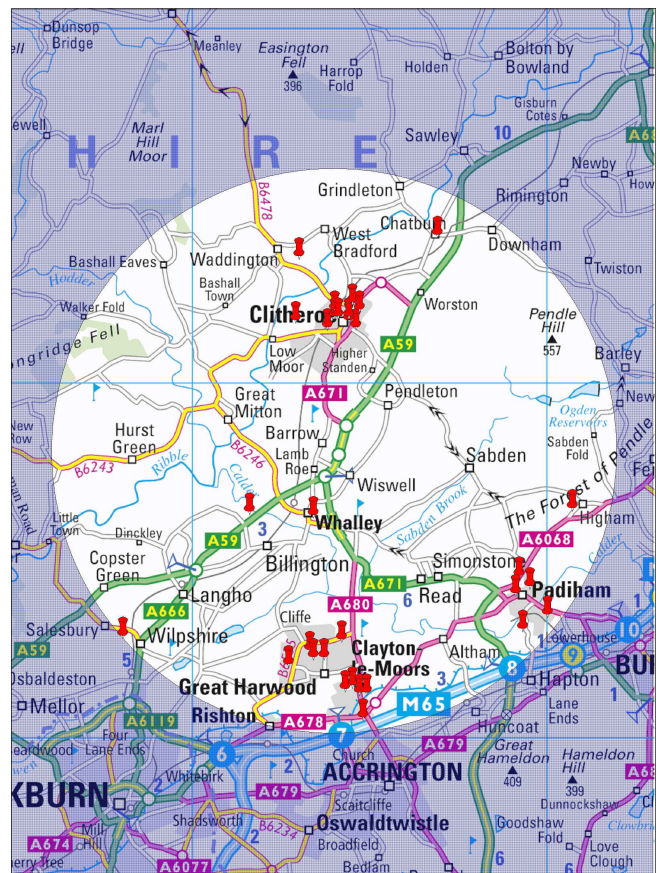


Elderly Housing Needs Assessment

Centred on:
Barrow Brook
Clitheroe
BB7 9WA



Client: Lea Hough Chartered Surveyors and
New Close Properties Limited

Date of study: May 2017

Reference: 32116

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Introduction

Address of Subject Property	Barrow Brook, Clitheroe, BB7 9WA
Specified Catchment Area	8.0km (5.0 miles)
Administrative Area	Ribble Valley

This report seeks to assess the current and future demand for care services for the elderly, both within the specified catchment area surrounding the subject property and in the wider administrative area.

The report examines the existing provision of age related accommodation to include age exclusive housing, retirement/sheltered housing, extra-care and close-care accommodation.

Measuring and predicting demand is not an exact science and it should be appreciated that the choices for care delivery are likely to change in the future as the development of assisted-living housing and specialist care homes continues. Clearly, the aged population in the UK is set to increase substantially and the way the needs, preferences and financial capacity of each community are met will be shaped through a combination of planning policy and market forces.

In doing so, the following sources of information have been relied upon.

1. The sub-national population projections are based upon information provided by CACI Information Systems.
2. 'Estimating the Housing Needs of Community Care Groups' - Need profiling research by Heriot-Watt University.
3. The Laing & Buisson "Care Of Elderly People" UK Market Survey.
4. The care home information provided herein is supplied by A-Z Care Homes Directory updated on a quarterly basis.
5. The Elderly Accommodation Counsel.
6. Barbour ABI database of pending planning applications.

Pinders are Chartered Surveyors and Business Appraisers, and have provided valuation and consultancy advice to the healthcare sector for more than forty years. During that time Pinders has undertaken more than 35,000 inspections of care homes. The Company holds valuation panel positions with all the UK's banks and has provided expert advice to Government departments, sector regulators and Local Authorities.

synopsis

Within the specified Catchment Area

Elderly Population	2016	2026	2036
Over 65 years of age	15,131	17,850	21,118

Elderly likely to require care			
– Minimal Needs (44.1%) ¹	6,672	7,872	9,313
– Low Needs (16.1%) ²	2,436	2,874	3,400
– Medium Needs (13.4%) ³	2,028	2,392	2,830
– High Needs (6.7%) ⁴	1,014	1,196	1,415
Existing provision of age related accommodation	1,415	1,415	1,415

Residential Care Need			
Likely to require residential care ⁵	624	736	871
Less existing single, en suite bedrooms	(340)	(340)	(340)
Less additional bedrooms already planned	(0)	(0)	(0)
Likely shortfall in Care Home Beds	284	396	531

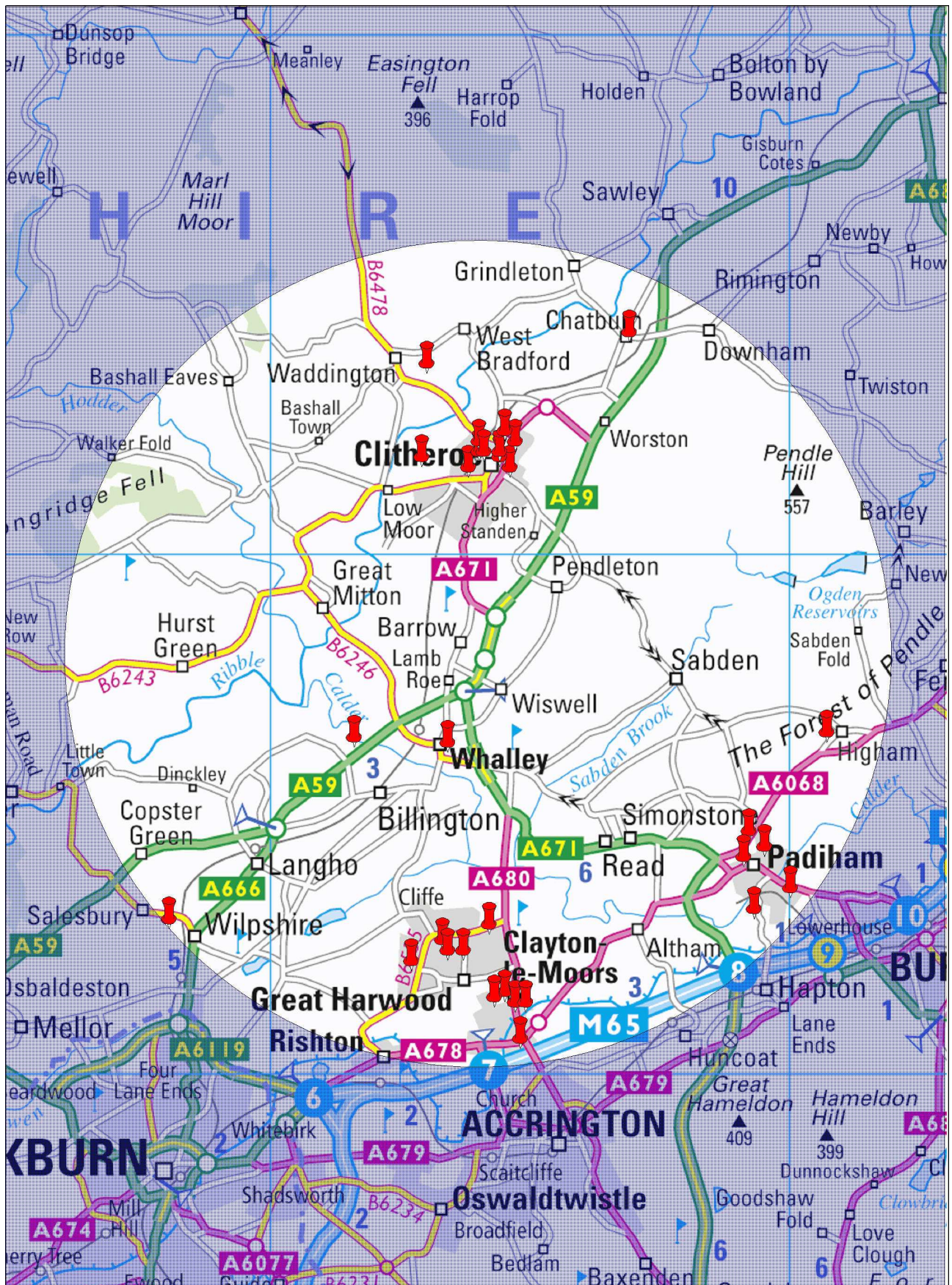
Notes:

1. Those with Minimal Needs will generally be accommodated in mainstream housing, though there may also be a requirement for low level social support.
2. Low Needs refers to elderly people that may require additional support (home help etc) and housing with minor adaptations and perhaps alarms. Care and Repair may be an option for some, depending on current living circumstances.
3. Those with Medium Needs may need more support, community alarms and mobile warden schemes. A proportion of housing for this group might require significant adaptation, or to be a specialist housing, including standard sheltered housing.
4. The high Needs group includes the frailest older people assumed to need institutional care, or the equivalent delivered in the community. This group also includes those suitable for extra care/close care housing or enhanced sheltered housing, whilst some will be able to manage in standard sheltered housing.
5. This is calculated by applying the proportion of the elderly population resident in care/nursing homes locally, at the time of the 2011 census. Currently, 4.1% of those over 65 years of age receive some form of residential care. This demand escalates with age, with 20.6% of over 85 year olds likely to require residential care.

Catchment Area

- Whilst residents may choose to relocate to accommodation further afield (possibly to be close to relatives), it is our experience that accommodation/care homes typically draw from a relatively close geographic area. Whilst it might differ between rural and urban locations, it is widely accepted that a catchment area based on an 8 km (5 mile) radius is appropriate. (*See the Appendix to this report for a more detailed explanation.*)
- Within this catchment area research suggests that there are currently an estimated 15,131 people over the age of 65. This elderly population is forecast to increase by 18% to 17,850 over the next decade and by 40% to 21,118 within the next 20 years.
- Whilst there is likely to be some overlap between the varying Needs groups identified in the Heriot-Watt research it is reasonable to assume that those with Medium Need are most likely to require some form of sheltered housing. Whilst those identified as High Needs have historically been most likely to enter some form of residential care home or extra-care housing. However, it should be noted that the emphasis is increasingly on supporting independent living, where possible, which is having the effect of seeing later entry into residential care homes and an increase in demand for alternative social care options such as sheltered housing schemes.
- By applying the ratio's identified within the aforementioned research to the local population, there are an estimated 3,042 residents in the catchment area that have either Medium or High Needs. This increases to 3,588 within the next decade and increases further to 4,245 by 2036.
- Our research has identified a total of 1,415 units of age related housing, to include sheltered, enhanced sheltered and extra-care. The largest provider in the area being Ribble Valley Homes who provide in excess of 562 units of sheltered/age exclusive accommodation.
- In addition, there are currently 19 care homes providing a total of 633 bed spaces, however, approximately 45% of bed spaces in local care homes do not meet the government's best practice of single en-suite bedrooms. If viewed in terms of best practice accommodation, the current provision reduces to 340 bed spaces.

catchment area – Age related accommodation schemes



justification of the catchment area

In this report we feel that it is appropriate to rely on a Catchment Area of 8.0km (5.0 miles) of BB7 9WA.

Residents entering elderly accommodation schemes or care homes will usually choose a facility in close proximity to where they currently live or to where their close relatives reside. This conclusion is based upon discussions with the owners of many hundreds of care homes across the UK which Pinders appraises each year.

Additionally, we have undertaken specific research with one major group operator, involving the mapping of their residents' immediate previous address. Clearly, the detailed data is confidential but the average distance between the care home and previous dwelling was 4 km (2.5 miles) and the furthest distance travelled was 9km (5.5 miles). The research did show that the distance was slightly greater for home's in more affluent areas where private fees were more relevant.

For example:-

A home in the village of Holmfirth– the average distance was 4 km (2½ miles) from the home, and the maximum distance was 9 km (5½ miles).

Whereas a home in the less affluent town of Stalybridge showed an average distance of 3 km (2 miles) and maximum of 6½ km (4 miles).

Whilst catchment areas will vary, experienced operators and developers have tended to base their planning upon an approximate 'drive-time' of half an hour from the existing or proposed care home. Within urban areas this will typically cover an area of up to 5 km (3 miles), and 8-10km (5-6 miles) in less developed areas.

By way of further endorsement of these principles, Planning Inspectors in the following appeals have accepted such assessments as being appropriate. In each case, the centre of the catchment area has been the exact location of the care home or proposed care home.

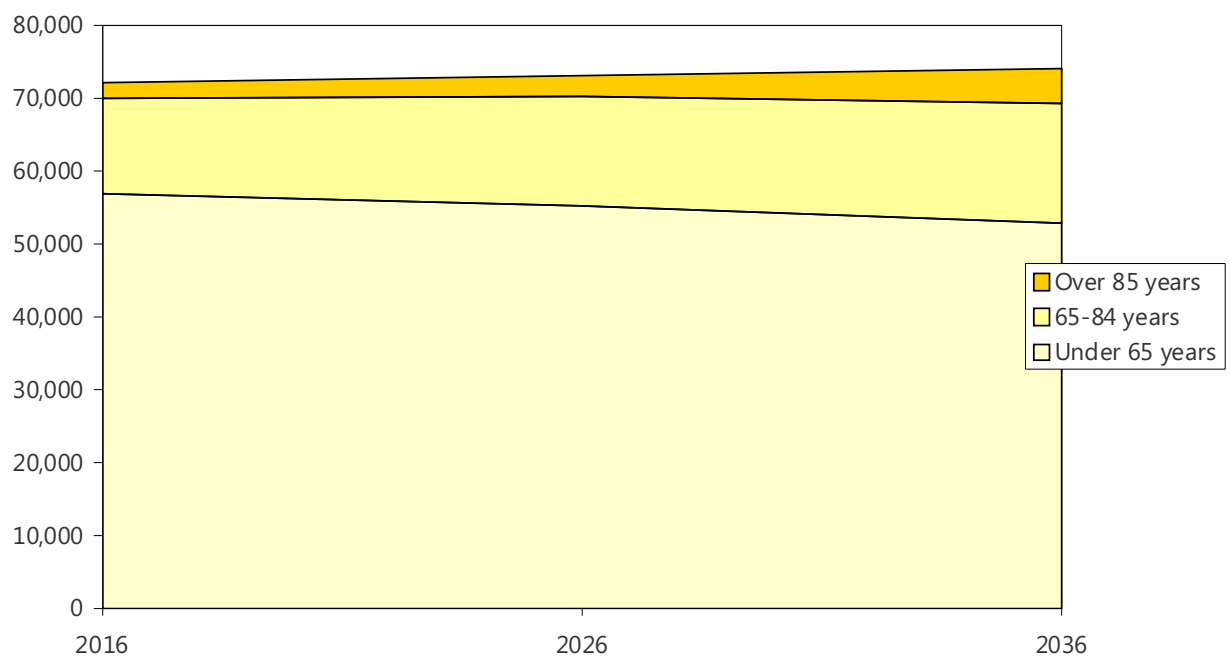
Location	Appeal Reference	Catchment Area
Chichester, West Sussex	APP/L3815/A/06/2020575	8 km (5 miles) radius
Sevenoaks, Kent	APP/M2270/A/08/2070550	8km (5 miles) radius
Surbiton, Surrey	APP/Z5630/A/07/2043781	5km (3 miles) radius
Manchester	APP/B4215/E/06/2027786	4km (2½ miles) radius

catchment area

Demographic Profile

Elderly Population	2016	2026	2036
Under 18 years	15,253	15,219	14,558
18 to 24 years	5,163	4,677	4,962
25 to 44 years	16,340	16,233	15,752
45 to 64 years	20,199	19,169	17,557
65 to 74 years	8,522	8,444	9,766
75 to 84 years	4,605	6,466	6,667
85 years and over	2,004	2,940	4,685

Forecast Change in Population Distribution



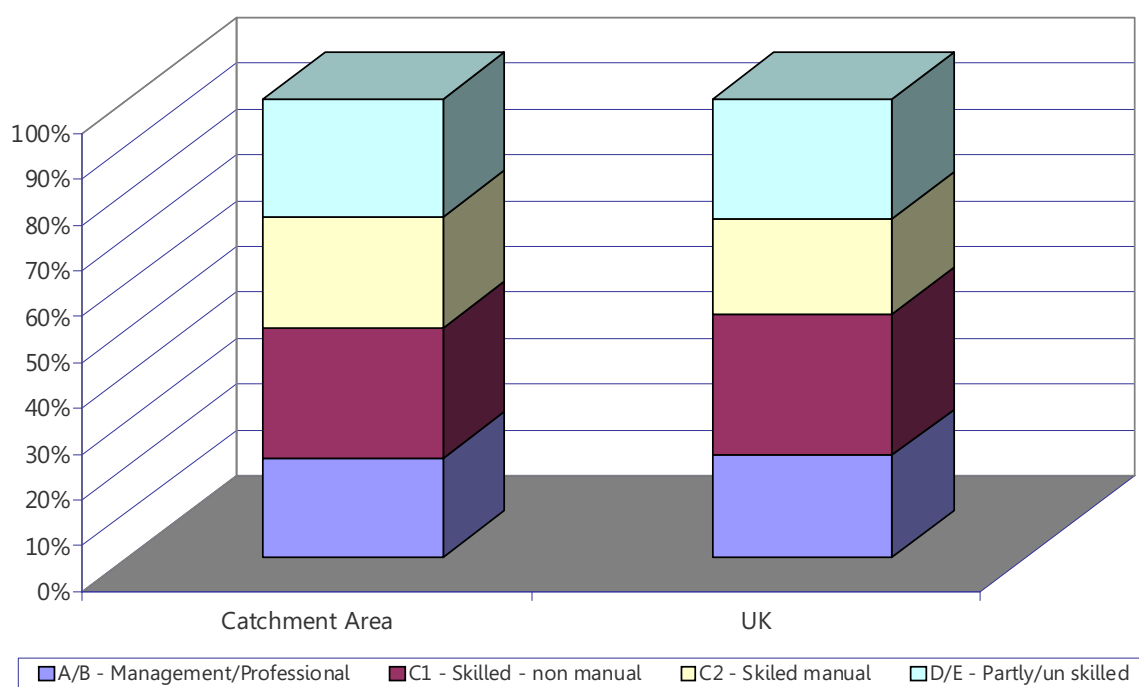
Socio-economic Demographic

The socio-economic data is taken from the 2011 Census information and records the economic activity within the area of those aged between 16 and 74 years of age. Social Grades A/B through to E are generally regarded as a key indicator as to the affluence and economic stability of an area.

Within the Catchment Area there is the following socio-economic distribution:-

Socio-Economic Group	Definition	No. of Persons	%
A/B	Management / Professional	4,753	21.5%
C1	Skilled – Non Manual	6,319	28.6%
C2	Skilled - Manual	5,338	24.2%
D/E	Partly Skilled / Unskilled	5,672	25.7%

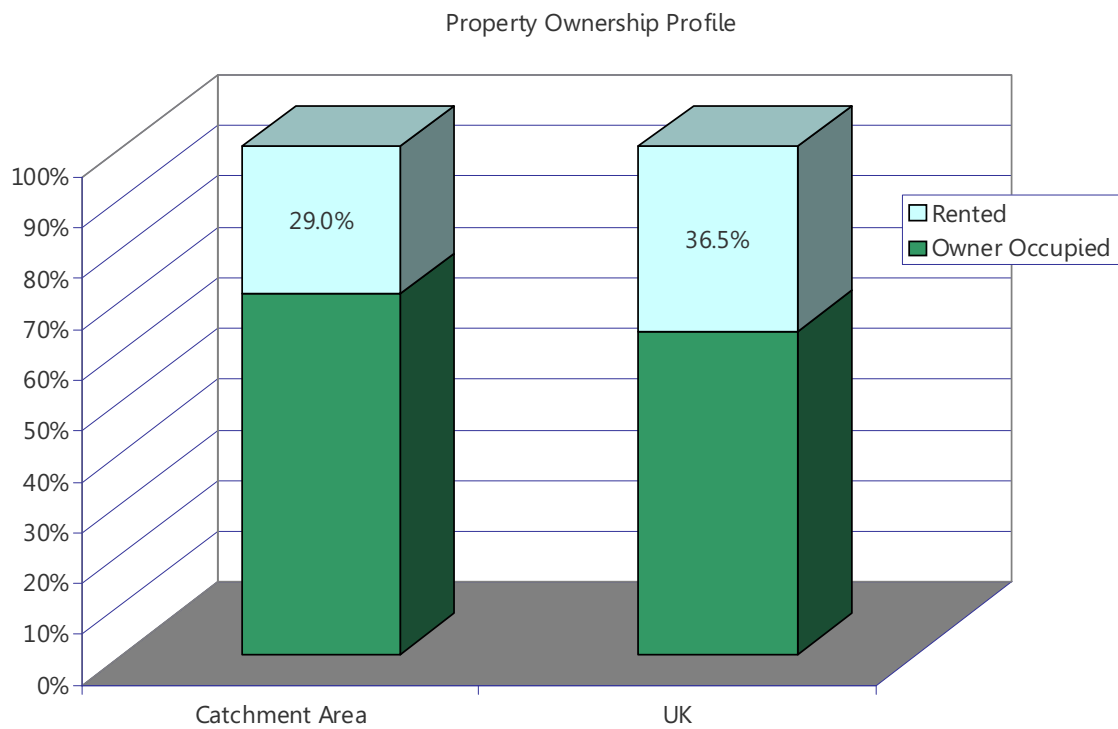
Socio-Economic Group Comparison to UK



catchment area

Home Ownership

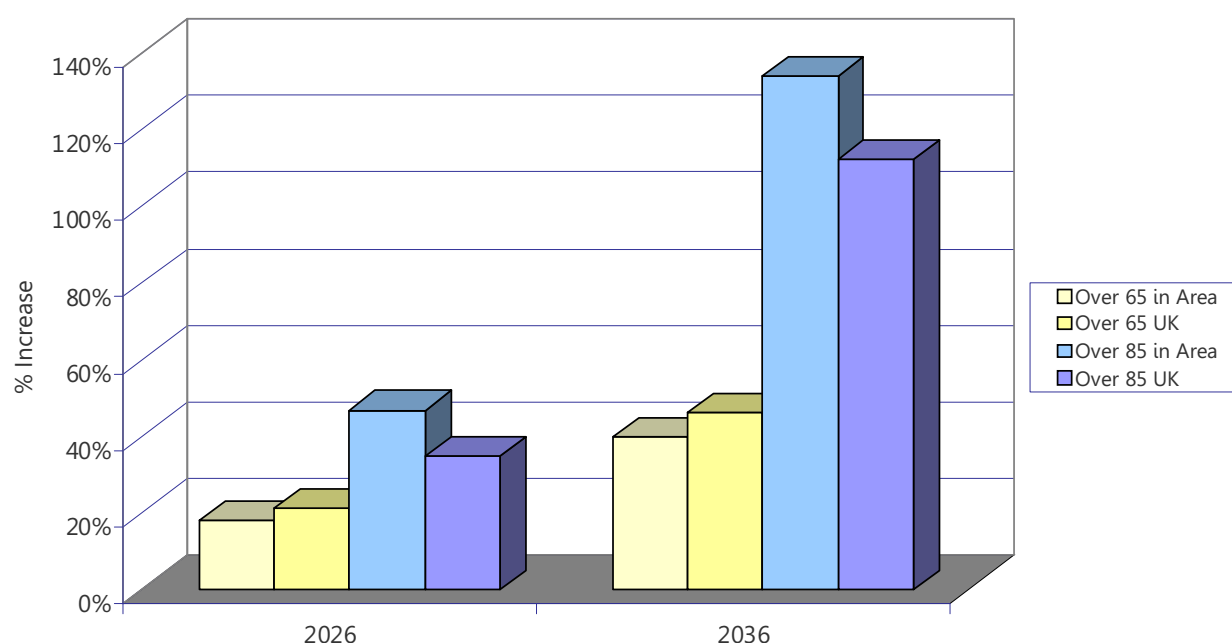
Within the Catchment Area 71.0% of the population are owner occupiers, with the remaining 29.0% being in rented accommodation. These figures indicate a higher proportion of home ownership within the catchment area compared with the UK as a whole, where 63.5% are home owners.



Elderly Demographic

Elderly Population	2016	2026	2036
65 to 74 years	8,522	8,444	9,766
75 to 84 years	4,605	6,466	6,667
85 years and over	2,004	2,940	4,685
TOTAL	15,131	17,850	21,118

Forecast Growth in Elderly Population



The elderly population within the Catchment Area currently stands at some 15,131 persons, and this figure is set to increase to circa 17,850 over the next decade and to circa 21,118 by 2036.

Over the next decade those over 65 years, within the Catchment Area, will increase by 18.0%, and this compares with the 21% for the UK as a whole. By 2036 this age bracket will have increased by 39.6% locally, compared with 46.2% nationally.

Over the next decade those over 85 years of age, within the Catchment Area, will increase by 46.7%, compared with the 34.7% for the UK as a whole. By 2036 this age bracket will have increased by 133.8% locally, compared with 112% nationally.

These forecasts suggest the elderly population growth within the Catchment Area exceeds the overall national growth projections for the over 85's, however, it is lower in the 65-84 age category.

Living at Home with a Long Term Illness

The 2001 Census has published data in connection those living at home with a limiting long term illness. This data has been applied to the Catchment Area and the results are as follows:-

Elderly living at home with long term illness	2016	2026	2036
- 65 to 74 years	3,102	3,074	3,555
- 75 to 84 years	2,431	3,414	3,520
- 85 years plus	1,128	1,655	2,638
TOTAL	6,662	8,143	9,713

Therefore, according to the 2016 data, there are some 6,662 persons over 65 years of age, in the Catchment Area, living at home with a limiting long term illness.

The average age of a person entering a care or nursing home is 85 years of age. Therefore, within the Catchment Area there are 1,128 people living at home with a limiting long term illness over the average age of entry into a care home.

Living Alone in Own Home

The 2001 Standard Census has published data in connection those living alone in their own home. This data has been applied to the Catchment Area and the results are as follows:-

Elderly living alone in Own Home	2016	2026	2036
- 65 to 74 years	2,412	2,390	2,764
- 75 to 84 years	2,247	3,155	3,253
- 85 years plus	1,238	1,817	2,895
TOTAL	5,897	7,362	8,913

Therefore, according to the 2016 data, there are some 5,897 persons over 65 years of age, in the Catchment Area, living alone in their own home.

The average age of a person entering a care or nursing home is 85 years of age. Therefore, within the Catchment Area there are 1,238 people living alone in their own homes over the average age of entry into a care home.

Local Provision of age related housing

According to the Elderly Accommodation Council's most recent records, there are a total of 1,415 units of age restricted accommodation, as listed in the table below:-

Scheme name	Provider	Units of Accommodation	Tenure
Various Sites	Ribble Valley Homes	562	Rent (Social Landlord)
Abingdon / Whitegate	Calico Homes	32	Rent (Social Landlord)
Bowland Court	Commerson Estate Management	36	Leasehold
Candlemakers Court	Fairhaven Housing Association	34	Rent (Social Landlord)
Castle View House	Abbeyfield Ribble Valley Society	10	Rent (Social Landlord)
Charter Brook House	Your Eavesbrook	48	Rent (Social Landlord)
Corbridge Court	Housing & Care 21	39	Rent (Social Landlord)
Dukes Brow	Anchor	30	Rent (Social Landlord)
Edmund Gennings Court	St Vincents Housing Association	10	Rent (Social Landlord)
Elker Lane	St Vincents Housing Association	19	Rent (Social Landlord)
Fairweather Court	Housing & Care 21	36	Rent (Social Landlord)
Franklin Ainsworth House	Hyndburn Homes	24	Rent (Social Landlord)
Gloucester Avenue	Anchor	5	Rent (Social Landlord)
Gloucester Avenue	Hyndburn Homes	28	Rent (Social Landlord)
Griffin / Barclay	Calico Homes	46	Rent (Social Landlord)
Halmote Avenue	Together Housing Association	13	Rent (Social Landlord)
John Wall Court	St Vincents Housing Association	28	Rent (Social Landlord)
Lyndon House	Hyndburn Homes	40	Rent (Social Landlord)
Netherton House	Accent	37	Rent (Social Landlord)
Owen Court	Residential Management Group	8	Leasehold
Salde Lane	Calico Homes	37	Rent (Social Landlord)
Spring Brook House	Your Eavesbrook	29	Rent (Social Landlord)
Stonemoor Bottom/St Johns	Calico Homes	59	Rent (Social Landlord)
Stopford Court	Anchor	47	Rent (Social Landlord)
The Mews	Accent	24	Leasehold
Waddington Hospital	Waddington Hospital	24	Rent (Social Landlord)
Well Court	Firstport	55	Leasehold
Whittle Close	Places for People Homes	12	Rent (Social Landlord)
Willow Close	Hyndburn Homes	43	Rent (Social Landlord)
		1,415	

As can be seen from the table above the largest provider of age related housing schemes in the catchment area is Ribble Valley Homes who operate numerous sites within the catchment and wider Ribble Valley area's, providing a total 562 units of accommodation. Other key providers include Calico Homes, Hyndburn Homes and Your Eavesbrook who provide 174, 135 and 101 respectively.

The majority of the schemes in the area are offered on a Social Landlord basis with the remainder being available on a Leasehold basis.

One impact of the Care Act and the reforms to social care is that the emphasis is shifting to a more independent living model which will result in later entry into care homes and an increase in demand for alternative forms of social care such as sheltered housing schemes. Furthermore, with the number of elderly estimated to have "Medium" or "High" care needs forecast to grow by 18% over the next decade, the demand on sheltered housing and age restricted housing schemes is expected to grow significantly.

catchment area

Planning Applications

Our enquiries of local planning applications did not identify any approved applications for age restricted accommodation. However, we did identify an application awaiting a reserved matters decision on Accrington Road, Whalley for 40 retirement apartments. However, as this application is awaiting a decision, and there can be no guarantees as to its approval, we have not taken the potential accommodation into consideration.

catchment area

Elderly Likely to Require Care

Historically, the choices for people requiring assistance in the later years tended to be limited to family care at home or a place within a residential care establishment. Over the last decade, a wider range of care options has evolved, as society responds to the ever-increasing elderly population and the cost burden this places on public and private finances. This has included domiciliary care, supported housing, and extra care, in addition to more specialised care/nursing homes.

The mix of care delivery options has not been consistent across the UK, shaped by a combination of public sector funding shortages, political policy and private-sector profit motive. This evolution is still continuing, currently against a backdrop of recession and Local Authority austerity. There is much debate over the relative costs and benefits of each method of care provision and, in recent times, policies have been seen to change as a result of budget constraints.

With the capital costs of providing independent housing, assisted living, extra care and care villages being significant, the speed of increasing this type of provision is very hard to predict and it likely to vary significantly from area to area.

The combination of these factors makes it impossible to accurately forecast how future care provision for the growing elderly population will emerge nationally or for specific locations. For example, experience has shown that the creation of extra-care housing has provided a 'third-way' for those who would otherwise have remained in their own houses or entered residential care, but it is too early to yet know how this will impact on other forms of care service.

For guidance, we have sought to assess how the needs of the elderly population within the catchment might be distributed and the type of facility which may therefore be suited. As a guide, we have estimated the potential demand from research carried out by Heriot-Watt University ('Estimating the Housing Needs of Community Care Groups'). The research concluded that a prevalence rate could give a good 'top line' indication of the scale of need. It should be noted that prevalence rates can only give an indication at local level.

Within a group a distribution of the severity of the condition is estimated and expressed as follows:-

- *Minimal Needs - 441 per 1,000 households - These people will generally be accommodated in mainstream housing, though there may also be a requirement for low level social support.*
- *Low Needs - 161 per 1,000 households - This group may require additional support (home helps, etc) and housing with minor adaptations and perhaps alarms. Care and Repair may be an option for some, depending on current living circumstances.*
- *Medium Needs - 134 per 1,000 households - This group may need more support and community alarm and mobile warden schemes. A proportion of the housing for this group might require significant adaptation, or to be specialist housing, including standard sheltered housing.*
- *High Needs - 67 per 1,000 households - This group includes the frailest older people assumed to need institutional care, or its equivalent delivered in the community. This group also includes those suitable for extra care housing or very sheltered housing. Some will be able to manage in standard sheltered housing.*

Whilst, there is likely to be some overlap between these need categories it is reasonable to assume that those with Medium needs, and an increasing proportion of those with High needs, are most likely to enter some form of sheltered housing. However, it should be appreciated that due to an increasing choice of social care options it is impossible to accurately predict the types of care services elderly people will choose.

Elderly Population	2016	2026	2036
Over 65 years of age	15,131	17,850	21,118
Estimated Minimal Care Needs (44.1%)	6,672	7,872	9,313
Estimated Low Care Needs (16.1%)	2,436	2,874	3,400
Estimated Medium Care Needs (13.4%)	2,028	2,392	2,830
Estimated Higher Care Needs (6.7%)	1,014	1,196	1,415

Elderly Requiring Residential Care

Whilst the proposed development at Barrow Brook is to provide sheltered housing, due to the aforementioned overlap between care needs groups and the services they may choose, we have also given some consideration to the demand and provision of residential care homes.

We have estimated the potential demand within the catchment area by applying the proportion of elderly residents in care homes locally, at the time of the 2011 census, to the future forecasts of elderly population. According to an ONS report published in December 2014 which analysed care home population at Local Authority level, the proportion of elderly residents in care homes was higher locally, 4.1% of over 65's, when compared with the UK average of 3.2%.

It should be appreciated that these prevalence rates reflect the historic occupancy within care homes and this pattern is likely to change as alternative care choices develop. It is generally thought that care provision will polarise, with domiciliary and extra-care increasing and residential/nursing homes catering for those with the highest care needs.

The following table summarises the position if the suggested profile is applied to the population within the catchment area:-

Elderly Population in Residential Care		2016	2026	2036
65 to 84 years	(1.4%)	211	130	-95
85 years and over	(20.6%)	413	606	966
TOTAL	(4.1%)	624	736	871

Over the next decade the number of people requiring residential care will have increased from 624 to 736 an increase of some 17.9%. By 2036 the number will have increased to 871, 39.6% up on the current population.

Importantly, the number of people aged 85 or over is set to increase by 46.7% in the next ten years and by 133.9% over the next twenty years. Clearly, the care needs within this age group will tend to be the highest, with greater occurrence of dementia and nursing needs.

catchment area

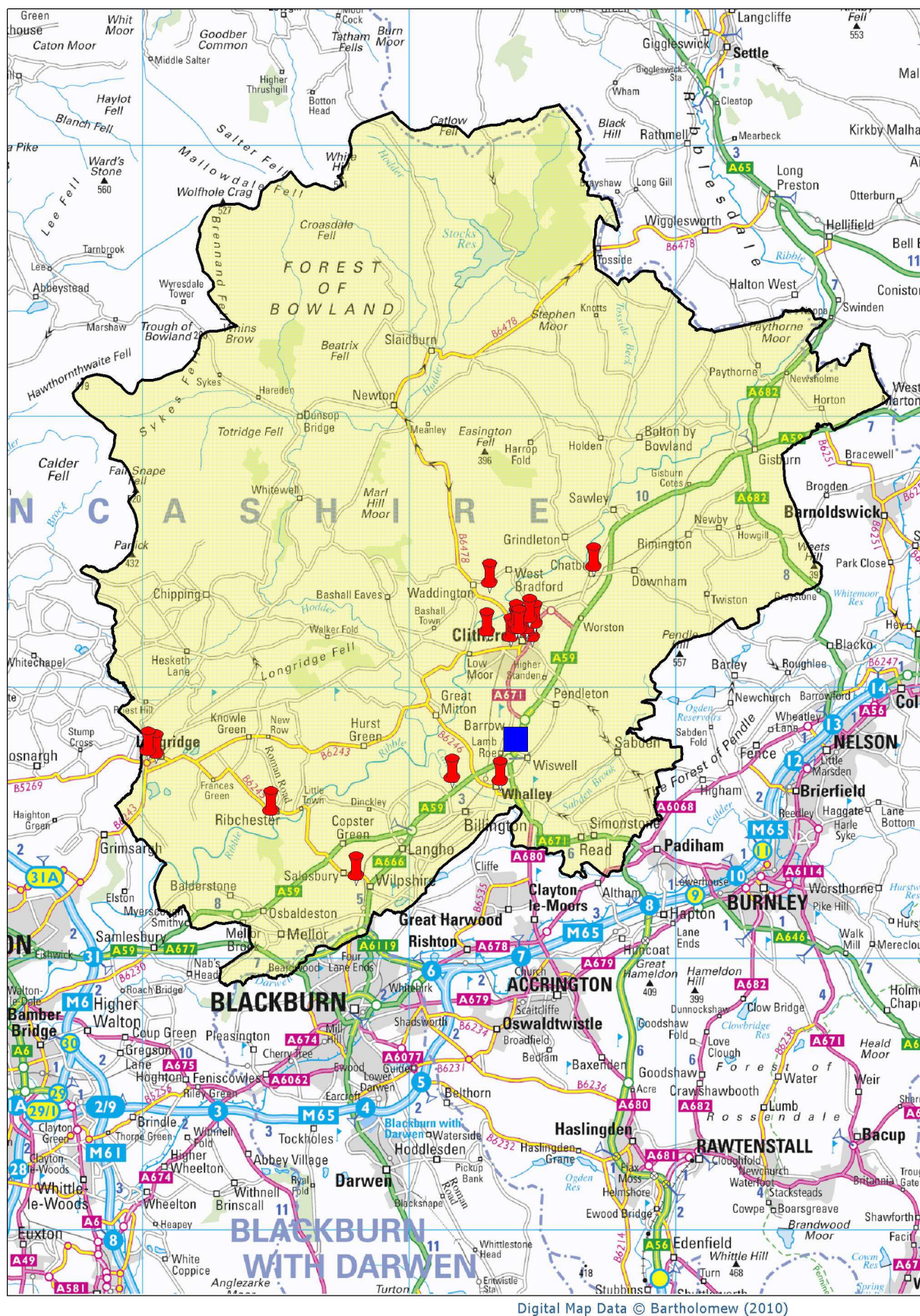
Local Provision of Care Homes & Bed Spaces

According to the A to Z Care Homes Database, the Catchment Area over the past 5 years has seen 2 closures and no new registrations of care homes, resulting in a net loss of 33 bed spaces. The database indicates that there are 19 care homes for the elderly within the catchment area, offering 633 registered bed spaces.

Name of Home	Operator	Registered beds	Single Rooms	En Suites
Abbeyfield House	Abbeyfield Society	40	40	40
Altham Care Home	Altham Care	36	32	28
Beech Grove	Roseberry Care Centres UK	32	30	11
Castleford Home For Older People	Lancashire County Council	45	45	0
Hazeldene Care Home	Sage Care Homes	62	58	33
High Brake House	Brierley Care	26	26	24
Hilton Rest Home	Mr & Mrs J R Buirds [buirds Family Llp]	21	9	6
Hope House	Larchwood Care	38	38	36
Lowfield House	P J Hitchen	24	24	24
Meadow Lodge Residential Care	Mr & Mrs S Sharma	14	12	2
Mill Lodge	Mrs P Jhugroo	16	14	2
Spring Cottages	Mr & Mrs D Leggett	24	22	19
The Clitheroe Res Care Home	Prime Care Homes	28	18	2
The Croft Rest Home	Farrington Care Homes	26	26	6
The Hollies Nursing & Res Home	Hollies Nursing & Residential Home	39	37	0
The Manor House Nursing Home	Mr & Mrs C Harrison	50	46	39
Townfield Coach House Care	Timmins Brothers	24	16	6
Woodlands Home For Older People	Lancashire County Council	44	44	19
Woodside Home For Older People	Lancashire County Council	44	42	43
		633	579	340

Of the 633 registered bed spaces, 579 bed spaces are shown to be within rooms for single occupation and of these, 340 have the benefit of en suite facilities. This would indicate that 53.7% of residents within these care homes occupy a single bedroom and have access to en suite facilities; the remaining 46.3% have to use shared WC and bathing facilities.

Ribble Valley area – Age related Accommodation Schemes



Administrative area

Within the Administrative Area of Ribble Valley

Elderly Population	2016	2026	2036
Over 65 years of age	13,523	16,189	19,411

Elderly likely to require care			
– Minimal Needs (44.1%) ⁶	5,963	7,139	8,560
– Low Needs (16.1%) ⁷	2,177	2,606	3,125
– Medium Needs (13.4%) ⁸	1,812	2,169	2,601
– High Needs (6.7%) ⁹	906	1,085	1,300
Existing provision of age related accommodation	892	892	892

Residential Care Need			
Likely to require residential care ¹⁰	558	668	801
Less existing single, en suite bedrooms	(312)	(312)	(312)
Less additional bedrooms already planned	(0)	(50)	(50)
Required Care Home Beds	246	306	439

Notes:

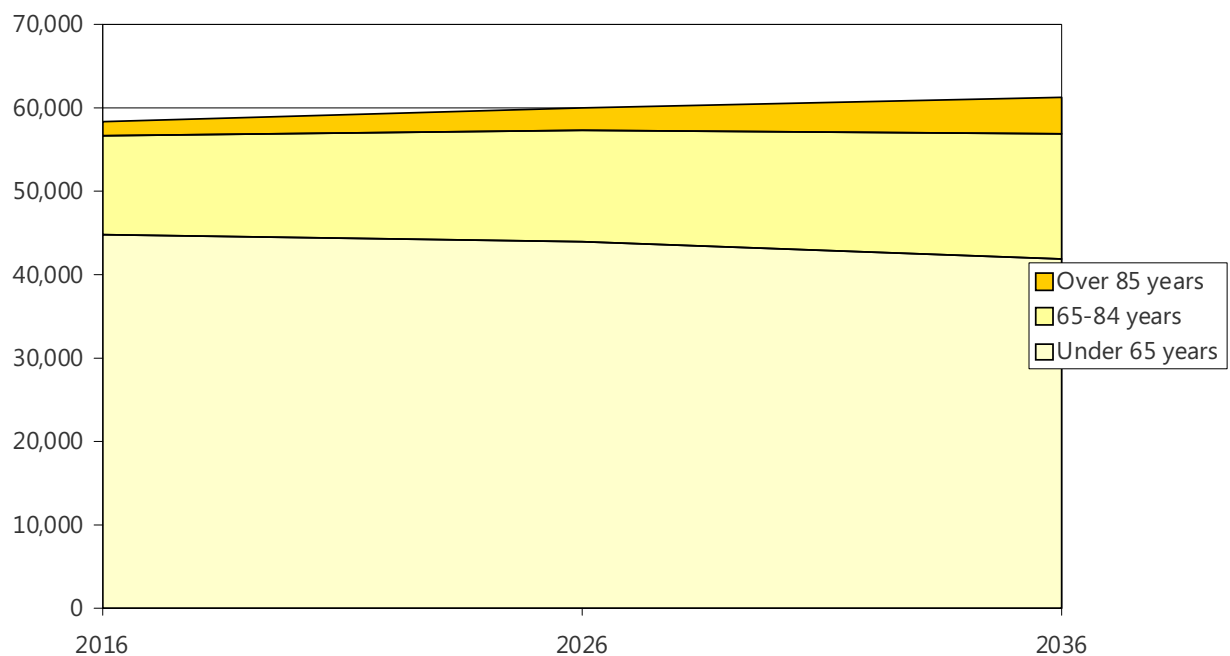
- Those with Minimal Needs will generally be accommodated in mainstream housing, though there may also be a requirement for low level social support.
- Low Needs refers to elderly people that may require additional support (home help etc) and housing with minor adaptations and perhaps alarms. Care and Repair may be an option for some, depending on current living circumstances.
- Those with Medium Needs may need more support, community alarms and mobile warden schemes. A proportion of housing for this group might require significant adaptation, or to be a specialist housing, including standard sheltered housing.
- The High Needs group includes the frailest older people assumed to need institutional care, or the equivalent delivered in the community. This group also includes those suitable for extra care/close care housing or enhanced sheltered housing, whilst some will be able to manage in standard sheltered housing.
- This is calculated by applying the proportion of the elderly population resident in care/nursing homes locally, at the time of the 2011 census. Currently, 4.1% of those over 65 years of age receive some form of residential care. This demand escalates with age, with 20.6% of over 85 year olds likely to require residential care.

administrative area

Demographic Profile

Elderly Population	2016	2026	2036
Under 18 years	11,829	11,842	11,469
18 to 24 years	3,661	3,309	3,505
25 to 44 years	11,865	11,974	11,696
45 to 64 years	17,531	16,751	15,153
65 to 74 years	7,445	7,493	8,838
75 to 84 years	4,280	5,938	6,191
85 years and over	1,798	2,758	4,382

Forecast Change in Population Distribution



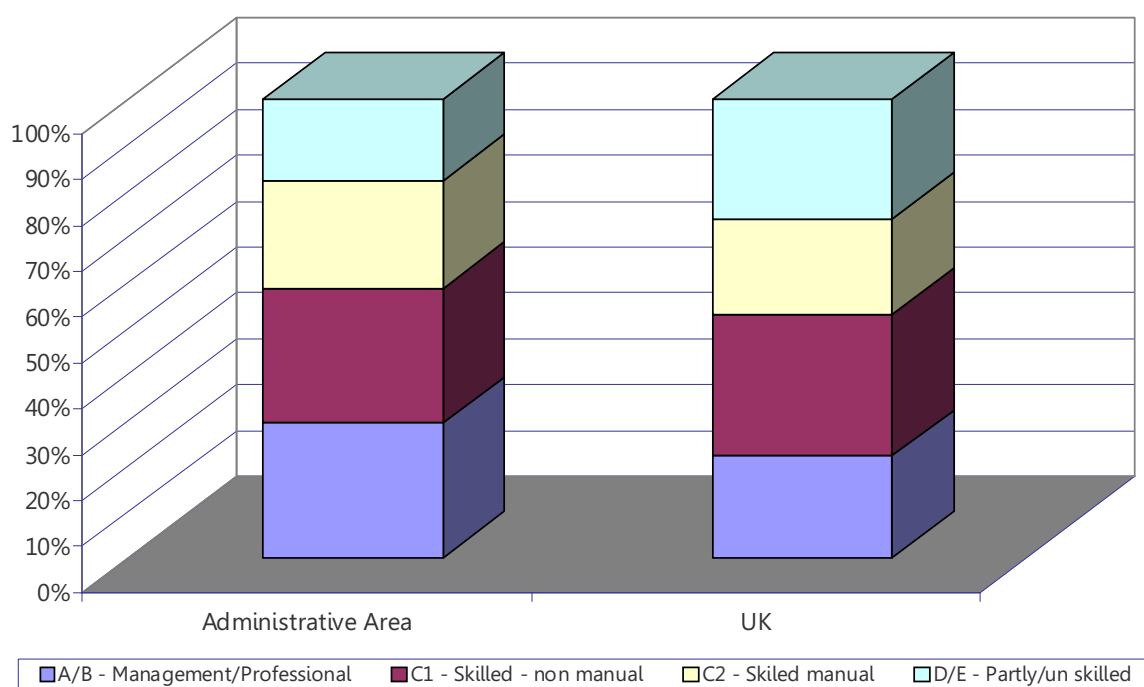
Socio-economic Demographic

The socio-economic data is taken from the 2011 Census information and records the economic activity within the area of those aged between 16 and 74 years of age. Social Grades A/B through to E are generally regarded as a key indicator as to the affluence and economic stability of an area.

Within the Administrative Area there is the following socio-economic distribution:-

Socio-Economic Group	Definition	No. of Persons	%
A/B	Management / Professional	4,857	29.3%
C1	Skilled – Non Manual	4,855	29.3%
C2	Skilled - Manual	3,905	23.6%
D/E	Partly Skilled / Unskilled	2,936	17.7%

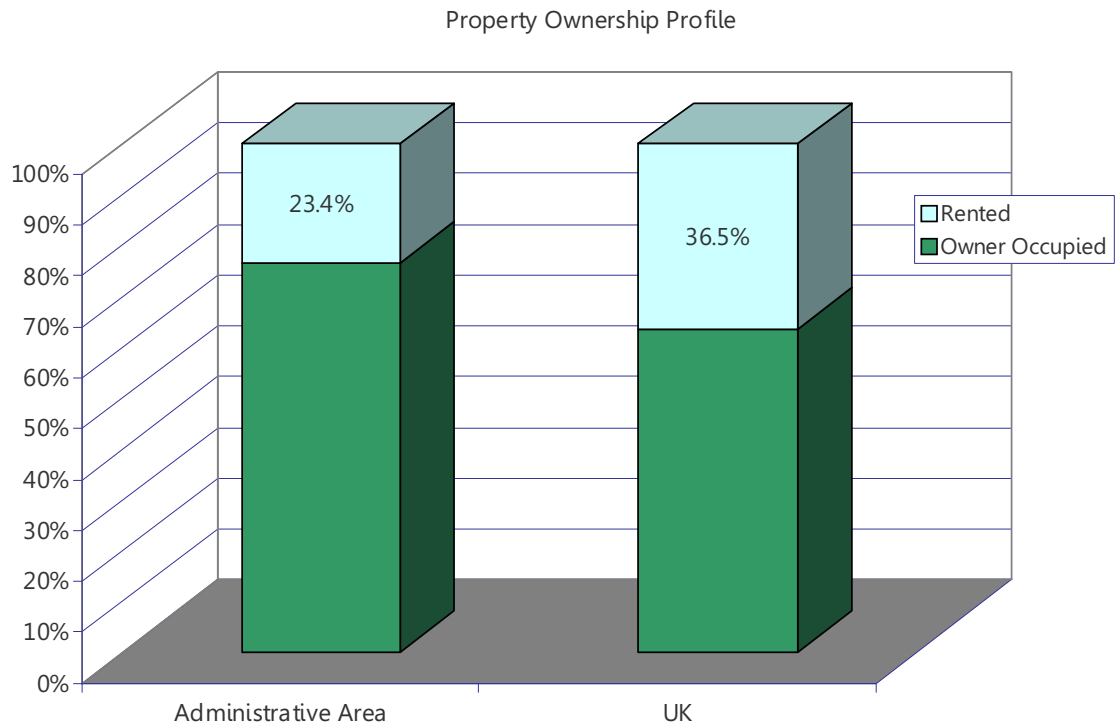
Socio-Economic Group Comparison to UK



administrative area

Home Ownership

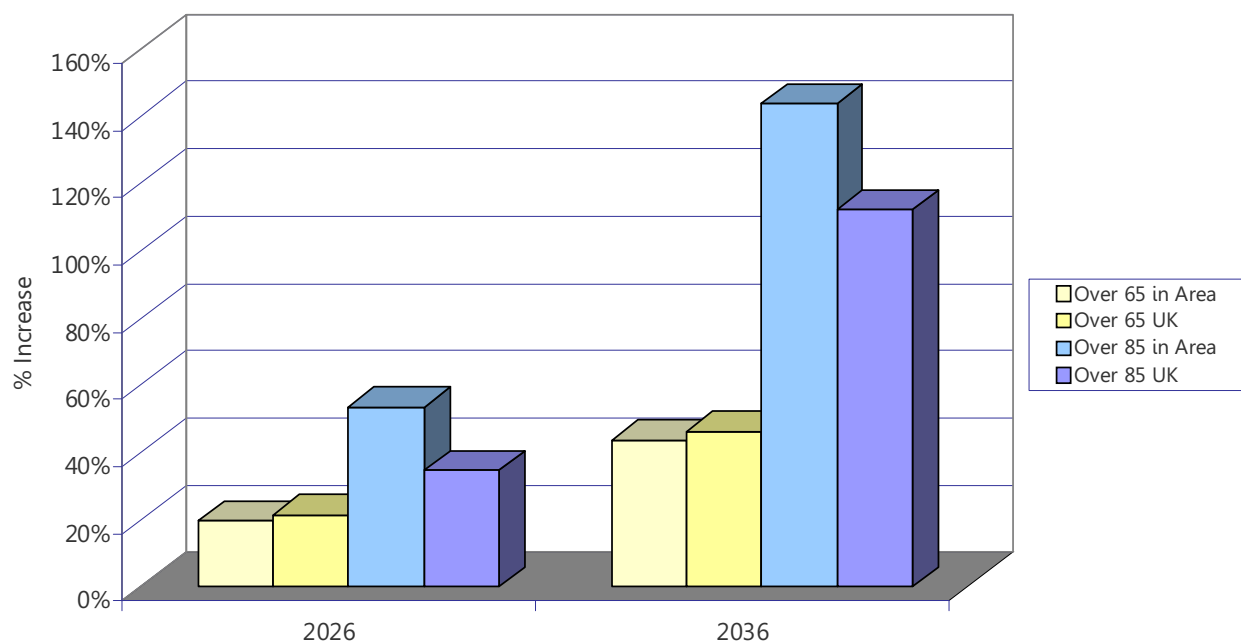
Home ownership levels within the Ribble Valley Area are estimated to be 76.6%, which is much higher than the UK as a whole, which has estimated home ownership levels of 63.5%.



Elderly Demographic

Elderly Population	2016	2026	2036
65 to 74 years	7,445	7,493	8,838
75 to 84 years	4,280	5,938	6,191
85 years and over	1,798	2,758	4,382
TOTAL	13,523	16,189	19,411

Forecast Growth in Elderly Population



The elderly population within the Administrative Area currently stands at some 13,523 persons, and this figure is set to increase to circa 16,189 over the next decade and to circa 19,411 by 2036.

Over the next decade those over 65 years will increase by 19.7%, and this compares with the 14% for the UK as a whole. By 2036 this age bracket will have increased by 43.5% locally, compared with 30.5% nationally.

Over the next decade those over 85 years of age, within the Administrative Area, will increase by 53.4%, compared with the 14.4% for the UK as a whole. By 2036 this age bracket will have increased by 143.7% locally, compared with 46.3% nationally.

Living at Home with a Long Term Illness

The 2001 Census has published data in connection those living at home with a limiting long term illness. This data has been applied to the Administrative Area and the results are as follows:-

Elderly living at home with long term illness	2016	2026	2036
- 65 to 74 years	7,269	7,644	8,830
- 75 to 84 years	6,101	8,536	8,711
- 85 years plus	3,057	3,503	4,829
TOTAL	16,428	19,684	22,371

Therefore, according to the 2016 data, there are some 16,428 persons over 65 years of age, in the Administrative Area, living at home with a limiting long term illness.

The average age of a person entering a care or nursing home is 85 years of age. Therefore, within the Administrative Area there are 3,057 people living at home with a limiting long term illness over the average age of entry into a care home.

Living Alone in Own Home

The 2001 Standard Census has published data in connection those living alone in their own home. This data has been applied to the Administrative Area and the results are as follows:-

Elderly living alone in Own Home	2016	2026	2036
- 65 to 74 years	5,854	6,155	7,110
- 75 to 84 years	5,693	7,964	8,128
- 85 years plus	3,344	3,832	5,283
TOTAL	14,890	17,952	20,521

Therefore, according to the 2016 data, there are some 14,890 persons over 65 years of age, in the Administrative Area, living alone in their own home.

The average age of a person entering a care or nursing home is 85 years of age. Therefore, within the Administrative Area there are 3,344 people living alone in their own homes over the average age of entry into a care home.

administrative area

Local Provision of Sheltered Housing

According to the Elderly Accommodation Council's most recent records, there are a total of 892 units of age restricted accommodation with the Ribble Valley area , with the majority being provided by Ribble Valley Homes.

Scheme name	Provider	Units of Accommodation	Tenure
Various Sites	Ribble Valley Homes	562	Rent (Social Landlord)
Bowland Court	Commerson Estate Management	36	Leasehold
Candlemakers Court	Fairhaven Housing Association	34	Rent (Social Landlord)
Castle View House	Abbeyfield Ribble Valley Society	10	Rent (Social Landlord)
Corbridge Court	Housing & Care 21	39	Rent (Social Landlord)
Dutton Brook House	Your Eavesbrook	24	Rent (Social Landlord)
Edmund Gennings Court	St Vincents Housing Association	10	Rent (Social Landlord)
Elker Lane	St Vincents Housing Association	19	Rent (Social Landlord)
John Wall Court	St Vincents Housing Association	28	Rent (Social Landlord)
Plessington Court	Lancashire Council	39	Rent (Social Landlord)
Waddington Hospital	Waddington Hospital	24	Rent (Social Landlord)
Well Court	Firstport	55	Leasehold
Whittle Close	Places for People Homes	12	Rent (Social Landlord)
		892	

Local Provision of Care Homes & Bed Spaces

According to the A to Z Care Homes Database, the Administrative Area over the past 5 years has seen no closures and 1 new care home registration, resulting in a net gain of 60 bed spaces. The database indicates that there are 15 care homes for the elderly offering 542 registered bed spaces, of which 312 (57.5%) occupy single bedroom with access to en suite facilities.

Name of Home	Operator	Registered beds	Single Rooms	En Suites
Abbeyfield House	Abbeyfield Society	40	40	40
Alston Lodge Residential Home	Alston Lodge Residential Home And	16	14	5
Alston View Nursing/res Home	Mps Care Group	50	48	49
Beech Grove	Roseberry Care Centres UK	32	30	11
Castleford Home For Older People	Lancashire County Council	45	45	0
Hazeldene Care Home	Sage Care Homes	62	58	33
High Brake House	Brierley Care	26	26	24
Longridge Hall And Lodge	Orchard Care Homes	60	60	60
Longworth House	Mr & Mrs S Hayes	28	24	8
Lowfield House	P J Hitchen	24	24	24
Riverside Care Centre	Canterbury Care	40	40	10
Showley Brook	Mr & Mrs R Coupland	15	15	1
The Clitheroe Res Care Home	Prime Care Homes	28	18	2
The Croft Rest Home	Farrington Care Homes	26	26	6
The Manor House Nursing Home	Mr & Mrs C Harrison	50	46	39
		542	514	312

catchment area

Planning Applications – the following application and development is understood to be in the pipeline:-

Application / Address	Proposal	Care Home Beds	Extra-Care Units
Peel Court Union Road Oswaldtwistle BB5 3DX Ref: 11/13/0250	Detail planning granted for construction of a 50 bed care home	50	0

Conclusions

Census information indicates that there are currently some 15,131 people aged 65 years or above living within a 8.0km (5.0 miles) radius of the proposed development. This number is forecast to increase by over 33% over the next two decades to an estimated 18,796.

By applying the estimates for demand outlined with the Heriot-Watt University research there are an estimated 3,042 elderly people that have either 'High' or 'Medium' Needs. This potential demand increases to 3,588 by 2026 and to 4,245 by 2036.

Within the designated catchment area, there is currently 1,415 sheltered housing units and residential/nursing home capacity for 633 residents.

There would appear to already be a significant shortfall in age related housing in terms of both residential care and sheltered housing and no new approved developments identified from planning records. In addition, there are a number of factors that suggest that the shortfall in sheltered housing provision will worsen, these being:

- A 18% increase in elderly residents, which when viewed in terms of those forecast as having "Medium" or "High" care needs equates to an additional 546 elderly residents within the catchment area.
- The impact of the Care Act and the change in emphasis to a more independent living approach to social care. This is expected to result in a larger proportion of those with higher care needs being placed in alternatives to care homes such as sheltered housing.
- The increasing financial strain on social care budgets will inevitably result in greater scrutiny on value for money and is expected to result in later entry to care homes.

It is impossible to accurately forecast the type of care services elderly people will choose, however, based on the current provision, increasing demand, and considering the factors identified above, there would appear to be a significant shortfall in provision. As the elderly population is forecast to grow significantly over the next 20 years the situation can only worsen and additional facilities will need to be provided to ensure that elderly people have both a choice of the type and location of the care service they receive.



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APPENDIX

types of care - terminology

The Care Quality Commission is responsible for the registration, regulation and inspection of care service provision in England. (Separate bodies undertake a similar role in Scotland, Wales and Northern Ireland).

Individuals or organisations providing care services must be registered with the CQC. In relation to the care of the elderly, services are broadly divided into care and care-with-nursing. The provider must demonstrate the qualifications and experience necessary to provide the services they intend to provide. The services can be provided at locations which may be specified (in the case of a care home) or non-specific (such as an individual's own dwelling).

A distinction should be made between the provision of personal care and support. The former is likely to involve assisting an individual with personal functions such as eating, washing, toileting etc. The latter is likely to be more limited, providing property maintenance and emergency assistance when necessary.

Different terminology is used to describe the many types of care provision, as follows:-

- **Care Home** – probably the most familiar type of care accommodation where elderly people have their own bedroom and share communal areas. Care is provided by registered operators but qualified nursing staff are not employed.
- **Care with nursing home** – as above but with qualified nursing staff on duty.
- **Age-Exclusive Housing** – any type of property (apartment, bungalow, house) where occupancy is restricted to those over a specified age (usually 55 or 65 years). These can be referred to as supported housing, retirement housing, warden-controlled housing or sheltered housing. They may be purchased or occupied under a tenancy or rental agreement. Such housing is provided by Local Authorities, Housing Associations and private-sector developers. Care services are not provided but some form of emergency call system will usually be included. McCarthy & Stone are the most well known providers of such housing.
- **Extra Care or Assisted Living** – similar in nature to age-exclusive housing but on-site care provision will be an integral service. The care packages received are individually tailored to meet the changing needs of individuals. Because of this, such schemes are seen as offering a more flexible long-term choice where future care needs can be accommodated.
- **Close care** – similar in nature to Extra Care but usually in close association to a residential/nursing home. A Care Village is likely to include both a residential care home and independent housing, offering ultimate choice and flexibility to meet changing needs.
- **Domiciliary care** - is the provision of care within an individual's own dwelling. This can be within the 'family' home in the community or to an apartment/bungalow within an age-exclusive housing scheme. Because of budgetary constraints and increasingly congested roads, care visits are generally quite brief, restricting the amount of care which can realistically be provided. By focusing resources on a group within an Extra-Care scheme, care can be provided more efficiently and effectively.

Some perceived advantages of extra care and close care housing include:

- The intensity of care can be adjusted easily on a daily basis according to the resident's needs;
- Residents can remain in extra care with greater degrees of frailty and ill health than they could in their own disburged homes, even with intensive home care packages;
- Moving to extra care can free up a larger unit of social housing for use by a family;
- In the private sector, extra care can release housing equity to pay privately for care;
- Enables older people to live independently as part of a community rather than being isolated;
- Encourages older people to remain more independent for longer;
- Measured levels of dependency may decrease after a period in extra care;
- Offers residents a capital investment in the case of long leasehold schemes; and
- Enables couples not to be separated by one partner leaving to enter a care home.