

# **Southbourne Parish Neighbourhood Plan Review**

## **Policy SB4 Meeting Local Housing Needs**

### **Supporting Evidence SB4. EV4**

#### **HOUSING MIX – EXTRA CARE HOUSING (Note by SPNP Housing Group)**

##### **1 Introduction**

1.1 The Group's earlier work on potential housing mix (SB4/R2 Issues for SPNP2) has highlighted the need for housing to meet the needs of the elderly and those with long term health or disability problems. It was agreed that an opportunity for the provision of "Extra Care Housing" (ECH) in association with the District and County Councils should be investigated. ECH is a West Sussex County Council initiative fully supported by Chichester District Council. It is not confined to West Sussex but is also being provided widely elsewhere.

1.2 A preliminary meeting was hosted by Ivan Western (CDC Housing Delivery Manager) at the District Council offices on 11<sup>th</sup> October 2019 to describe how Extra Care Housing works. It was attended by four representatives of the SPNP Steering Group - Oona Hickson (WSCC Project Manager: ECH), Tracie Bangert, Lyn Hicks and Sue Talbot. Oona's current role at the County Council is to stimulate interest in ECH, and this has been useful in helping identify the relevance and potential of ECH. Ivan provided some information about ECH schemes and said that a site of around one and a half acres was broadly required for a development of a reasonable size (say 60 residents) which would accommodate a building of up to three storeys together with the accompanying facilities.

1.3 A verbal report was made to the Housing Group at its meeting on 29<sup>th</sup> October and to the Steering Group on 5<sup>th</sup> November, 2019. It was noted that the 65+ percentage of the population of Southbourne is already some 30% and this is expected to increase significantly in the period to 2036, as is the need for disabled access homes. (Draft CDC Housing Information Report - June 2019). Considerable support was expressed for ECH in principle at both meetings and it was agreed that further information should be sought.

##### **2 Extra Care Housing**

2.1 Supporting people to increase their independence is one of the key priorities of the West Sussex County Council Plan. Extra Care Housing can make an important contribution to this. Good Extra Care Housing schemes provide an attractive and affordable alternative for residents with care needs who have the benefit of living in their own home within a purpose built setting.

2.2 The effectiveness and efficiency of this model helps to reduce pressure on the health and care systems yielding long term cost savings to WSCC and the NHS, whilst providing a home for life for those living in extra care, whilst reducing social isolation.

2.3 Within the next 20 years the number of people aged 65 and over living in West Sussex will increase by more than 100,000. Those aged 85 and over will make up a third of this increase. In CDC in all areas of the national census data those aged 60plus were at greater numbers than the national average.

Age group	Chichester	National Average
60-64	7.5%	6.0%
65-74	12.1%	8.6%
75-84	8.6%	5.5%
85-89	2.4%	1.5%
90 +	1.3%	0.8%

2.4 The County Council wishes to reduce reliance on Residential Care, and as well as helping to keep people in their own homes, it is recognised that Extra Care Housing, can contribute to reducing this reliance.

2.5 In 2018 there were around 3,600 people with a lifelong disability identified as within the scope of Lifelong services. 2,700 of these were adults. There are currently around 600 adults with learning disabilities living in residential care. For some of these people residential care is not the appropriate place for them to live, and in these cases Extra Care Housing can help to provide an alternative housing option. In West Sussex the development of Extra Care Housing is seen as benefiting all adults who can be assisted to live independently.

### **3.0 What is Extra Care Housing?**

3.1 Extra Care Housing is designed to be a home for life for those with care and support needs, including those with a progressive health condition. In West Sussex it is not just for older people because it can be suitable for other adults with sensory impairments, learning and physical disabilities, those with certain mental health conditions and those with dementia.

3.2 Those living in Extra Care Housing have their own flat, designed to make daily living as easy as possible, which can be one or two bedrooms, and key features such as a level access shower, and accessible kitchen; additionally there is onsite support and care to meet their requirements for daily living. Flats can be bought or rented by couples where only one partner is in need of care, and pets can live with them. Those living in Extra Care Housing, either hold a tenancy, or in some cases own a stake in their property, through shared ownership.

3.3 Most households in West Sussex are owner-occupied, 77% of households compared with 74% in the South East and 69% in England; however, affordability of an appropriate home is a key issue and the delivery of new Extra Care Housing should be a mixture of affordable rented housing, and shared ownership, so that those who have an assessed care need can access Extra Care Housing, where this is the most appropriate housing solution.

### **4.0 County and Local Strategic Issues.**

4.1 Extra Care schemes are delivered in West Sussex with Registered Providers, usually Housing Associations delivering and managing the project. These schemes are ideally delivered in a well designed scheme of 60 plus homes, which will be built using the principles of HAPPI (Housing our Ageing Population for Innovation report). The principles of HAPPI to the design or Extra Care Housing are outlined in the Housing LIN, and should be adopted in the development of new schemes as the principles of HAPPI are now well tested and supported.

4.2 West Sussex has a target of delivering a further 500 units of Extra Care Housing by 2025/26. This ambitious but achievable target, means that the inclusion of Extra Care Housing in new strategic sites across the county is vital to achieve this goal.

4.3 Chichester District Council is proposing in its Housing Strategy 2020-2025 that the objective of addressing the needs of the increasing number of households who require specialist housing is met. A further additional objective in the strategy is that of using the Districts affordable housing stock as effectively as possible. At present 85% of four-bedroom properties in England are only released on the death of the current occupant. The development of Extra Care Housing assists in the effective management of both the affordable housing stock, and in providing the opportunities for downsizing that are currently missing in the general housing sector.

## **5.0 Summary/Conclusions**

- (a) Extra Care Housing is required across West Sussex, and also supported by CDC strategy
- (b) Mixed tenure schemes should be developed. Affordable and shared ownership
- (c) 60 units minimum and HAPPI principles applied.
- (d) Aim is for an all age offer in Extra Care Housing
- (e) Extra Care Housing to be delivered as part of wider strategic development site (potential in Southbourne).

## **6.0 Further Action**

6.1 A visit to the Extra Care Home at Abbotswood, Rustington (Saxon Weald) was arranged with Carrie Anderson, the Extra Care Lead for West Sussex County Council, for 3<sup>rd</sup> December 2019 and attended by Oona Hickson, Lyn Hicks and Sue Talbot. A further visit to Leaholme, Chichester, will be arranged in February, 2020.

End (4/2/20)