

Housing Committee

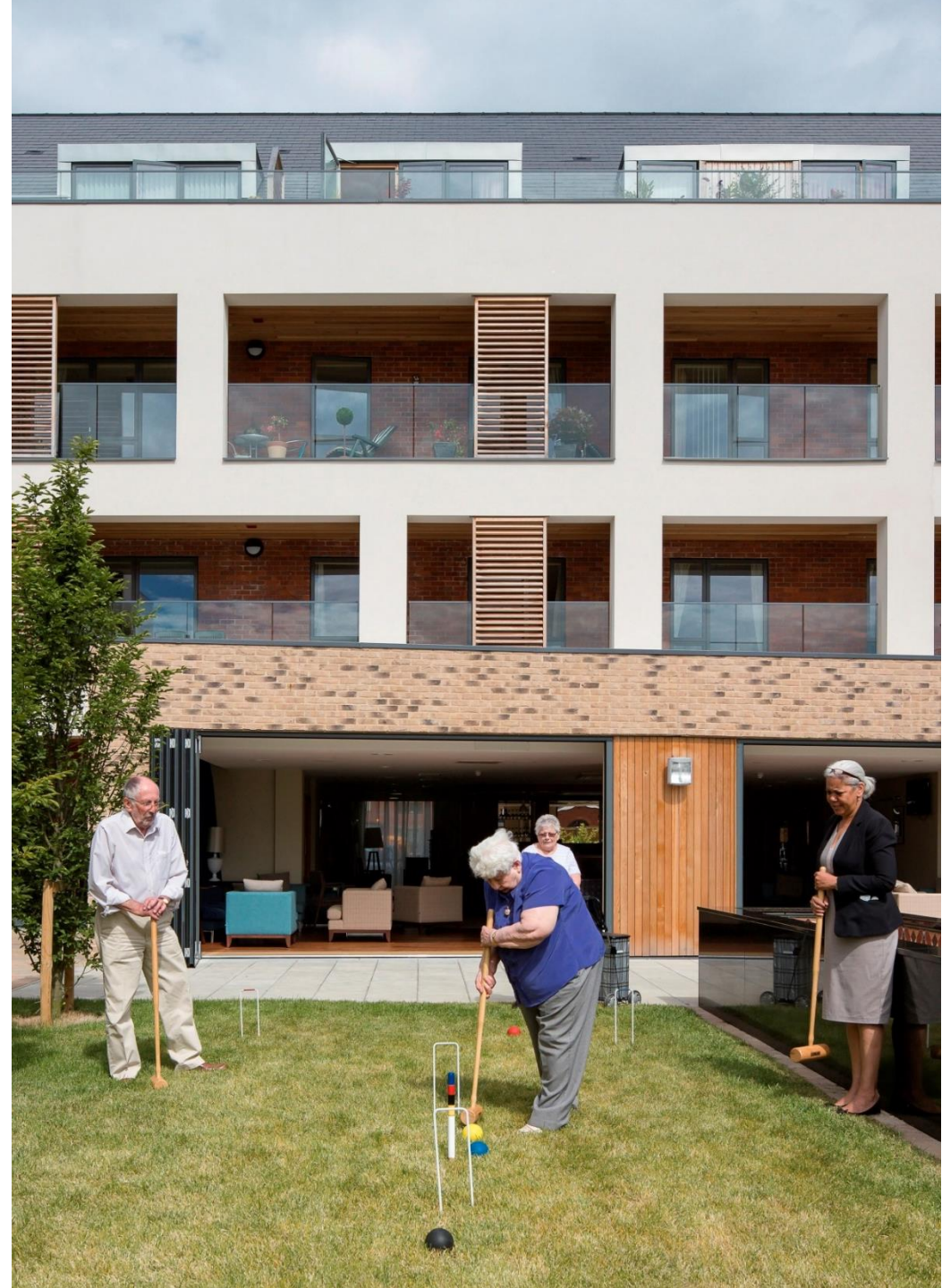
January 21st 2019

Presentation on interim findings from Housing LIN research funded through Local Government Association Housing Advisor programme and iBCF





Housing and
accommodation for an
ageing population.
Research in Torbay:
Interim findings



Research objectives

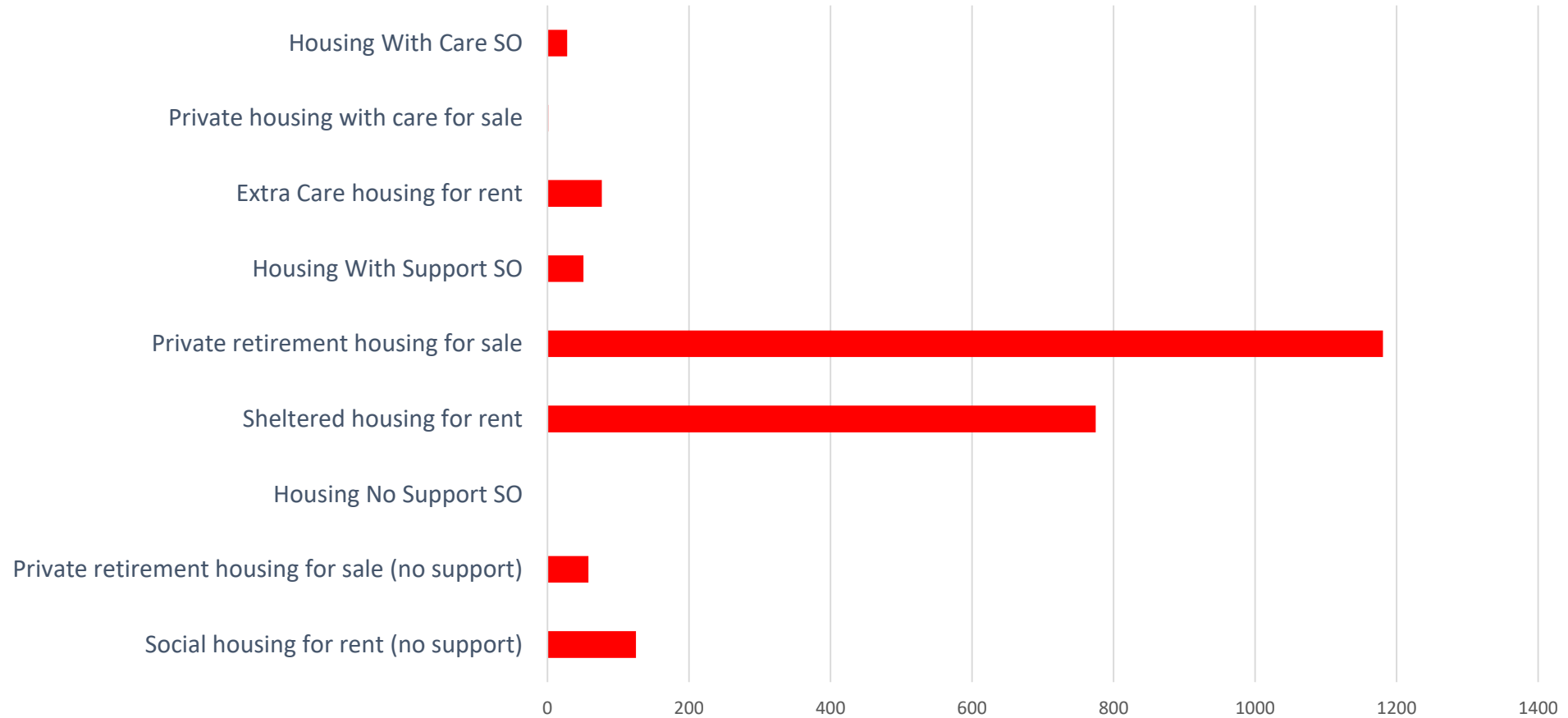
- To develop an evidence-based qualitative assessment of the demand/need for extra care housing and associated forms of housing and support in Torbay, that includes owner occupiers as well as social housing tenants
- To use this evidence to support Torbay Council to develop a cross-tenure extra care housing strategy and Supplementary Planning Document on housing for older people.
- Strategy will focus on extra care housing but may encompass support needs for housing in later life, such as support to remain in the existing home and support to move.

Methods

- Housing LIN consultants carried out the research overseen by multi agency Council-led Extra Care Project Team.
- Desktop analysis of supply of age designated housing
- Primary research: survey
- Primary research: focus groups
- Primary research: telephone interviews
- Primary research: local stakeholders

Current supply of age designated housing

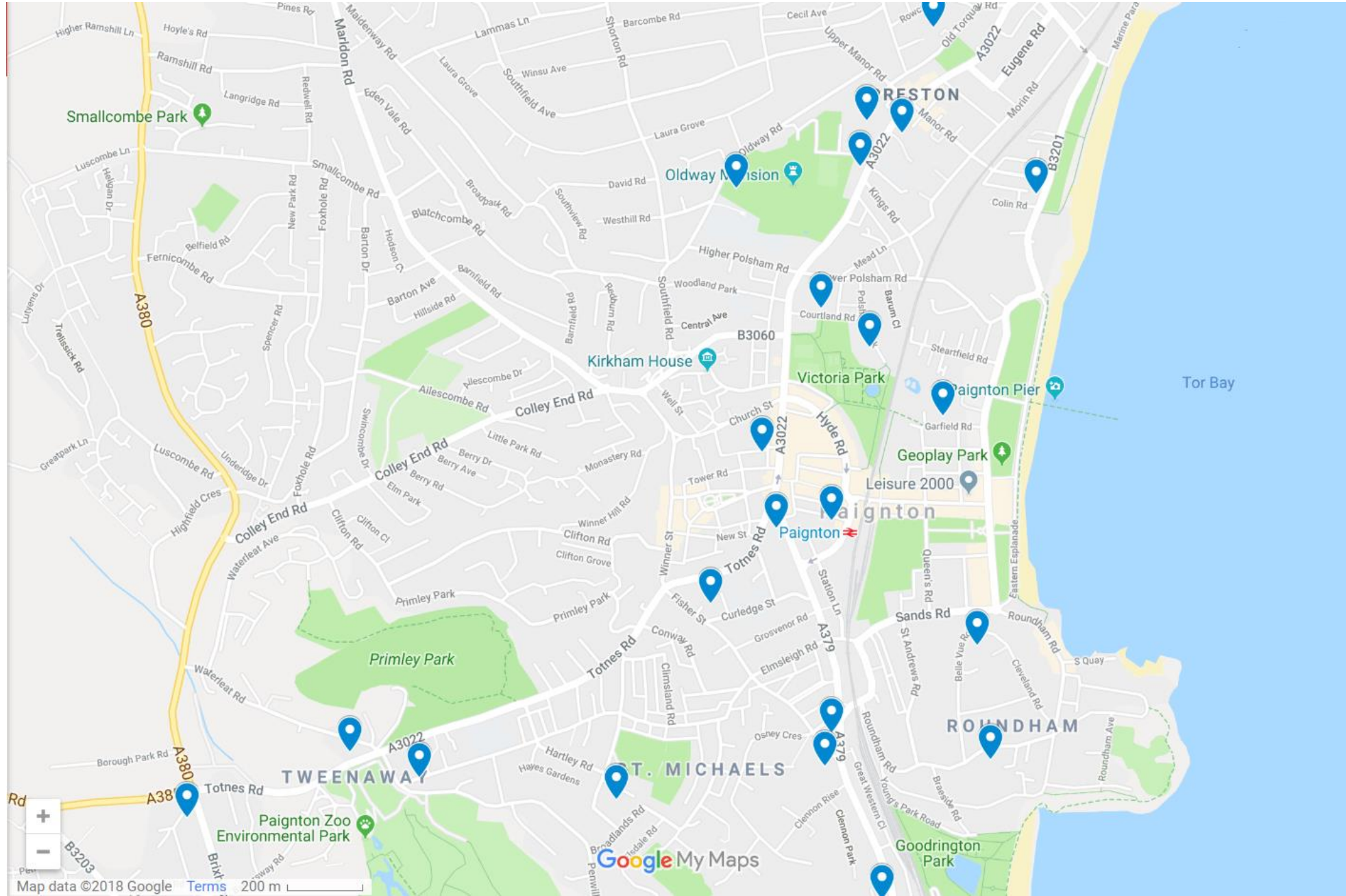
Units of older people's housing in Torbay by type and tenure



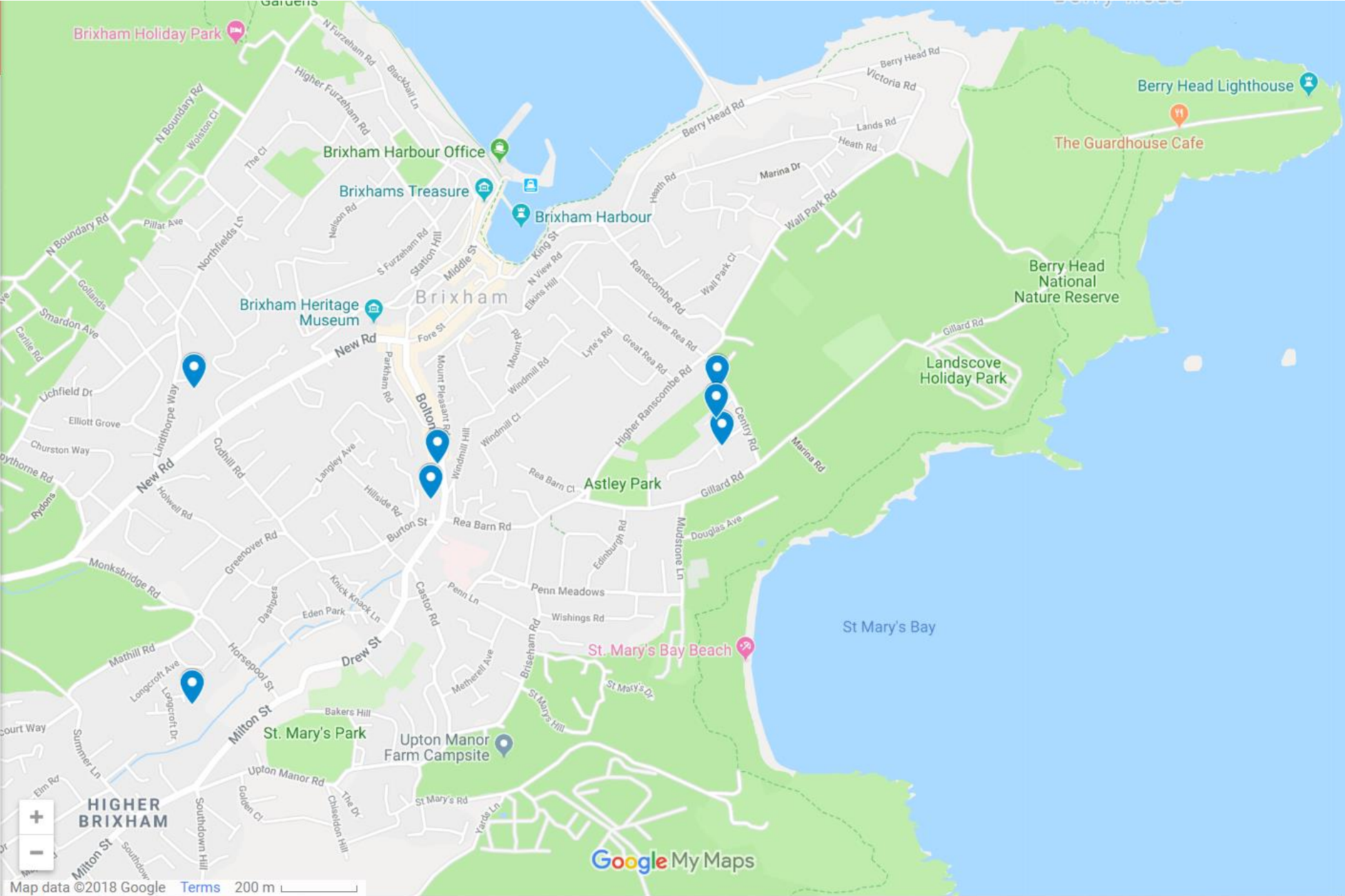
• Torquay



• Paignton

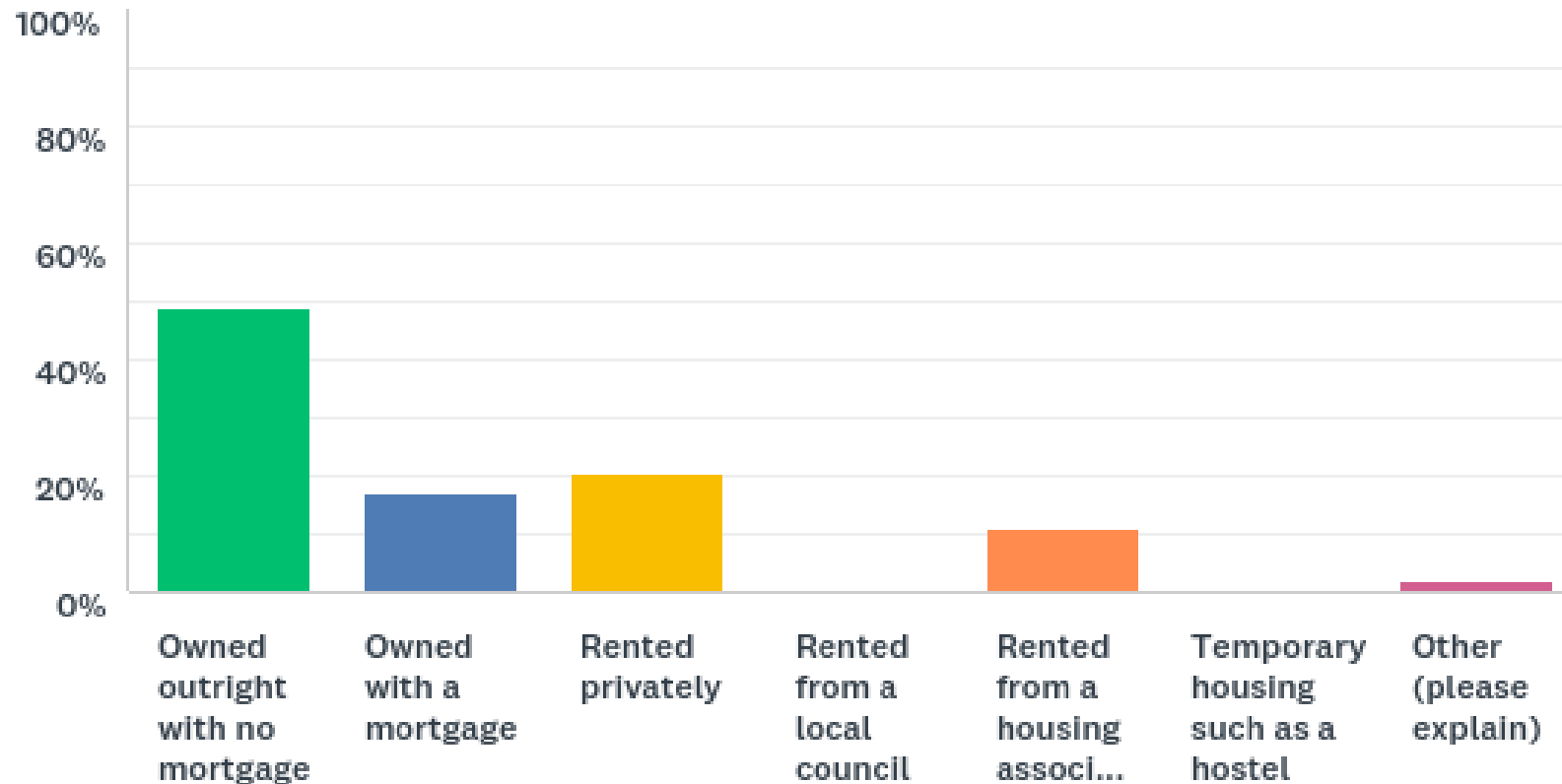


• Brixham



Survey: tenure status of respondents

- As of 19/12 there were **224** respondents:



Survey: interim results

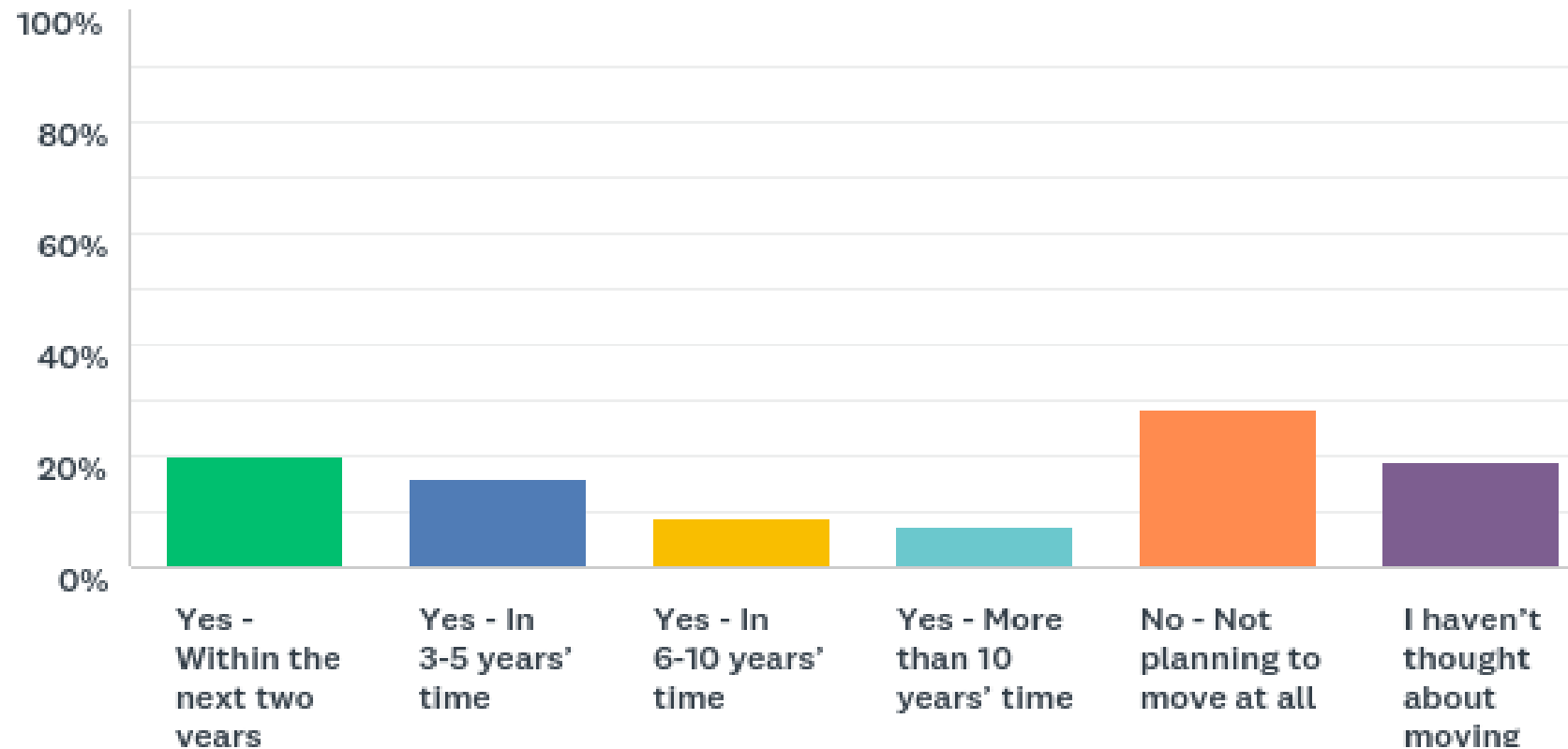
- **Current situation: Key headlines**
- Most people (58%) live with their partner/spouse.
- 14.5% live in age-designated housing.
- 89% do not get help with daily activities.
- Adaptations-wise, most people state that they are “not needed currently”, ranging from 72% for grab rails to 94.6% for a stairlift.
- 67% feel very or somewhat connected to their local community

Survey: interim results

- **Future situation: Key headlines**
- The most frequently chosen reasons for moving home in the future were for health related reasons (38.5%), to live in a smaller home (31%) and to live in a more accessible home where one can be more mobile (30%).
- Future housing location preference: located on the outskirts of a town (40%) or in a town centre (34%).
- Most people (51%) would prefer a bungalow to a flat (29%) or a house (15%).
- Two bedrooms was the most popular option (62%).

Survey

Q16 Are you considering moving home in the future?



Focus groups

- Key headlines – owner occupiers
- **Differing attitudes towards moving.** Some had already thought about moving or in some cases '**downsizing**'. Whereas others wanted to stay in their **own home**
- **Location** is an important factor influencing a move. A flat location, access to public transport and local shops
- A desire to remain as **independent** as possible in later life
- **Key features:** security, wet room, accessible design, manageable indoor and outdoor space
- **Age designation** can be attractive as it creates a **safe community of like-minded** people but there is also **value** to living in a **mixed community**
- Preference towards **purchasing a private property**. Renting is expensive, inheritance is important, no stigma associated with buying from an HA
- *Lack of information : 'I don't know if people can make an informed choice. Maybe the choice is there but people can't access the information'*

Focus groups

- Key headlines – sheltered housing/private retirement residents
- The majority of participants had a **positive experience** *‘Moving here was the best thing we’ve ever done in our lives, we are really happy’ ‘SH is perfect’*
- **Pull/Push factors:** health, safety (security of tenure & neighbourhood), loneliness, to free up housing equity, unaffordable private rented sector
- **Key features:** Min of 2 bedrooms, guest rooms, communal space, green space, adequate storage (mobility scooters), contemporary design with low running costs
- **Accessible location** that is close to amenities and served by public transport
- **Mixed** preference towards **tenure**
- **Differing opinion on housing options.** Those in private retirement flats think there is a choice whereas those in HA sheltered think there is a **lack** of choice
- **Extra care housing is a good idea** but some are **concerned about the cost, service charge**
- The **term ‘sheltered housing’** seen as very negative - ‘retirement housing’ ‘independent living’

Focus groups

- Key headlines – Private sector renters (No General Needs renters attended)
- For the majority of participants **cost of moving, lack of choice and lack of knowledge** about housing options are the main factors **preventing a move**
- **Key features:** communal space, 2 bedrooms, accessible design, green space, small communities
- Access to **services and amenities** and being close to **friends** is important
- **Mixed views on type of housing:** flats, community-led housing, bungalows
- Important to be able to **personalise** where you live so you **feel at home**
- **Renting privately** is not suitable for later life as tenancy it is **not secure**
- Impression of **Extra Care Housing** initially quite **negative** but visit to Whitley Court changed this *‘it’s like a nice hotel’*
- *“There is a **lack of information and advice** on housing options and housing benefits, it should be the **council’s responsibility** to provide this. A dedicated **housing officer** would be useful”*

Views of Local stakeholders

- Current state of housing in Torbay
- There is a growing older population with limited housing choices
- A polarised housing offer for older citizens
- There is an over-supply of care homes
- A majority of the older population are owner occupiers with some living in unsuitable properties for those in later life

- What housing is needed?
- A diverse range of housing offers
- Ambitious developments
 - There is a demand for Extra Care Housing
 - Reintroduce 'warden-ised' properties
 - Small scale community-led housing
 - Support people in their own homes
 - Intergenerational living
- Housing for older people as part of the regeneration of town centres

Views of Local stakeholders

- Information and Advice
- The majority of people are not well informed about their future housing options or the process of moving, nor do they know where to turn for this advice.
- There is a severe lack of comprehensive, accessible information and advice available to help people take the decision to move
- The voluntary sector picking up the shortfall which is putting a strain on their resources
- Devon Home Choice is “failing older citizens”
- Information needs to be provided both online and offline to ensure organisations are ‘age-friendly’
- Role of the Local Authority
- Prioritise Torbay residents
- Support NHS Trust sites
- Encourage HA’s to be ambitious
- Provide clear, accessible information about housing options for older citizens

Next steps

- Further focus groups in January:
 - Owner occupiers x2
 - Older people renting in general needs social housing
 - Further stakeholder interviews
- Housing LIN draft evidence report – beg Feb 2019
- Officers draft extra care/older people's housing strategy based on research findings and engage with stakeholders to promote (Feb-March 2019).
- Will set out guidance for developers and guide Council investment in future ECH.