Eckington. Elsewhere, the district is sparsely populated by scattered villages

Population: From a total population of 100,450 the numbers of people aged 65 and over is 24,130 (24%). This will increase by 8,360 (34.6%) so that in 2041 32,490 people will be aged 65 and over.

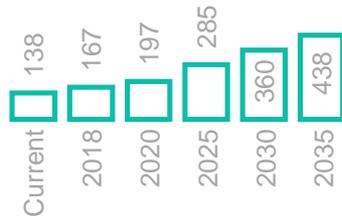


Deprivation: In North East Derbyshire 6% of areas fall within the most deprived 20% nationally.

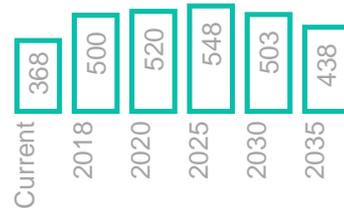
Access to key services: 3 out of 63 LSOAs are considered as having poor access to services

Average house price is £180,000. (June 2018)

Additional need for Housing with Care units



Additional need for Residential Care beds



Additional need for Nursing Care beds



North East Derbyshire



Housing with care

- There is potential for new 'care ready' housing in north of the locality that compliments existing provision in Dronfield provided by Yorkshire Housing Association.
- The delivery of affordable housing with care needs to focus on smaller schemes in the key towns within North East Derbyshire
- Partners would seek to develop housing with care schemes that have a mix of both 'care ready' and housing with care provision as part of a hybrid an 'enhanced' sheltered housing model.

Nursing and residential care

- There is a need to develop affordable nursing care provision or residential care provision as a number of homes currently charge top-up fees.
- There are currently eight nursing homes, six of which have dementia as a specialism. Seven of these homes are rated as 'good' by the Care Quality Commission and one homes 'requires improvement'.
- There are ten residential homes of which seven provide support to people with dementia. All residential homes are currently rated as 'good'.
- There is no additional need for residential provision in this area and any new developments should focus on supporting people with more complex needs or nursing care provision.

Recent market developments

- Smithybrook View Extra Care Scheme has recently opened in Clay Cross and is operated in partnership with Derbyshire County Council and Together Housing Association.

Key documents

- [North East Derbyshire District Council Local Plan](#) (in development)
- [North East Derbyshire District Council Corporate Plan](#)
- [North East Derbyshire District Council Housing Strategy and research](#)
- [North East Derbyshire Place Alliance](#)

Market opportunities to 2035

- Encourage development of housing that enables down sizing and independent living in older age across all tenures.
- Housing with Care provision in the north of the borough.
- Affordable nursing care provision or residential care provision which focuses on supporting people with more complex needs.

Overview: Whilst there has been a lot of housing development in South Derbyshire, a further 816 units of age designated housing suitable for the needs of older people should be developed. Affordable provision is a priority moving forward. It is estimated a further 368 units of housing with care are required to 2035. As the area is well provided by a range of residential care provision a decline rather than growth in the market is modelled. Despite this it is important to ensure that affordable options for residential care remain in place across the district. A further 384 nursing care beds are required to 2035.



Helping people stay independent in their own home

- Partners in South Derbyshire are committed to maintaining a preventative approach for older people in their own home, including telecare, digital and tackling social isolation.
- South Derbyshire District Council has secured additional schemes funded through the Better Care Fund for preventative adaptations and the Healthy Homes scheme that promotes affordable warmth.
- A range of preventative innovative adaptation and housing options funded through the Disabled Facilities Grant to meet local need are being developed.
- Partners want to expand the range of information and advice for older people to enable them to plan for their housing needs.

Tenure for people aged 65 and over	No. of people
Owner occupied, incl. shared ownership	11,563
Social rented	1,662
Private rented or living rent free	852

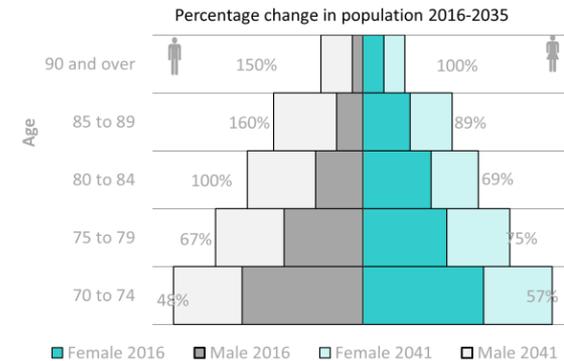
Age-designated housing

- Promote HAPPI standard lifetime homes through s. 106 negotiation and seek a proportion of bungalows suitable for wheelchair users (M4) standard.
- South Derbyshire’s housing stock condition report will inform planning regarding the lifespan and future alternative options for the sheltered housing stock.
- Partners want to enable new build, contemporary ‘care ready’ housing for rent and shared ownership to be sufficiently attractive to encourage downsizing.



Character: The district of South Derbyshire is largely rural containing the market towns of Melbourne and Swadlincote and the town of Hilton. Elsewhere, the district is sparsely populated. The district is parished with the exception of Swadlincote and has the third lowest number of households of all Derbyshire districts at 38,992.

Population: From a total population of 100,421 the number of people aged 65 and over is 17,840 (18%). This will increase by 12,840 (72.0%) so that in 2041 30,700 people will be aged 65 and over.



Deprivation: In South Derbyshire 3% of LSOAs fall within the most deprived 20% nationally.

Access to key services: 7 out of 58 areas have poor access to services

Average house price is £195,000.(June 2018)



Housing with Care

- South Derbyshire District Council is currently enabling an extra care 40 unit housing scheme and the scheme at Oaklands Village in Swadlincote has proved to be successful.
- Partners want to support the development of additional housing with care schemes to meet estimated future need, of differing sizes and tenure mixes depending on location.
- South Derbyshire District Council will consider utilising s.106 contributions to develop some of the required housing with care provision.
- Within the social rented sector a revised allocation policy will incentivise and give priority to older people downsizing from family homes
- Partners are interested in developing step down housing based models of care building on the current two units sourced and approved for hospital avoidance scheme utilising the Better Care Fund.

Nursing and residential care

- There is a need to develop a range of affordable nursing care that supports people with more complex needs via ‘hybrid’ extra care and registered care models.
- There are seven nursing homes and 13 residential homes, some of which charge top-ups.
- There are pockets of low occupancy in some rural locations, but high demand in other areas.
- Quality of provision is an issue for nursing, but 11 residential homes are rated as ‘good’ by the Care Quality Commission.
- There is minimal additional need for residential care provision⁵¹ in this area to 2035.

Recent market developments

- Oaklands Village Extra Care Scheme is considered a good example of a development that incorporates extra care, residential care provision and supports wider community based activity. The scheme is operated by Derbyshire County Council in conjunction with Trident Housing Association
- Richmond Village offers a mixed extra care, residential home and separate nursing and dementia unit and whilst a good example of a hybrid approach there are some issues with affordability.

Key documents

- [South Derbyshire District Council Local Plan](#)
- [South Derbyshire District Council Service Plan](#)
- South Derbyshire Housing Strategy and research
- [South Derbyshire Place Alliance](#)

Market opportunities to 2035

- Age designated housing that has a focus on downsizing and is care ready.
- Housing with care schemes that have a focus on affordable provision.
- Affordable nursing care provision that supports people with more complex needs.

Our partnership approach

This document is designed to outline the need for various types of accommodation, housing and support which is required to enable older people to live as independently as possible for as long as possible. Derbyshire County Council, alongside a range of stakeholders intends to work in partnership to deliver the aims, ambitions and actions outlined in this document. This is in line with our ambitions to be an [Enterprising Council](#). A summary of opportunities and detailed delivery plan is outlined in the next part of this strategy.

This strategy is intended to be the start of a dialogue with individuals and organisations interested in delivering accommodation for older people and with older people themselves. If you would like further information or have a proposal you wish to discuss with us please contact ac-commissioning@derbyshire.gov.uk. Further information about opportunities in Derbyshire can be found in our [Market Position Statements](#).

We have a range of data about older people in Derbyshire, much of which is on the [Derbyshire Observatory](#), but we would be happy to discuss and share information with you to help develop opportunities.

For viable ideas we are happy to work in partnership in relation to engagement, consultation and co-production opportunities with older people.

Derbyshire County Council and its partners own a significant amount of land, which through the [One Public Estate Programme](#) we are seeking to utilise to have maximum impact. We would be happy to have conversations in relation to how this land can be utilised or release to support development opportunities.

The council, working in partnership will seek to identify the best approach to achieve the aims and ambitions of this strategy.

It could include a variety of delivery models, including direct delivery, commissioned service or enabling other partners and organisations to work together.

Summary of opportunities to work with us

<p>Promoting independence at home</p>	<ul style="list-style-type: none"> • Appropriate support for people to remain in their own home for as long as possible via a range of commissioned services. • The council publishes a market position statement which highlights a range of opportunities to support Older People across all tenures via a number of community based services. • Opportunities to maximise the use of digital technology within the home to enable independence. • Providers to support the domiciliary care market, especially in South Dales, rural parts of Amber Valley and High Peak. • Work in partnership to develop a co-ordinated approach, which utilises external funding where appropriate.
<p>Age designated housing</p>	<ul style="list-style-type: none"> • As older people tend to prefer to be supported in their own home, there is considerable demand for this type of provision and as Derbyshire has a high proportion of owner occupiers this is an attractive proposition. • Develop affordable downsizer bungalows that are care ready homes which maximise the use of technology and promote health and wellbeing through design. • Explore co-housing or intergenerational housing opportunities. • Explore opportunities to use public sector land and assets to develop additional affordable schemes with social landlords and developers. • Working in partnership with Registered Providers and housing associations to access external funding opportunities.
<p>Housing with care</p>	<ul style="list-style-type: none"> • Consider new build developments involving reusing sites of former sheltered housing or re-modelling existing provision. • New build developments with mixed tenure depending on location. • Affordable provision for extra care and housing with care. • Working in partnership with Registered Providers and housing associations to access external funding opportunities. • Explore opportunities to use public sector land and assets to develop additional affordable extra care schemes with social landlords and developers. • Develop housing and accommodation that can support people with dementia as their needs change and age in place.
<p>Residential care</p>	<ul style="list-style-type: none"> • The council is focusing on residential homes for older people with complex physical or medical care needs and those with dementia, but the wider market also needs to respond to this identified need. • Derbyshire County Council wants to continue to deliver Community Support Beds that facilitate timely discharge from acute hospitals and prevent admission to hospital. • There is a requirement for more specialist provision that supports individuals with complex behaviour and help reduce out of county placements.
<p>Nursing care</p>	<ul style="list-style-type: none"> • The council does not seek to operate in the nursing home sector and is therefore looking to stimulate the market to develop appropriate opportunities to support people with complex needs. • The modelling suggests that nursing care and provision to support people with more complex needs and dementia will be a growth area.

Strategy outcomes

By 2035 we want to have achieved the following **outcomes**

- Increased the range of housing for older people in Derbyshire that meets their needs via a range of downsizer housing and more specialised care and support.
- Increased independence of older people at home and in local communities.
- Decreased the number of people who are admitted to residential and nursing care.
- Helped more people stay at home 91 days after discharge from hospital,
- Ensured that independent living options support health and social care integration.
- People are able to live in their own home for longer
- There is a range of specialised residential and nursing care provision that supports people with more complex health and care needs.

By 2035 we will have achieved the following outputs:

- Worked in partnership to address the identified undersupply of housing for older people, in particular an undersupply of retirement housing available to buy, extra care fore rent and for sale and nursing care provision.
- Delivered a range of non specialist and specialist housing that addresses the demand outlined in the strategy via collaborative public and voluntary sector engagement in specific schemes.
- Engaged with and stimulated the market to deliver a range of non specialist and specialist housing that addresses the demand outlined in this strategy
- Developed and delivered a range of approaches which support people to remain in their current property with appropriate care and support wrapped round them.

We want to evidence that older people in Derbyshire can tell us the following:

- I can get information and advice that helps me think about and plan my life, particularly in relation to housing choices and options.
- I know what my rights are and can get information and advice on options for my health, care and housing.
- I have care and support that enables me to live as I want to, seeing me as a unique person with skills, strengths and personal goals.
- I have the opportunity to be involved in designing the services that I use.
- I am supported to plan ahead for important changes in life that I can anticipate.
- I feel safe in my own home.
- I have an improved sense of wellbeing.

Delivery Plan	Lead	2019/20	2020/21	2021/22	2022/23	2023/24	to 2030	to 2035
PRIORITY 1: Engage and co-produce projects and development opportunities with older people and key stakeholders								
1A: Stakeholder engagement – Develop a Registered Providers (Older People’s Housing/Specialist Housing) Forum for Derbyshire to gain views and insights and discuss opportunities in the sector.	DCC Adult Care							
1B: Co-produce specific elements of strategy with older people to inform commissioning intentions in relation to specific offers of support, housing schemes or locality.	DCC Adult Care and partners							
1C: Undertake targeted qualitative research with older people to increase understanding of older people’s housing preferences.	DCC Adult Care and districts or boroughs							
PRIORITY 2: Enable older people to plan for their longer term housing, accommodation and support needs								
2A: Utilise one off funding to review/ enhance information and advice available to older people and develop a county wide ‘Help to Move’ approach.	DCC Adult Care and districts or boroughs							
2B: Review current information and advice available to older people to ensure a clear and consistent offer across partners in Derbyshire.	DCC Adult Care and districts or boroughs							
2C: Work in partnership with key stakeholders to outline and promote the benefits of housing with care models to both the general public and key stakeholders.	DCC Adult Care, districts or boroughs, housing providers							
PRIORITY 3: Develop more integrated community support to enable older people to live independently for longer								
3A: Develop a co-ordinated county wide partnership approach to adaptations, technology and equipment in the home to maximise opportunities and available funding.	DCC Adult Care and districts or boroughs							
3B: Work with partners to review and re-shape the low level support that enables people to remain living independently in their own home.	DCC Adult Care Commissioning							
3C: Review and transform Derbyshire County Council’s approach to assistive technology, including the current community alarms and telecare offer.	DCC Adult Care Commissioning							
3D: Work via the emerging Place Alliances to develop care and support for older people at a local level and sustain the homecare market in Derbyshire through innovative approaches to housing, accommodation and support	DCC Adult Care Commissioning and districts or borough							
PRIORITY 4: Seek to influence planning policy and local plan development to secure more older people’s housing and accommodation in Derbyshire using a shared evidence base								
4A: Work in partnership to develop an evidence base to assist district and boroughs to develop Local Plans or planning policies which address the demand for specialist or age-designated housing for older people and develop age friendly communities.	DCC Adult Care and districts or boroughs							
4B: Encourage local authorities and the Peak Park planning authority to include a specific allocation for Older People’s Housing and Accommodation within local development plans	DCC Adult Care and districts or boroughs							
4C: Develop a process and checklist to assess whether sites are suitable for older people’s housing and specialist accommodation	DCC Adult Care and districts or boroughs							

Delivery Plan	Lead	2019/20	2020/21	2021/22	2022/23	2023/24	to 2030	to 2035
PRIORITY 5: Ensure that Adult Care fulfils its market management responsibilities to clearly articulate areas of focus and innovative practice in relation to housing and accommodation for older people								
5A: Research potential innovative housing models that could be applied in Derbyshire from other authority areas, with a focus on developing scalable affordable rent and shared ownership approaches that enable people to live as independently as possible and maximise the range of housing choices	DCC Adult Care Commissioning							
5B: Review and update Derbyshire's Market Position Statement for Older People annually to support the market to deliver against key aims and ambitions for older people's housing and accommodation in Derbyshire.	DCC Adult Care Commissioning							
5C: Undertake modelling to further understand and support the care economy in Derbyshire, especially in relation to long-term trends and also to support developers and registered providers who are proposing new schemes to ensure we have the right model of care in the right area.	DCC Adult Care Commissioning							
5D: Development of standard specifications that meet the requirements outlined in this strategy for a range of housing and accommodation options that can be shared with the wider market.	DCC Adult Care Commissioning							
PRIORITY 6: Work with stakeholders and external agencies to develop new housing and accommodation in relation to the specific gaps and need identified in this strategy								
6A: Work in partnership with district and borough councils, registered providers and other agencies to develop and draw in external funding to facilitate the development or implementation of key projects	DCC Adult Care, DCC Commissioning, Communities and Policy and districts and boroughs							
6b: Seek to utilise key public sector sites allocated for disposal and via the One Public Estate Programme to take forward identified opportunities for older people's housing or accommodation, particularly in relation to affordable provision of extra care or housing with care options.	DCC Adult Care, DCC Commissioning, Communities and Policy and districts and boroughs							
5c: Utilise £10,000 external funding secured via the Shared Lives scheme to explore opportunities for older people in rural communities in Derbyshire to live independently. Consider how this approach can be sustained in the longer-term.	DCC Adult Care							

Priority actions for completion in 2019/20 are highlighted in darker turquoise

Glossary of key terms

Adapted housing: Housing that is adapted for use by a person with a long term health condition or disability and enables them to live more independently.

Age designated housing: Private or social sector housing that includes housing for rent, for sale or for part ownership that has a particular focus on providing support for older people from a particular age.

Care Quality Commission: This is the national body which monitors and inspects registered care services.

Co housing – co-housing communities are intentional communities run and created by their residents. Each household is a self contained private residence, but is also served by communal spaces.

Co production: An approach to design which actively involves all stakeholders to help ensure the result meets the needs of the end users.

Disabled Facilities Grant: This is a specific grant issued by a local council that can help individuals who are disabled make changes to their home

Extra care housing: Housing schemes with 24/7 on site support, often via bespoke care services which are age designated for older people.

Home from hospital: This is a specific service operated by the voluntary sector in Derbyshire that supports an individual to return home following a stay in hospital for up to six weeks

Intergenerational housing: People from three or more generations living within the same household.

Locality: A focus on a particular geographical area within Derbyshire, in this instance a district or borough council administrative area.

Mainstream housing: ‘Ordinary housing’ – often the family home.

Market position statement - A document which summarises supply and demand in a local authority area or sub-region, and signals business opportunities within the care market in that area.

Glossary of key terms

Nursing Care: Residential accommodation together with nursing care that has to be registered with the Care Quality Commission.

One Public Estate Program: A Cabinet Office funded project that allows public sector organizations to work together to make the best use of assets and land.

Place Alliance: There are eight 'Place Alliances' across Derbyshire which are joining up health, care and community support for citizens and individual communities

Place based approaches to health and social care: 'Place' involves commissioners, community services providers, local authorities, primary care, the voluntary and community sector, and the public working together to meet the needs of local people.

Registered care sector: These are services that provide personal care and have to be registered with the Care Quality Commission. They can include care in the home, in a residential care home or a nursing home.

Residential care: Residential accommodation with personal care that is registered with the Care Quality Commission. Usually residents have their own rooms and share communal activities.

Retirement villages: A larger development of bungalows, flats or houses, intended for occupation by older people. Some retirement villages include a care home alongside independent living and assisted living properties, and most of the larger ones include leisure and hobby facilities as well as restaurants, shops, hairdressing salon.

Strengths based approach to care and support: Local authorities should identify the individual's strengths – personal, community and social networks – and maximise those strengths to enable them to achieve their desired outcomes, thereby meeting their needs and improving or maintaining their wellbeing.

Sheltered or care ready housing: A group of dwellings intended for older people and served by a resident or non-resident warden/scheme manager with specific responsibility for the group

Social rented housing Housing owned by local authorities or private registered providers, for which guideline target rents are determined through the national rent regime.

Data sources

This document has referenced numerous statistics and a summary of the sources of information are detailed below:

- **Adult Care Management Information** (internal DCC resource) has provided much of the information about the current residential and nursing care market within Derbyshire. Please contact Adult Care Commissioning for further information about these datasets.
- **Demand modelling for housing accommodation and support provision to 2035** has been undertaken by the Housing LIN using their Shop@ modelling. The analysis was completed in the summer of 2018 utilising the latest data available to the Housing LIN provided by Derbyshire County Council and district and borough councils within Derbyshire.
- **LSOAs or Lower Layer Super Output Areas** are small geographical areas for which a range of statistical data is available and typically relate to information for c1,500 people. Further information can be found on the [Derbyshire Observatory](#).
- **Population Estimates – Office of National Statistics (2016- based population estimates)**. Further information about population estimates for Derbyshire can be found on the [Derbyshire Observatory](#).
- **Population Projections – Office of National Statistics (2016- based sub-national population projections)**. Further information about population estimates for Derbyshire can be found on the [Derbyshire Observatory](#).
- **POPPI Statistics** provide a range of information about the projected needs of older people to 2030 in relation to Dementia and Frailty for example. Further information can be found on the [POPPI website](#) (registration and log-in required).
- **Care Quality Commission data** has been used to highlight the quality of registered care provision within Derbyshire. The CQC produce an annual State of Care Report which has been utilised, including the [local authority profile](#) for Derbyshire.
- **Area Profiles** are produced on a district basis and published on the [Derbyshire Observatory](#). These profiles provide a range of local statistics about different areas within Derbyshire, including average house price data.
- **Index of Multiple Deprivation – Ministry of Housing, Communities and Local Government (2016)**. Both the main Index of Deprivation has been utilised, alongside the specific indices which considers access to services. Further information about the IMD in Derbyshire can be found on the [Derbyshire Observatory](#).

Developed in partnership with



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