

Determining the future provision requirements for older persons accommodation on the Isle of Wight 2009-2027

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Foreword

People are living longer and this means that the Island, like the UK as a whole has a growing older population. By 2025 it is expected that the proportion of people over 65 will be 28%. This change in population structure will obviously have implications for local public services, but also means that we need to plan for a supply of housing to meet the needs of an ageing population.

During 2008, the Government published a document titled *"Lifetime Homes, Lifetime Neighbourhoods"* which stressed the importance of older people having a place to live that is right for them. It went on to state that councils should establish how many older people there will be in their area in future and what their housing needs will be.

The aim of this report is to address the issue of older persons housing on the Island. It looks at the current and predicted numbers of older people and households, and the evidence of their housing needs and aspirations. It assesses the existing and future composition of the housing stock, including sheltered housing and other forms of specialist accommodation for the elderly.

It goes on to consider the extent to which current plans will provide the accommodation which matches older persons needs and aspirations and concludes with recommendations and proposed actions which the Council could put in place through the Island Plan and its Housing Strategy to tackle the issue.

Queries or questions relating to this document should be directed to planning.policy@iow.gov.uk or housing@iow.gov.uk

Executive Summary

Accommodation for Older People

There are a range of accommodation options for older people and these are needed to allow for a supply of choices for older people. On the island there are currently over 3000 people aged 65 and over (around 8% of the total older persons population) who live in specialised older persons housing of all types. Of these, 1654 are currently living in registered care homes (5% of the total population aged 65 and over). The proportion of those requiring accommodation which affords an element of care is likely to increase to 5.8% by 2030.

Sheltered housing schemes normally provide limited support for elderly people. They are intended to provide support for independent living, which may take the form of a warden or bought in services, but do not go as far as providing extra care.

Older people needing additional care have the choice of residential or nursing homes. Extra care housing is purpose built accommodation in which varying amounts of care and support is offered. More recently within the UK the concept of retirement communities has been explored. These incorporate a range of alternative accommodation options and services, providing an alternative to both sheltered housing and residential care.

A care home is a unit where a number of older people live, usually with individual rooms, and have access to on-site care services. These units are registered to provide different levels of care. In addition some care homes also provide nursing care.

Close care schemes are similar to extra care schemes but a condition of their occupation arrangements is that the occupier has to receive care.

The older population

Along with the rest of the UK, the Island demographic is tending towards an upwards shift in the population of people over 65 years. The proportion of persons over 65 is currently 23% of the population. By 2025 it is expected to be 28% of the population.

Both the number of older people and the % they form of the total population will increase.

Table 1: Numbers and percentage change in people 65+ 2009-2025 (000's)

Ages	2009	2025	% change 2009-2025
65-69	9.3	11.5	19.1
70-74	7.6	10.1	24.8
75-79	6.2	10.4	40.4
80-84	4.9	7.5	34.7
85+	5.1	8.1	37.0

Range of housing choices needed

It is anticipated that there will be increasing numbers of older people who will be owner occupiers and that most people will want to (and will be encouraged to) stay in their own homes as long as they are able to. However this does not mean that we will not need to provide alternative forms of accommodation for older people who may want to or who may need to move home. There is no single solution to the housing needs of older people. The range and type of accommodation needed varies with income levels, aspirations, differing levels of health, fitness and disability. Many people will not want to move out of the “family home” and therefore it is important that new homes are adaptable and built to ‘lifetime home’ standards.

Current planning and housing policies relating to housing and accommodation for older people are fairly general in that they provide support for people living in their own homes for as long as possible and the provision of home care for those who need it. Whilst older people may be less likely to move home, there will be a need to provide alternative accommodation for those older people who may need to move home. Developers should be encouraged to build more housing that is designed to be attractive to and meet the needs of older people. Ideally such housing should be in an accessible location, accessible for the occupier and have that provide for a decent quality of life.

Most sheltered housing on the Island is provided by Registered Housing providers although there are some sheltered units managed by specialist Older Persons housing providers working in the private sector. However, currently nearly all the units with care (residential home places) are run by the private sector. Over the last 5 years 65 additional specialist units for older people have been built all by the private sector. Nationally there appears to be general agreement that the demand for rented conventional sheltered housing is likely to decline and the potential for leasehold retirement housing will continue to grow.

Demand for care home places

In line with national trends care home capacity on the Island has reduced since the late 1990s. Over the longer term, it is considered that demand for accommodation units providing an element of care for older people is predicted to grow. However the changes in funding, aspirations and policy are likely to mean that the actual increase in demand for care home places over the same period is lower than that projected. This is because the likely number of older people continuing to live in general housing is likely to increase.

Future provision

In considering the housing requirements of older people it should be remembered that aspirations of people are changing and they will expect choice and the opportunity to adopt a positive lifestyle in old age.

Encouraging older people to remain in their homes will potentially place pressure on the existing housing stock. It is also important that general housing is built in such a way that it is adaptable and built to ‘lifetime home’ standards.

The actual amount of additional specialist housing need on the Island will depend upon Council policies and in particular how housing and care for older people in need is funded.

Recommendations

The report recommends that:

The Council should:

- Consider the implications of household and population projections and consider whether policies and service provision should be amended to meet changing needs.
- Ensure the Island Plan takes account of the needs of the ageing population and supports the provision of a variety of housing types appropriate for the needs of older people on the Island.
- The Island Plan should support the adaptation of existing older person's accommodation to meet changing needs.
- Ensure that when the Housing Market Assessment is reviewed it includes consideration of the housing needs of older people.
- 'Future proofing' all new homes so that by 2011 we work towards all new social housing meets the Lifetime Homes standard and working with private developers to enable other new homes to meet this standard.

Builders/Developers should:

- Start to implement lifetime home standards in advance of requirements from Building Control or other regulatory regimes.
- Consider building homes that may be attractive to older people, particularly those looking to downsize. Such homes will need to be close to amenities and easily accessible.

The Council when working with providers of affordable housing should:

- Consider putting initiatives in place to help those wanting to downsize within the local area

1. Introduction

- 1.1 The aim of this report is to consider how an increase in the numbers of older people on the Island will impact upon the provision of housing through until 2027. The outcome of the report is intended to inform the development of appropriate policies within Council Strategies (e.g. Island Plan Core Strategy; Housing Strategy) and delivery of services. The report covers the whole of the Island, but where appropriate breaks into relevant smaller geographies.
- 1.2 For the purposes of the report the term “older people/older persons” refer to people over 60 years of age. However where different age groups are specifically used these are explicitly mentioned. The “retirement population” comprises women over 60 and men over 65 years.
- 1.3 The report discusses the types of specialised housing and accommodation that are available for older people; demographic trends (with a focus on people over the retirement age); issues related to older persons housing needs and aspirations; current policy context; availability of specialised housing and supply issues; the implications for future requirements and finally conclusions and recommendations.

2. Types of Specialised Housing and Accommodation for Older People

Housing for Older People

- 2.1 At a national policy level there is a strong commitment to helping older people remain in their own home for as long as possible, through providing services that support their independence.
- 2.2 Along with the rest of the UK the Island demographic is tending towards an upwards shift of population of people over 65 years. The proportion of persons over 65 is currently 23% of the population. By 2025 it is expected to be 28% of the population.
- 2.3 Specialist housing for older people can be divided into specialist housing (with varying amounts of support) and care homes. Most sheltered housing schemes provide only limited support for elderly people – they are intended to support independence, but not to provide care. Extra care housing is purpose built accommodation in which varying amounts of care and support can be provided. Retirement communities are larger scale developments, providing an alternative to sheltered housing and residential care.
- 2.4 A care home is a unit where a number of older people live and have access to on-site care services. Since 2002, all homes are known as care homes, but are registered by CQC to provide different levels of care. All homes provide personal care, but some are additionally registered to provide nursing care.

Sheltered Housing

- 2.5 Sheltered housing schemes offer access to the assistance of a warden and alarm systems in times of emergency. Each unit within a scheme has its own front door, usually comprise of groups of unfurnished self-contained flats or bungalows and can provide a range of communal facilities such as a lounge, guest room and gardens. Accommodation is available for couples and single people and can be privately owned or affordable housing.
- 2.6 The provision of sheltered housing was popular in the 70s and 80s in particular. The benefits cited were in terms of security, maintenance and the ability of older people to maintain their independence whilst being able to access a level of support. However, if sheltered housing can be costly, particularly in terms of service charges and can be beyond the means of some older households. More recently, resident wardens are no longer the norm in sheltered housing schemes and are increasingly being replaced by the use of floating support services, assistive technology and personal alarms.
- 2.7 There are also issues around the implications for wider communities. Within private sheltered housing schemes developers have been reluctant to provide affordable housing and the service charges may also make this challenging to manage for local authorities.

Care Homes

- 2.8 A home registered as a care home providing personal care will provide personal care only, e.g. help with washing, dressing and giving medication.
- 2.9 A home registered as providing nursing care will provide the same personal care but also have a qualified nurse on duty to carry out nursing tasks.
- 2.10 It is health needs, and access to social support systems rather than age that determines whether people need extra care. Research suggests that other than retirement moves, which are taken earlier, most people, do not move into a residential or nursing home until their care needs are such that they are forced to move.

Extra Care Housing

- 2.11 “Extra care” housing describes a range of developments that comprise self-contained homes with support services to enable self-care and independent living. It is usually purpose built accommodation in which varying amounts of care and support are offered and where some services are shared¹.
- 2.12 At present some schemes carrying the label of “extra care” are in fact only enhanced sheltered housing without the integrated management of housing and care responsibilities or 24 hour care availability on site. Occupants of extra care housing can be owners, part owners or tenants.

Close Care Homes

- 2.13 Close Care schemes are a relatively new concept and usually consist of independent flats or bungalows built on the same site as a [care home](#). Residents can buy in support services (such as cleaning) but have to receive [care](#). The advantage to these schemes is that residents retain the independence of having their own home, whilst being able to access extra support as they need it. Close care schemes can either be rented or purchased.
- 2.14 Close care schemes are similar to extra care schemes but a condition of their occupation arrangements is that the occupier has to receive care.

¹ RTPI Good Practice Note 8 (2007) Extra Care Housing

3. Social and Demographic Issues

Current Retirement Age Population

- 3.1 The 2001 Census shows that there were 33,855 residents over retirement age, comprising 25.5% of the total population (132,731).
- 3.2 The Census provides not only information on the number of older people in each age band (see Figure 2), but also the distribution of residents over retirement age (Figure 3). Data in Figure 2 is shown for differing age groups. The 75 plus age range is widely recognised as the key age in which chronological age and incidence of chronic conditions that may affect mobility and the capacity for self care begin to correlate closely. 85 is the threshold for identifying the need for higher levels of support. Census data illustrates that in the 65+ age range, women significantly outnumber men.

Table 2: Isle of Wight Residents 60+ age band (2001 Census)

Age	Number
60-64	7,940
65-69	7,429
70-74	7,085
75-79	6,460
80-84	4,521
85-89	2,741
90 and over	1,467

- 3.3 From the 2001 Census data we can also illustrate the distribution of residents within the 60+ age band and this distribution is given in Figure 1. This illustrates that there are some areas of the Island that have significantly more people over retirement age than others.

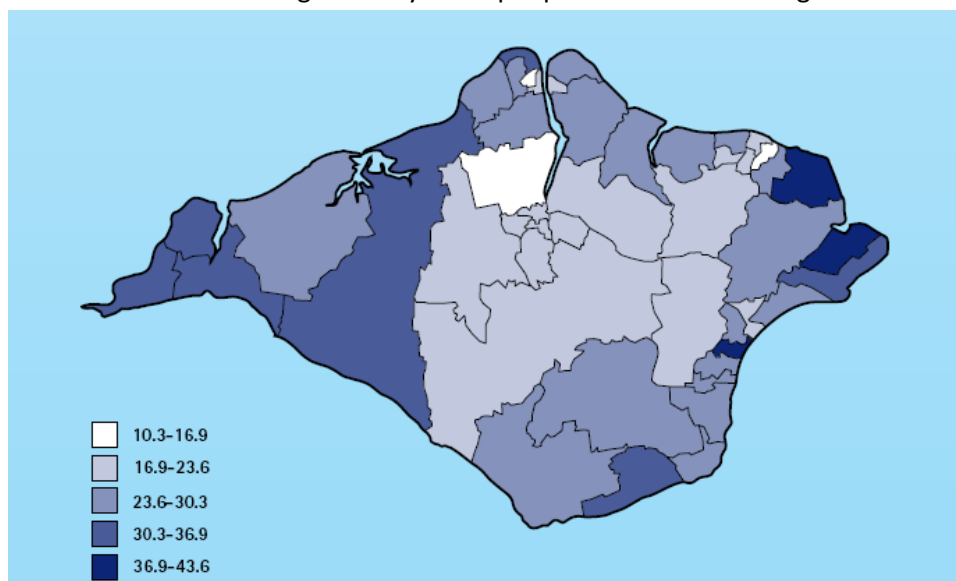


Figure 1: Percentage of ward over pensionable age (60+ women, 65+ men)

Home Ownership and Housing Sub-Market

3.4 For the purposes of the report the information in Table 4 is shown in Wards and Housing sub market areas (as defined in the Isle of Wight Housing Market Assessment 2006). The map showing the defined area of the housing sub areas is provided in Appendix A of this report.

Table 3: Home Ownership by Sub-Market - all Households

Housing Sub-Market	All Households	Owned	% ²	Rented RP ³	%	Rented Other	%
Bay Area	3406	2863	84	159	5	262	8
Bembridge & St Helens	1162	1015	87	113	10	80	7
Cowes	3151	2590	82	448	14	232	7
Freshwater/Totland/Yarmouth	1895	1567	83	285	15	129	7
Newport Core	1428	945	66	240	17	134	9
Newport Periphery	882	712	81	89	10	57	6
Ryde	3909	3190	82	315	8	373	10
Wootton	1769	1491	84	219	12	114	6
Rural South Wight	1788	1516	85	131	7	136	8
Rural West Wight	1082	836	77	84	8	107	10
Ventnor	689	595	86	17	2	34	5

3.5 Table 5 below shows that the relative proportion of older persons who are owner-occupiers Islandwide is high. This of course declines by age group, but even those over 85 still predominantly live in housing they own.

Table 4: Older Persons Housing Arrangements by Tenure, Isle of Wight 2001

Proportion of population aged 65-74, 75-84 and 85+ by tenure, 2001			
	People aged 65-74	People aged 75-84	People aged 85+
Owned	86.93%	82.76%	77.9%
Rented from Council	0.55%	0.76%	1.10%
Other social rented	6.88%	9.02%	10.25%
Private Rented or living rent free	5.63%	7.46%	10.75%

Projected Increase in population 2006-2026

3.6 The projected increase in older people (over 65) on the Island between 2009 – 2025 is from 23% to 28% of the population.

3.7 Taken at its most simplistic the figures would suggest that wards with the highest numbers of people aged 75+ are likely to have the greatest demand for residential care places or alternatives.

² Tenure % do not always come to 100% due to the small amount of tenure of other tenure types such as "tied" and rent-free housing: this cannot be counted accurately and is therefore not included.

³ RP = Registered Provider

- 3.8 However the relationship between needs and population are not that simple and a more appropriate method of considering the number of dwellings required by older people may be the forecasts of household projections headed by older people, particularly given the fact that CLG's research shows that most UK household growth is driven by older people.
- 3.9 The Housing Green Paper (2007)⁴ recognises that 48% of the new growth in households to 2024 will comprise older people and that a substantial majority of new households in may regions will be over 65.
- 3.10 The Housing Learning and Improvement Network – part of the NHS Care Services Improvement Partnership (CSIP) has developed an Extra Care Housing Toolkit to facilitate the development of this type of housing. In line with national and local objectives, it considers that ECH schemes should be both mixed and single tenure.
- 3.11 The ECH split for the Isle of Wight is considered to be around 63% purchased or private leasehold, 20% as shared ownership and 17% at market or social rent. This expected demand mix was determined by using local prevalence data of Limiting Long Term Illness (LLTI) from Protecting Older People Population Information (POPPI), November 2009; along with projected demographical information data from work carried out within Housing and community support services in November 2008.

Table 5: Older Persons Population. LLTI and residential care home needs and projections, IW, November 2009⁵

	2009	2015	2020	2025	2030
People aged 65-84	28,000	33,300	36,400	39,500	42,900
% People aged 65-84 of all people	84.6	85.2	84.7	83.0	80.8
People aged 85+ of all older people	5,100	5,800	6,600	8,100	10,200
% People aged 85+ of all older people	15.4	14.8	15.3	17.0	19.2
People aged 65-84 with a long term limiting illness of all older people	11,949	14,085	15,571	17,167	18,529
% People aged 65-84 with a long-term limiting illness	42.7	42.3	42.8	43.5	43.2
People aged 85+ with a LLTI of all older people	2,685	3,054	3,475	4,264	5,370
% People aged 85+ with a LLTI	52.6	52.7	52.7	52.6	52.6

⁴ CLG (2007) Homes for the future: more affordable, more sustainable. SO: London

⁵ The figures for people living in care homes have been taken from POPPI November 2009.

<http://www.poppi.org.uk> The projection % of people over 65 with LLTI and for living in care/residential homes has been calculated by applying percentages of people with a LLTI in 2001 to projected population figures.

	2009	2015	2020	2025	2030
Total population aged 65+ living in a care home with or without nursing	1,651	1,880	2,148	2,584	3,072
% Total population aged 65+ living in a care home with or without nursing	5.0	4.8	5.0	5.4	5.8

- 3.12 Table 6 shows the proportion of older persons at 2009 projected to 2030 using Office of National Statistics population projections 2007. It also shows the current number and percentage of persons with LLTI projected to 2030 (it is not possible to accurately project this, therefore the model uses current rates of LLTI and applied these to the ONS population projections).
- 3.13 The table also shows persons over 65 currently living in care and residential homes projected to 2030. These persons may be expected to require more intensive support and care than those who remain in good health, and therefore given that the policy is shifting towards care being delivered at home, it is these two latter groups who may require more specialised or extra care housing.

4. Older People's Housing Needs

- 4.1 Older persons housing needs focus on people in the population over the age of retirement and those housing needs are sometimes wider than simply a basic need for accommodation. Demand for housing amongst older people is often strongly influenced by health issues. Those who remain in good health usually have a high level of independence and have very different needs from those who experience significant health problems and/or poor quality of life.
- 4.2 Impact on the housing market is in turn determined by whether older people decide to move, and if so where they move to and what type of accommodation they want/need to move into.
- 4.3 Research suggests that older people are much less likely to move house than younger ones⁶. Those who do decide to move house, tend to do so in earlier old age. Many owner occupiers are likely to want to continue to remain in housing of the same tenure in retirement.

Implications of older people remaining in their own homes

- 4.4 If older person households are less likely to move and the number of such households is increasing and will increase through to 2026 this may result in the housing market overall becoming less fluid (less people overall moving) and this may particularly be true in areas with the highest proportions of older households.
- 4.5 This could also mean that family size houses are likely to remain occupied by older people for longer. This could in turn push up demand (and prices) for some homes, which will impact upon the accessibility of the housing market for those less able to compete.
- 4.6 Government policy is to encourage older residents to stay in their own homes for as long as possible, and services are increasingly providing care and support to enable them to do so. Existing homes may be able to be adapted, but there will also be a need for the provision of new housing which will accommodate the needs of the residents as they age.

Downsizing

- 4.7 Those older people who do want to move house are most likely to do so on retirement or when they develop extra care needs. Some older households choose to downsize, moving either locally or to a different location. Although local authorities often want to encourage older people to move to housing that is more appropriate to the size of their household, achieving this is difficult as the decision ultimately lies with the household and not the local authority.
- 4.8 Anecdotal evidence suggests that people tend to be reluctant to consider moving from their homes, even though they may not be managing very well. The main reasons for moving from their present accommodation would be ill health, lack of motility or inability to

⁶ Focus on Older People 2005 edition National statistics

maintain their property. Many older households stay put, with additional support from other appropriate services, such as gardener, handy person and home help support.

- 4.9 Downsizing households in the owner occupied sector may be able to release equity from their homes to fund their wider needs and activities.

Aspirations and Expectations of Older people

- 4.10 The attitudes of older people towards independence, care and expectations from public services are changing. If older people are to be able to exercise choice about where to live, they need a range of housing options from which to choose, as well as appropriate advice as to which type of accommodation may be the best for them.
- 4.11 Local authority Housing Strategies and planning policies should allow for a range of flexible options, and this should include support for older people to remain in their own homes as well as sufficient supported housing, including extra care sheltered housing.
- 4.12 Older people are more likely to aspire to accommodation that will enhance rather than inhibit their lifestyle in old age. The location of housing is very important, and in particular proximity to local shops and services, accessibility, safety, and attachment to the area.

Future Demand

- 4.13 It is difficult to predict the future demand for long term care and specialised housing for older people. It is clear that there will be a significant growth in the number of older people and that this will increase demand, but the actual level of demand will be influenced by social care policies, individual's health, and developments in healthcare and even treatments of certain diseases in old age.
- 4.14 The Isle of Wight Housing Needs Survey 2001 indicated that of the people who thought they would want specialist older persons housing, 24% would like sheltered housing. However, government policy regarding sheltered housing has shifted slightly since the survey was carried out.
- 4.15 The introduction of homecare policies in the 1990s placed the emphasis on care in people's homes rather than placing older people in care homes. This approach continues to increase and the local authorities' budget will have an influence on the current and future patterns of care.
- 4.16 Most authorities' are planning for increasing future demand for nursing care and it is anticipated that this increase in demand for care services is expected to be met by more use of home care, more use of extra care housing and a more focused use of care homes for people with differing needs.

5. Current Policy Context

- 5.1 Current Government thinking on the care of older people aims to:
- Encourage and facilitate older people to live in their own homes for as long as possible
 - Use homecare across the community or as a component of extra-care housing, as an alternative to care home admission
 - Self-direct care to enable people to make their own decisions about how the money allocated for their care is spent.
- 5.2 “Lifetime Homes, Lifetime Neighbourhoods: A National Housing Strategy for an Ageing Society”, CLG (2008) sets out the Government’s plans for making sure that there is enough appropriate housing available in the future.
- 5.3 For the last 15 years the over riding policy of governments has been to encourage and facilitate older people to live in their own homes for as long as possible.

Planning Policy Statement 3: Housing (PPS3)

- 5.4 PPS3 recognises the need to provide accommodation for older people as part of achieving a good mix of housing. The Government’s objectives are for:
- High quality housing that is well-designed and built to a high standard
 - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural
 - A sufficient quality of housing, taking into account need and demand and seeking to improve choice.
 - Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure⁷

Lifetime Homes

- 5.5 Lifetime homes are dwellings that are designed to provide accessible and convenient accommodation for a large section of the population (from families with young children, to older people). The aim is to provide flexible and adaptable housing that will allow older people to remain in their homes for longer and enable them to visit and stay with family and friends. If new housing is built to Lifetime Homes Standards there may well be less need for specialist accommodation. <http://www.lifetimehomes.org.uk/>
- 5.6 The Government will be introducing Lifetime Homes Standard between now and 2016. All public sector funded housing in England will be built to the Lifetime Homes Standard from 2011 and the Government hopes that private developers will adopt its design code for lifetime homes. If private developers have not shown signs of doing so by 2010, it is likely that Government will introduce legislation by 2013.

⁷ PPS3: Housing, CLG

South East Plan

- 5.7 The most relevant policy in the South East Plan is policy CC5: Supporting an Ageing Population. The policy requires local authorities to assess and plan for the social needs that will arise from the increasing proportion of older people.

Strategic Housing Market Assessments

- 5.8 Strategic Housing Market Assessments estimate need and demand in terms of affordable and market housing, consider demographic trends and should also consider identifying the accommodation requirements of specific groups.

Conclusions

- 5.9 The policies are general policies that reflect the needs of the elderly population in so far as they support older people living in their own homes for as long as possible and the provision of home care for those who need it.
- 5.10 Future policy development should adopt a more positive approach to:
- Ensure the housing and care requirements of older people will be met and
 - Encourage the provision and improvement of specialist housing and accommodation for older people in appropriate locations

6. Future Provision on the Island

6.1 This chapter looks at the current supply of specialist dwellings and recent changes in supply where information is available.

Current Supply

6.2 The current supply of specialist housing for older people is shown in the table below.

Table 6: The Current Supply of Specialist Housing for Older People

Sub Area	Registered Provider rented	Private lease	Extra care	Private Care/ Residential homes
BAY	99	45	0	363
BSH	32	0	17	105
CW	222	92	0	223
FTY	64	33	0	223
NWC	200	113	0	111
NWP	261	0	7	74
RD	158	0	0	301
RWW	17	0	0	23
RSW	0	0	0	12
VE	33	0	0	128
WTN	46	31	0	91
TOTAL	1132	314	24	1654

Recent Completions of dwellings for older people

6.3 65 dwellings designed specifically for older people have been completed on the Island in the last five years. These units comprise sheltered housing for the elderly, and care home dwellings. Specialist Housing for Older People.

6.4 The provision of accommodation in care homes is counted in bed spaces and is registered for nursing care or just for residential care. Overall, care home accommodation on the Isle of Wight has reduced since the late 1990's and this is in line with national and more local trends (Hampshire).

6.5 It is possible to determine the current amount of "specialist" units of accommodation and their differing tenure type by sub-market and from these it is estimated that about 6% of older people live in specialist accommodation. These can be divided into specialist housing such as sheltered housing, extra care facilities, nursing homes and care homes.

Table 7: People Living in Specialist Housing⁸

Area	Sheltered Housing RP	Private Leasehold	Extra care RP	Extra Care SHO ⁹	Extra Care Sale	Residential/ Nursing care	Nursing Care
Bay Area	108	45	0	0	0	292	84
Bembridge/St Helens	40	0	16	0	0	67	48
Cowes	222	65	0	0	0	215	
Freshwater/Totland/Yarmouth	59	33	0	0	0	215	40
Newport (Core area)	215	53	0	0	0	102	80
Newport (periphery)	64	0	0	0	0	74	
Ryde	180	0	0	0	0	249	66
Wootton	46	39	0	0	0	40	51
Rural South Wight	17	0	0	0	0	12	
Rural West Wight	0	0	0	0	0	23	
Ventnor	97	0	0	0	0	68	23

Projecting Needs for Older Person's Housing

- 6.6 In November 2009, Housing Services carried out an exercise to determine current needs and future projections for older person's sheltered and extra care housing. This was based on the current supply of housing in differing tenures and population projections and took into account current rates of people with Limiting Long Term Illness (LLTI) as the baseline figure for projecting need for extra care housing. The study did not attempt to determine estimates for care and residential home places.
- 6.7 As the Office for National Statistics (ONS) does not produce population projections at ward level which can be aggregated into sub-markets, the best estimates of population were considered to be GP population figures, taken from information supplied by the Primary Care Trust (PCT).
- 6.8 The increase in requirements for sheltered and extra care housing was determined by adding the expected extra care housing splits of shared ownership, social rented and the projected total sheltered housing need indicated by the EC Toolkit¹⁰ and our research and by subtracting these from the overall expected increase in private leasehold older person's housing (worked out from the projection estimates). Table 8 shows the increase in older person's housing required by sub-market area by 2025.

⁸ Source: Elderly Accommodation Council Figures November 2009 (CRILL (formerly CSCI))

⁹ SHO = Shared Ownership

¹⁰ ECH Toolkit

Table 8: Projected Estimated Increase in Sheltered and Extra Care Housing required 2009-2025

Area (housing sub-market)	Extra Care home split ¹¹ (shared ownership 20%)	Extra care split (Social rented 17%)	Total Sheltered Housing Need ¹²	Expected increase for private leasehold older person's housing	Increase sheltered housing and extra care home housing required 2009-2025
Bay Area	79	67	800	601	344
Bembridge/St Helens	48	41	481	361	209
Cowes	70	59	701	527	303
Freshwater/Totland/Yarmouth	52	44	515	387	223
Newport (Core area)	28	24	300	225	143
Newport (periphery)	32	27	339	255	126
Ryde	74	63	747	561	322
Wootton	14	12	153	115	64
Rural South Wight	25	22	312	234	125
Rural West Wight	22	18	228	172	97
Ventnor	24	20	237	178	103
Total	466	396	4813	3616	2058

6.9 This projection estimate indicates a required increase of around 128 units yearly from 2009-2025.

Demand for care home places

6.10 Although care home capacity has reduced since the 1990's, over the longer term it is considered that additional care places will be needed in homes (especially those that cater for the needs of those with dementia). However, the number of places is not expected to increase in line with the predicted increase in the elderly population because some individuals expected preference will be to live in their own homes rather than a residential care home setting.

6.11 It is expected that there may be a continuing decline in the private residential care home sector (not nursing home) as more persons choose more independent living options.

6.12 Therefore, the overall model of provision for older persons care will change over the next few years as more extra care housing will be required to be provided.

Providing Older person's Housing as a Percentage of the Isle of Wight's Housing Delivery Target

6.13 This potential need for 128 units yearly from 2009 – 2025 has also to be weighted against the requirements for new housing provision set out in the South East Plan Regional Spatial Strategy (RSS).

¹¹ Extra care home split as identified in SCIP Extra Care Toolkit 2009

¹² Expected to be 24% of the total need – Housing Needs Survey 2001

- 6.14 The Isle of Wight has a house building target of 520 units per annum (of which at least 180 units should be affordable housing units). The projected need of 128 specific older persons units per annum represents 24% of the RSS target and of this the Council will also expect 30% (38 units) to be affordable units.
- 6.15 Due to the current older person's demographic of 23% (rising to an expected 28%) and the expectation that not all of these people are likely to want or require specialist housing; it is considered that a realistic target for older person's housing provision on new sites should be 20% of the total units.

Recommendations

- 6.16 Future policy should adopt a more positive approach to:
- Ensure the housing and care requirements of older people will be met and
 - Encourage the provision and improvement of specialist housing and accommodation for older people in appropriate locations where they meet the standards required under paragraphs 5.5/5.6
- 6.17 Island Plan policy should reflect the projected need for at least 128 units per annum.
- 6.18 It is recommended that policy should consider ensuring that new sites on average provide for 20% older persons housing provision, or the provision of a financial contribution on sites where delivery is not possible.

Appendix A : Map of the Isle of Wight's Housing Sub-Markets

