



WEST OXFORDSHIRE
DISTRICT COUNCIL

Supporting West Oxfordshire's Ageing Population

November 2012

www.westoxon.gov.uk/planning

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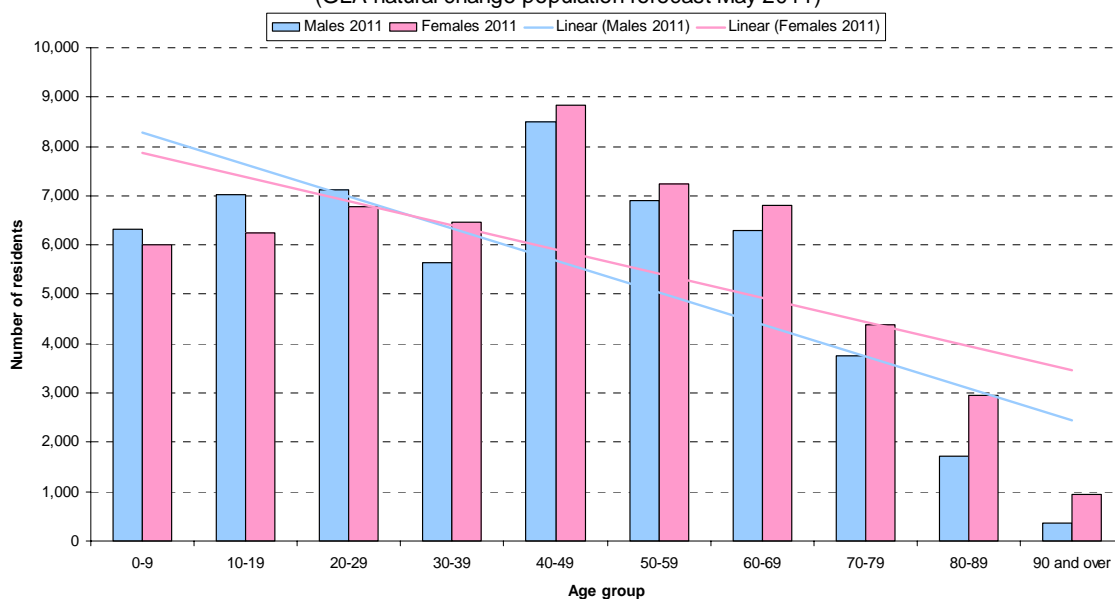
Introduction

An ageing population

- 1.1. At the start of the 20th century, around one person in 20, in Britain, was over 65. By 2001, this ratio had increased to about 3 in 20 but, although this ageing of the population is now progressing even faster, it is not a modern phenomenon. What has changed, however, is our recognition of the fact that this process is occurring and that we need to make suitable provision to cater for the changes that it brings. The Oxfordshire Extra Care Housing Strategy¹ document, published in 2008, recognises the fact that this issue 'is a strategic challenge that will face all health, housing and care service organisations in the next twenty years'.
- 1.2. This ageing process is common to most developed and developing countries and has two independent causes: an increase in life expectancy and a reduction in the fertility rate (fewer births). By the time of the 2001 Census, the UK's fertility rate had been falling for about 40 years and for the first time, there were more people in the Country aged over 60, than there were under 16. In 2011, in West Oxfordshire, the average life expectancy was 80.2 years for men and 84.1 years for women, compared to England averages of 78.3 and 82.3, respectively². Just over 18% of the residents were under 16 years of age, whilst almost 25% were over 60³. *Chart 1*, below, shows the proportions of the population in 10-year age groups, by gender.
- 1.3. Demographic projections show this trend continuing in West Oxfordshire, with the number of residents of 65 and over increasing by 42% in the next 15 years (2011 to 2026), the 75 and over group increasing by 62% and the 85 and over by 65%. Conversely, the number of residents under 16 years of age will only increase by 9%. *Chart 2* shows these changes across 10-year age groups.

Chart 1 - 2011 age groups in West Oxfordshire by gender

(GLA natural change population forecast May 2011)

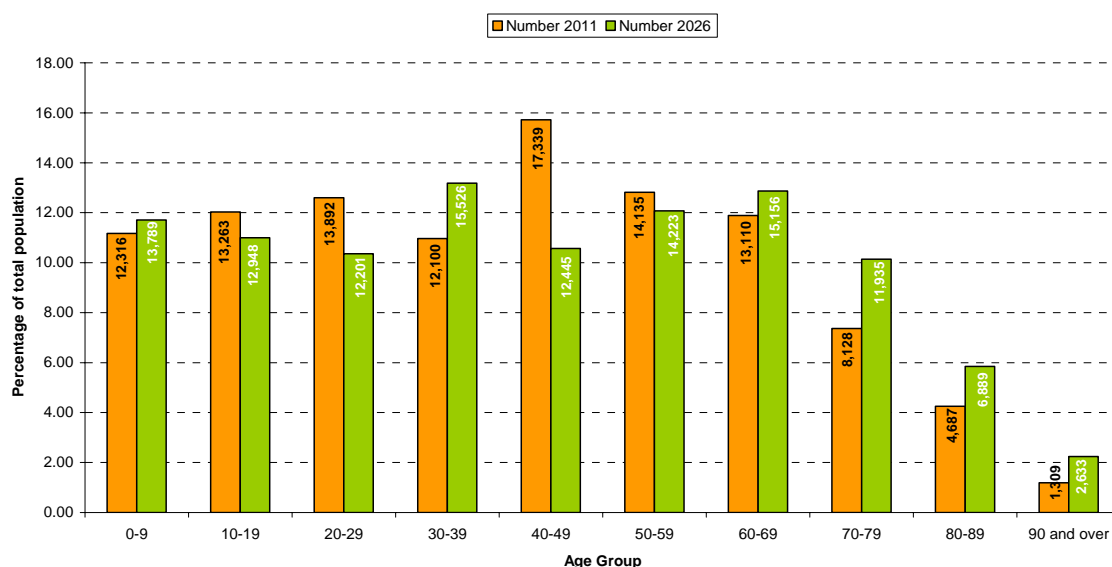


¹ A Framework for an Oxfordshire Extra Care Strategy January 2008

² NHS Health Profile 2011 www.healthprofiles.info

³ GLA Natural Change May 2011 population by single year of age

Chart 2 - Changes in age groups between 2011 and 2026
(GLA natural change population forecast May 2011)



Local considerations

- 1.4. This change in the balance of the population has a significant effect on the level of future care that will need to be provided within the District. As an example, it is estimated that around half of West Oxfordshire’s residents, of 75 and over (4,750 of 9,600), live alone and that by 2030 this figure will have almost doubled to 9,064⁴. This substantial increase needs to be considered in the context of other factors, such as:
- the existing 2,288 people aged 75 and over, living alone and with a limiting long-term illness, is predicted to double to 4,566 by 2030
 - by 2030 over 11,000 West Oxfordshire residents over 74 years old will be unable to manage at least one domestic task – e.g. household shopping, wash and dry dishes, open screw top jars, use a vacuum cleaner and
 - about 9,000 will not be able to manage at least one self-care activity, such as bathing or showering, washing their hands and feet, feed, dress and undress, etc, on their own
 - the majority of falls take place within the home and it is estimated that, in England, falls and fractures in the over-64 age group account for over 4 million hospital bed-days each year⁵. The number of West Oxfordshire residents, 65 and over, predicted to have a fall is expected to rise from about 5,300 in 2011 to 9,500 in 2030 with around 8% of these resulting in admission to a hospital.
- 1.5. Furthermore, although around 40% of West Oxfordshire’s residents live in the two largest towns, Witney and Carterton, many live in very rural areas, with poor access to services and facilities. Generally speaking, there tends to be a higher proportion of older people living in these rural locations and Oxfordshire County Council’s population projection (August 2009) indicates that 6 out of 14 OCC wards with the highest predicted proportion of older people in 2016 are in West Oxfordshire (see **Table 1**), with Burford and Ascott & Shipton as the top two.

⁴ Projecting Older People Population Information System www.poppi.org.uk

⁵ Strategic Housing for Older People www.housinglin.org.uk

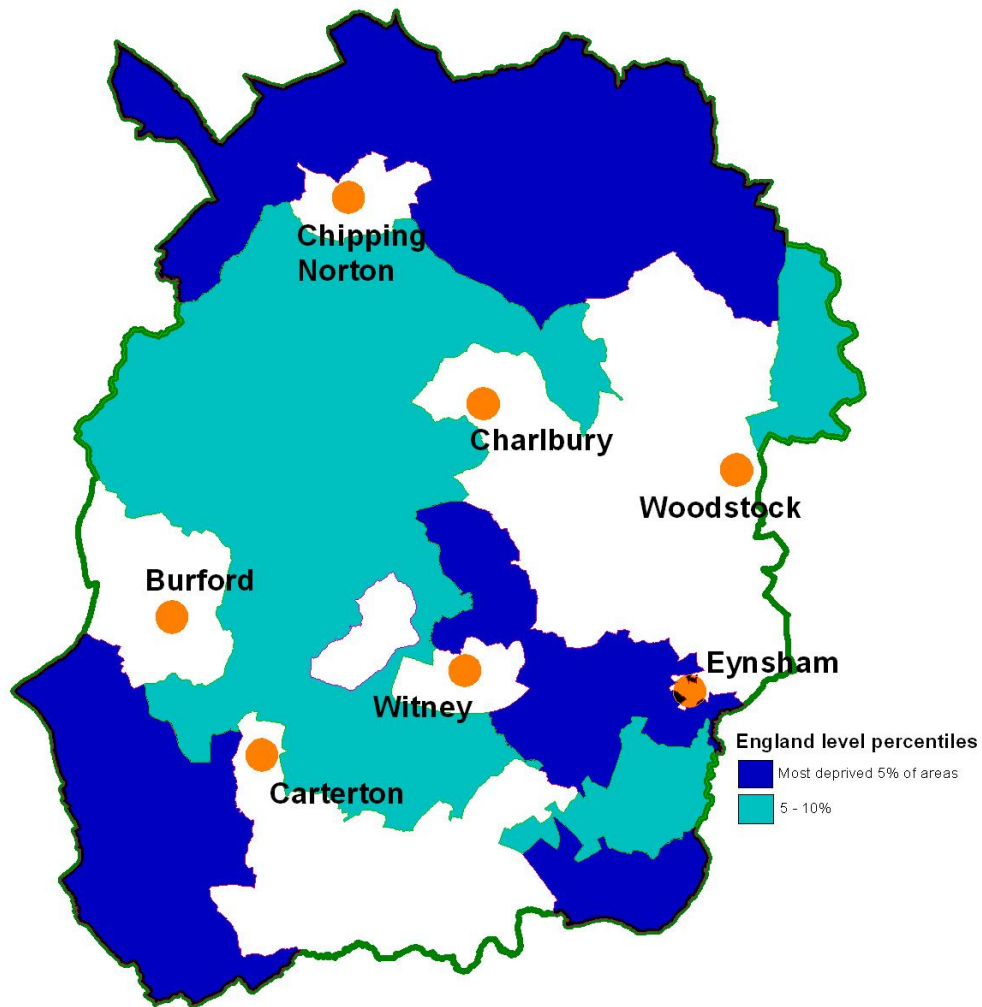
Oxfordshire Ward		Total	Aged 50 and over		Aged 80 and over	
			Number	% of total	Number	% of total
Burford	West Oxfordshire	1,902	1,280	67%	337	18%
Ascott & Shipton	West Oxfordshire	2,038	1,277	63%	201	10%
Wroxton	Cherwell	2,044	1,239	61%	161	8%
Charlbury & Finstock	West Oxfordshire	3,775	2,207	58%	351	9%
Garsington	South Oxfordshire	2,523	1,456	58%	182	7%
Alvescot & Filkins	West Oxfordshire	1,725	989	57%	107	6%
Craven	Vale of White Horse	2,197	1,243	57%	151	7%
Woodstock & Bladon	West Oxfordshire	3,972	2,227	56%	363	9%
Adderbury	Cherwell	2,783	1,557	56%	169	6%
Hook Norton	Cherwell	2,403	1,315	55%	165	7%
Wheatley	South Oxfordshire	5,086	2,780	55%	401	8%
Sibford	Cherwell	2,264	1,215	54%	147	7%
Sunningwell & Wootton	Vale of White Horse	4,217	2,200	52%	351	8%
Eynsham & Cassington	West Oxfordshire	5,882	3,057	52%	388	7%

Table 1: Wards predicted to have high percentages of older residents in 2016

- 1.6. The *West Oxfordshire Housing Needs Assessment 2008*⁶ noted that 14.3% of the households in the District included a member with a disability and the report indicated that this equated to well over 5,300 individuals. Around 58% of these residents were over 60 and 32% aged over 75. 32% of those with a disability suffered from walking difficulties and 4.9% of households contained a member who was a wheelchair user. However, it was noted that only 12.6% of the properties with wheelchair users had been adapted. This, in turn, indicated that 411 households with a wheelchair user were not living in suitably adapted premises and it appeared that 754 homes that had been adapted were no longer occupied by wheelchair users.
- 1.7. In addition to the physical issues that many people have to manage as they grow older, specific types of care are also required to support those suffering from mental or psychological ailments. It is estimated that there are currently 1,464 West Oxfordshire residents aged 65 and over who are suffering with dementia. This figure is expected to rise to 3,026 by the year 2030.
- 1.8. At the 2001 Census, well over a third of West Oxfordshire's population lived in the two main towns of Carterton and Witney and 12.5% of these residents were 65 or older. However, a much higher percentage (18%) of the remaining population (about 61,000), living within the more rural parts of the District, was in this age group. 13% of all occupied households were one person pensioner households and well over half of these (2,835) had no access to their own private transport. Charlbury, Chipping Norton, Eynsham and Woodstock were amongst the 14 settlements with higher numbers of lone pensioner households with no private transport available.

⁶ <http://www.westoxon.gov.uk/files/publications/6626-462.pdf>

- 1.9. 20 of the 39 super output areas (SOAs) in rural West Oxfordshire are ranked within the 20% worst areas, nationally, for access to services (includes GPs, supermarkets, primary schools and post offices). The Index of Multiple Deprivation also showed that 15 of these areas were ranked within the worst 10%, nationally, and 8 were in the worst 5% group⁷ (see *Map 1*).



Map 1: Geographical Barriers to Services

⁷ CLG IMD 2007

2. Policy Framework

National guidance

- 2.1. In 2001 the *National Service Framework for Older People* introduced a 10 year programme aimed at supporting independence for older people and at promoting their good health. This programme was introduced in recognition of the fact that, although older people are the main users of health and social care services, sometimes these services fail to adequately meet those users' needs. Although this publication included standards relating to housing support services, it wasn't until 2008 that policy specifically concerned with housing the Country's ageing society, emerged in the form of *Delivering Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society*.
<http://www.communities.gov.uk/documents/housing/pdf/deliveringlifetimehomes.pdf>
- 2.2. This new strategy acknowledges the fact that 'good housing is imperative for well-being in later life'. Incorporating 'Lifetime Homes Standards' in new housing and creating new 'Lifetime Neighbourhoods', will give older people a greater choice about the types of homes and communities in which they will spend their later years. Intelligently designed, adaptable accommodation, that better meets an older resident's everyday needs, will allow them to live independently for longer. This, in turn, is likely to result in some relief of the pressure on health and care support services, both financially and in terms of other resources.
- 2.3. More recent guidance includes:
 - *Living well with dementia: A National Dementia Strategy*⁸, providing a framework within which, amongst other things, advice and support will be available for those involved in the provision, planning, development and monitoring of health and social care services;
 - *National Planning Policy Framework*⁹ expects local planning authorities to plan for a mix of housing that will meet the needs of different groups, by identifying 'the size, type, tenure and range of housing that is required in particular locations'. Taking account of migration and demographic change, this should satisfy the demands of a mixed community, including 'families with children, older people, disabled people, service families and people wishing to build their own homes'.

Local approach

- 2.4. It has long been one of the Council's goals to offer support to older residents and to promote the provision of suitable accommodation, particularly in mixed communities. Adopted Local Plan Policy 'H3' (Range and type of residential accommodation), which includes advice on the provision of lifetime homes, sheltered accommodation, etc for the elderly, is an example of how this type of development is encouraged. This policy approach is supported, in greater detail, by the *West Oxfordshire District Council Strategy for Older People* which aims:
to enable older people
 - to have a choice about where they want to live and what that housing should be like
 - to keep their independence and control over their lives as they grow older

⁸ Dementia Information Portal at: <http://dementia.gov.uk/>

⁹ www.communities.gov.uk

- to have ready access to clear, up to date information and advice about their housing options and how to pursue them
- to be involved in decisions and policies that affect their lives.

The Council achieves this aim by

- promoting the construction of good quality accommodation suited to the needs of an older age group that meets Lifetime Homes standards and that is available at a range of prices in locations where older people want to live
- enabling the provision of sufficient specialist housing provision to meet demand
- ensuring enough subsidised or low cost housing of a decent quality for those who cannot afford market prices
- effectively utilising the existing affordable housing stock
- working to ensure all housing is of a decent standard and fit for purpose
- supporting people who need aids and adaptations for their homes
- maximising resources to meet need
- working to ensure sufficient services to support independence at home
- providing effective services and clear and accessible information on options.

- 2.5. Along with the abundance of guidance available at a national level, this paper also draws upon the knowledge and experience offered by numerous pieces of research and surveys, from the national to the local level. The joint Oxfordshire Strategic Housing Market Assessment, completed for the County and the constituent districts, West Oxfordshire’s Housing Needs Assessment, updated in 2011, and the County-wide Extra Care Housing Strategy have been important considerations in formulating a future requirement for older persons’ accommodation in the District.
- 2.6. Both the number and the proportion of older people, living in West Oxfordshire, are increasing. Although the majority of these older people own the homes that they live in, many of these dwellings may not be suited to the needs of their occupants as they grow older. It is estimated, nationally, that a third of older people live in non-decent or hazardous housing. In 2012/13, the Council will be commissioning a District private sector condition survey to update its information on the extent of disrepair in the housing stock.
- 2.7. In its comments on ‘Delivering Choice’, the Housing Learning and Improvement Network publication *Strategic Housing for Older People*, notes that ‘Often it is the housing choices made in early old age that will influence the well being and lifestyle of individuals in the latter stages of life’. As noted above, the majority of the District’s older residents own their own homes and, notwithstanding the fact that they may not be ideal in terms of facilities and safety, they are familiar surroundings. When questioned, the majority of older residents (78%)¹⁰ stated a preference for remaining in their present accommodation. To some degree, this preference may be driven by a lack of accessible information on the alternatives that may be available.
- 2.8. In terms of demand, *Strategic Housing for Older People* notes that ‘if people have not heard about extra care housing, or cannot access information, then demand for provision is likely to be low’. One of the objectives of West Oxfordshire’s Housing Strategy is to give older people a choice about where they want to live and what

¹⁰ About Homes and Later Life in West Oxfordshire – Survey Report May 2010

that housing should be like, to support that choice, and to ensure that they have ready access to all of the options open to them.

- 2.9. It is also important that older people are supported if they wish to continue to live independently but, if desired, have access to additional care and assistance where appropriate. To this end, another of the Council's principal housing objectives is to meet the housing needs of older people by facilitating provision of extra care housing and to generally increase provision of housing suitable for older persons.

3. Types of housing for older people

- 3.1. The fundamental attribute of all of the following types of accommodation is that they have been designed to promote an enhanced quality of life for their occupants. As well as considered layouts, that simplify the execution of everyday functions, many also offer access to additional facilities and varying levels of personal care. The following paragraphs list the most common terms used for the variety of accommodation available, with a brief description of the types of facilities that each makes available to satisfy specific demands. Appendix 3 in the *Framework for an Oxfordshire Extra Care Housing Strategy*¹¹ shows further comparison between Sheltered Housing, Residential Care and Extra Care Housing.

Sheltered /Age Exclusive Housing

- 3.2. Frequently referred to as retirement housing, this is accommodation that is specifically for sale or rent to older people. Although usually purpose-built, sheltered housing may be created through the conversion of existing buildings and normally consists of a grouped number of self-contained homes with communal facilities. Most schemes include some form of 'estate management' and many benefit from the services of a live-in or mobile scheme manager. The residents of these estates, or blocks, usually have access to a community alarm service which enables them to call for help in an emergency.



Otters Court, Witney

¹¹http://www.housinglin.org.uk/library/Resources/Housing/Support_materials/Other_reports_and_guidance/A_Framework_for_an_Oxfordshire_Extra_Care_Housing_Strategy.pdf

- 3.3. Individual units may be available to rent or to buy and include design features such as conveniently-positioned electric sockets and walk-in showers, to facilitate more relaxed day-to-day living for the residents. Nationally, the majority of sheltered housing developments accommodate occupants with an average age of 75.

Extra Care Housing (also known as Very Sheltered or Assisted Living Housing)

- 3.4. This is accommodation with care and support that is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Schemes will cater for a variety of residents ranging from those with fairly low support needs up to those with quite high care needs. As well as any age restriction, prospective residents may also need to satisfy other eligibility criteria.
- 3.5. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation with additional facilities, such as dining areas/restaurants, computer rooms and fitness suites. Occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.

Close Care or Assisted Living Housing

- 3.6. Close Care housing is situated within the grounds of a care home and takes the form of self-contained, independent flats or bungalows. Units may be rented or purchased by the occupier. As well as being able to choose a level of service that suits them, such as laundry, cooking or cleaning, residents will also have access to the care home's other facilities, such as the lounge. Residents of close care units will normally have some form of direct communication with the care home, such as a pull cord, in case help is needed.
- 3.7. Owners of close care properties may make an arrangement whereby, if it becomes necessary for them to move into the care home to receive more intensive care, the care home management will purchase their property back from them.

Care Homes

- 3.8. Also called residential care homes, they provide living accommodation for older people and employ staff who provide residents with personal care, such as washing and dressing. Some care homes are also capable of meeting other specific needs, such as those of terminally ill residents or those suffering from dementia. Residents of care homes normally occupy their own single room but have access to other on-site facilities and services.



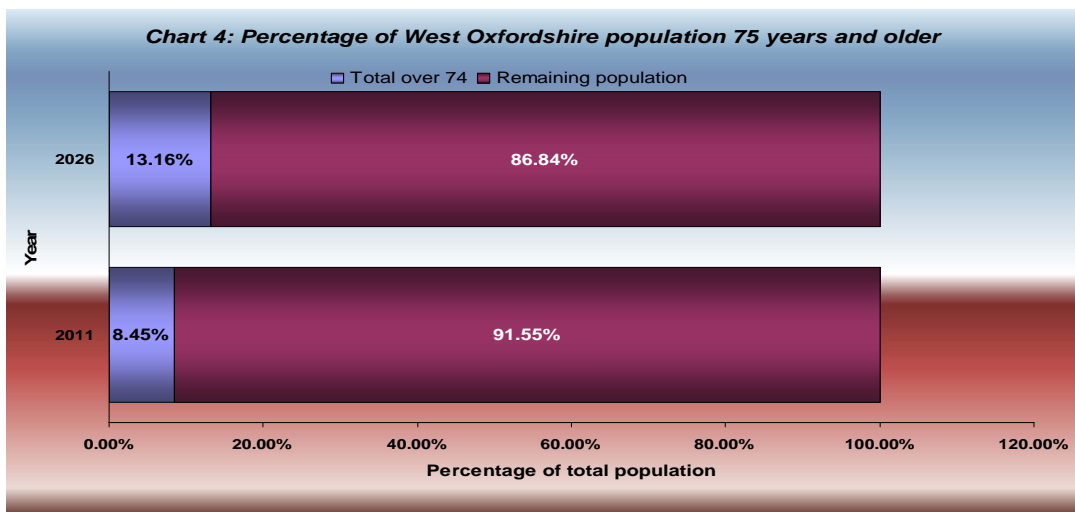
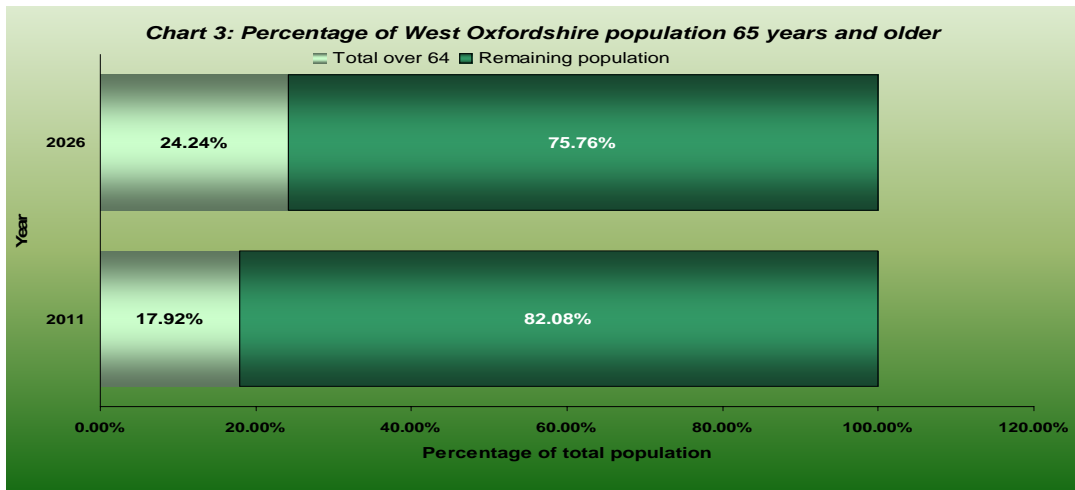
Madley Park House, Witney

Care Homes with Nursing,

3.9. Until recently known simply as nursing homes, these offer a similar level of personal care to that noted above for care homes but, in addition, they offer the full time service of qualified nursing. Such accommodation is suited to residents who are physically or mentally less capable and require a higher level of care. Care homes with nursing may also offer more specific care for residents suffering particular disabilities, such as dementia, learning difficulties or sensory impairment. The various types of accommodation listed in the appendices include both public and private facilities, as well as a number managed by charitable organisations.

4. Current West Oxfordshire situation

4.1. The District's population, in 2011, stands at around 105,000 and over 18% of those residents are aged 65 or older. A report produced by the Department for Work and Pensions (DWP)¹² indicates that around 30% of the children born in 2011 has a chance to live to 100. Against this background, West Oxfordshire's older population (over 64) is forecast to rise to well over 24% of the District's total population by 2026, whilst the over 74 age group is expected to rise from its current 8.5% to a significant 13% by 2026: see **Chart 3** and **Chart 4**, below.



¹² Differences in life expectancy between those aged 20, 50 and 80 – in 2011 and at birth www.dwp.gov.uk/

- 4.2. It is estimated (www.poppi.org.uk) that about 4.3% of West Oxfordshire’s residents, of 65 years and over, are living in a care home, with or without nursing (about 860 residents). This figure is expected to more than double (to 1,790) by 2030.
- 4.3. At the 1st March 2012 there were over 270 residents, over 60 years old, on the Council’s waiting list for housing within the District and a further 117 wishing to relocate (see **Table 2**, below).

First choice of area	Waiting list		Transfer list	
	Total No.	Over 60s	Total No.	Over 60s
Carterton	257	32	32	9
Chipping Norton	112	28	49	25
Witney	778	99	143	51
Elsewhere	599	112	123	32
Total	1,746	271	347	117

Table 2: West Oxfordshire Common Waiting and Transfer List figures (1st March 2012)

Existing Provision in West Oxfordshire

- 4.4. Cottsway is the large scale voluntary transfer housing association that was established by the District Council to take over the Council housing stock from March 2001. They are the largest housing association operating in the District and own or manage some 3,600 homes in the area. In addition to its 217 units of ‘sheltered housing’ for over 55’s, Cottsway has around 1350 bungalows and other flats suitable for older persons. With regard to social housing, approximately 2,400 (67%) properties owned by Cottsway Housing Association are occupied by tenants over retirement age. Many live in a bungalow or are under-occupying family housing. **Chart 5** shows the age breakdown of Cottsway’s tenants.

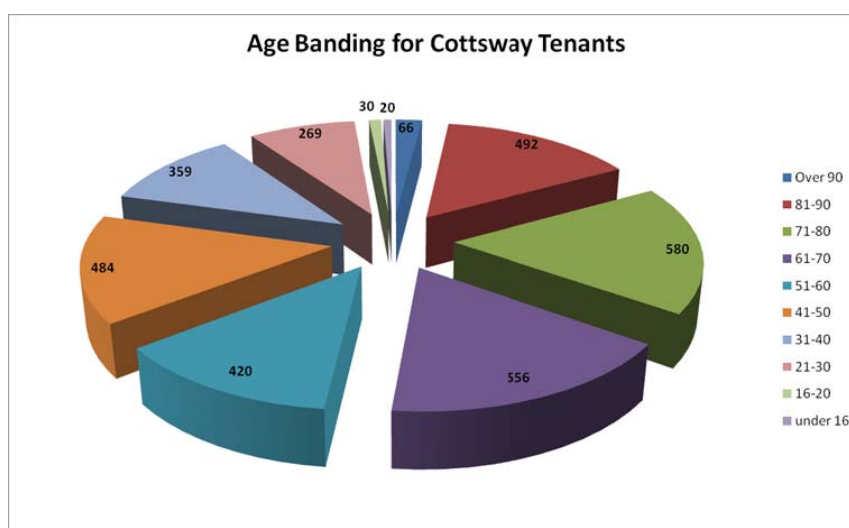


Chart 5: Age breakdown of Cottsway tenants

- 4.5. Sanctuary Housing Association owns and manages just over 400 family homes in Witney, a large percentage of which is estimated to be occupied by older tenants who are under occupying. Sanctuary do not have suitable smaller properties to

which older tenants can move within the District. Apart from the small number of sheltered complexes listed in **Appendix 1**, the other housing associations that have stock in the District either have family homes or flats suitable for younger people.

- 4.6. It is estimated that 15% of the total existing affordable housing stock is occupied by tenants who have one or more spare bedrooms i.e. they are under occupying the property. The District Council's allocations policy prioritises transfer applications from tenants for a move to smaller accommodation if they are under occupying family homes.

Sheltered and Age-exclusive

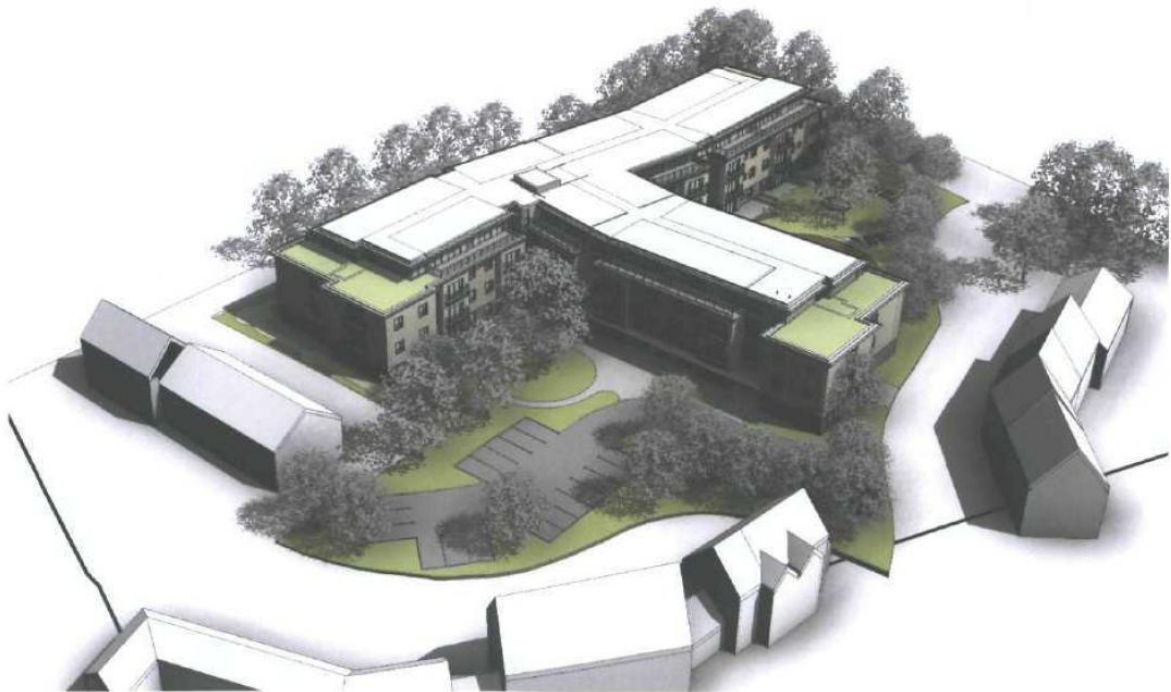
- 4.7. There are currently 35 Age-exclusive and Sheltered Housing schemes, within the District (**Appendix 1** and **Map 2**), offering nearly 900 homes. Some schemes are owned and managed by housing associations and some by market providers. These schemes tend to be located in areas of higher population – there are 11 in Witney, 5 in Chipping Norton and 3 each in Burford, Charlbury and Woodstock. However, Carterton, the District's second largest town, has only one such development at Blenheim Court, containing 25 flats.
- 4.8. In 2006, Cottsway engaged consultants to carry out an options appraisal for their sheltered housing complexes as it was recognised that they were failing to satisfy the current needs and aspirations of older people seeking alternative accommodation. Schemes largely comprise small one bedroomed flats and bedsits with only the benefit of stair lifts where it is feasible to install them. Several schemes are located in villages with limited facilities. The consultants considered the potential for each complex to be modernised, extended, rebuilt or demolished and replaced with general needs housing.
- 4.9. A programme for replacement and remodelling of 6 schemes (see **Table 3**) was commenced in 2009. It was decided that only the site at Vernon House, Chipping Norton had the potential to be replaced with modern purpose built flats for older people. The majority of the other schemes were either in village locations with limited demand or were in locations that could be provided for through the provision of extra care housing, as with The Wychwoods where Cottsway are due to commence construction of a 44 unit extra care scheme in June 2012.

Scheme	No. of units	Selected option	Outcome
Manor Close, Enstone	11	Replace with affordable general needs housing	Completed 2011
Greenlands, Milton-u-Wychwood	13	Replace with affordable general needs housing	Completed April 2012
Dashwood House, Middle Barton	13	Replace with affordable general needs housing	Commence April 2013
Maplewell, Stonesfield	10	Replace with affordable general needs housing	Commence August 2012
Vernon House, Chipping Norton	11	Demolish and replace with 21 flats for over 55s	Completion August 2013
Churchill House, Chipping Norton	17	Replace with affordable general needs housing	Commence October 2013

Table 3: Replacement and remodelling of Cottsway schemes

Extra Care

- 4.10. Although there are no existing Extra Care Housing developments in West Oxfordshire, a number of schemes have recently been granted planning permission. The completion of 44 units is expected in Milton-under-Wychwood in 2013, with further units following in Witney and Carterton in 2014/15. **Appendix 2** lists the currently permitted schemes which could deliver around 290 homes in total. At the same time as embarking upon the replacement/remodelling programme, noted above, Cottsway also gave a commitment to build at least one and up to four additional extra care schemes over the next 15 years. As well as the development at The Wychwoods, they have obtained planning consent for an 80 unit extra care scheme at Buttercross Works in Witney, which is due to commence in September 2012. The schemes listed in *Appendix 2* are indicated on **Map 3**. There are also other schemes, currently without planning permission, proposed within the District.



Artist's impression of proposed Extra Care Housing at Buttercross, Witney

Close Care and Care Homes

- 4.11. There is only one example of close care housing within West Oxfordshire, at Prebendal Court in Shipton-under-Wychwood. The development consists of 4 cottages and 16 flats and falls within the grounds of the Prebendal Court nursing home. It is marketed as a 'close care' scheme and, as well as being designed to suit older, less mobile residents, it offers the recreational and care facilities of the adjacent nursing home.
- 4.12. The District's 11 Care Homes (**Appendix 3**) and 16 Care Homes with Nursing (**Appendix 4**) provide well over 1,000 spaces. **Map 3** shows the locations of the various care home developments, with and without nursing, within the District, along with the locations of proposed Extra Care Housing with planning permission.

5. Future Need in West Oxfordshire

- 5.1. As noted earlier, the proportion of the District's population aged 65 or over, at present about 18%, is forecast to rise to 24% by 2026 (an increase of 44% in just 15 years), although for England and Oxfordshire County, the increases in the numbers of people in this age group, at 35% and 42% respectively, are slightly more modest.
- 5.2. The 2001 Census showed that 6,077 of West Oxfordshire's over 64s, two thirds of them homeowners, were suffering from a limiting long-term illness. It is estimated that there are, currently, about 7,300 of the District's resident's, who are 65 or over, living alone. This figure is expected to rise to around 12,800 by 2030 and, it is estimated that nearly half of these (5,570) will also be suffering from a limiting long-term illness.
- 5.3. The West Oxfordshire Housing Needs Survey (HNS) (2008) suggested that over the following three years (to 2011) there was a requirement for sheltered accommodation for older people from 177 households currently living in the District and 1,092 households, who may move into West Oxfordshire to be near their families. This total requirement of 1,269 is split between the affordable sector (608) and the private sector (661).
- 5.4. The report also identified a need for 568 extra care housing units, between 2008 and 2011, to meet the needs of existing and in-migrating households. Whilst a small part of that need would come from existing West Oxfordshire households (77), the majority would be required by in-migrating households (491). The 2011 HNS update reported that a need had been expressed for 552 units over the period 2011-2014; 48 from existing households and 504 from those in-migrating. Both reports suggested that the demand for extra care housing would be likely to increase, in coming years, due to the ageing population within the District. The Oxfordshire Extra Care Housing Strategy suggests that such housing should be developed at the rate of 55 flats per 1,000 persons aged 75 or over. This rate is to meet an expected demand, across West Oxfordshire of 478 units in 2008, rising to 945 by 2031. **Table 4**, below shows how this demand should be met across the District's service centres. The demand is derived from a strategy model published in the DCLG/CSIP toolkit, *More Choice, Greater Voice*¹³.
- 5.5. To determine the level of other specialised accommodation that may be required over future years, we have also made use of the 'toolkit' noted above. Based on work previously undertaken for the Royal Commission on Long Term Care, it suggests that about 180 units of specialised accommodation of all kinds (except for registered care home places) would be required for every thousand residents over the age of 75.
- 5.6. This proposed level of requirement uses assumed "norms" for specific types of accommodation. One such "norm" has been used to estimate the future requirement for extra care housing across the County (the 55 units per 1,000 noted above). It should be noted that these "norms" are used here as a starting point and that as the various types of housing are developed, greater emphasis will be placed on the changing level of provision and, indeed, any change in need, to determine an ongoing requirement.

¹³ www.housinglin.org.uk/_library/Resources/Housing/Support_materials/Reports/MCGVdocument.pdf

Extra Care Housing demand 2008-2031

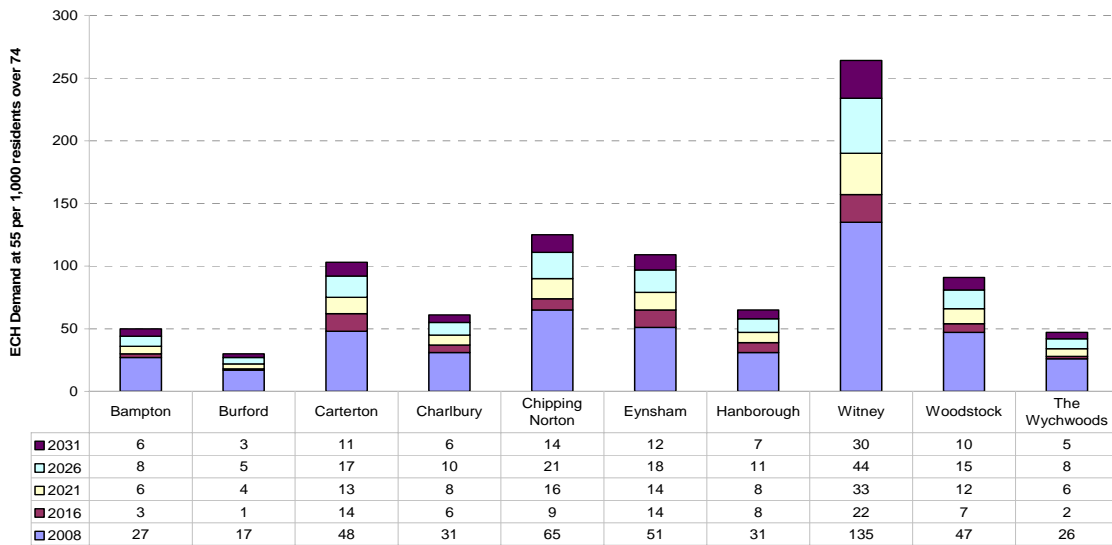


Table 4: Extra Care Housing demand in West Oxfordshire

- 5.7. Assessment of the tenure for any new accommodation for older people is to be informed by a needs assessment that is specific to the proposed location and size of development but, as a general guide, a mix of rented and shared ownership provision is likely to be sought with regard to any ‘affordable’ provision and, in some cases, it may also be appropriate to include some open market provision as with the larger extra care developments.
- 5.8. Assessment of the nature of new specialist provision such as provision for persons experiencing dementia, residential nursing or non-nursing care will also be based on needs assessment in regard to the proposed location and size of any development and taking into account the views and policies of relevant stakeholders such as the County Council and the Health Service. Market purchase trends data may also be taken into account.
- 5.9. Occupancy of care homes across the County is consistently high and West Oxfordshire has the greatest number of care home beds, which are well occupied (see **Table 5**). Currently Oxfordshire County Council purchases more beds in West Oxfordshire than any other District. In terms of the type of bed purchased, OCC policy is to cease purchasing residential care but to increase the number of extra care units and to look to purchase more nursing and dementia (both nursing and non-nursing) beds as they consider that across the County dementia provision is in high demand. The majority of care homes in West Oxfordshire are nursing homes, many of which cater for some people with dementia but there are few places for people with complex and challenging dementia. It is recognised that extra care units can meet need for dementia care but only to a limited degree.

Type	Beds in operation	District provision as % of County	District Occupancy Rate	County Occupancy Rate
Residential Homes	404	22%	96%	94%
OCA Nursing Homes	645	27%	91%	86%
Total	1049	25%	93%	89%

Table 5 – West Oxfordshire Care Homes Occupancy January 2012

5.10. Applying the toolkit’s “norms” to the forecast population in 2031 suggests that the following numbers of additional accommodation types will be required to meet the needs of those residents of 75 years and over in that year:

<i>Conventional sheltered:</i>	<i>1,092</i>
<i>Enhanced sheltered:</i>	<i>316</i>
<i>Extra care housing:</i>	<i>394</i>
<i>Housing based provision for dementia</i>	<i>158</i>
<i>Registered care home places:</i>	<i>699</i>

At 760, there are already sufficient care home places with nursing to accommodate the requirements that might arise by 2031, using the suggested norm of 45 places per 1,000 residents of 75 years and over. The current ratio for this type of accommodation (in 2011) is a provision of 84 beds per 1,000.

5.11. As at 1st October 2012, extant planning permissions could provide the following additional numbers and types of accommodation for older residents:

<i>Conventional sheltered:</i>	<i>21 (although 17 existing sheltered homes will be lost through redevelopment)</i>
<i>Extra care housing:</i>	<i>296</i>
<i>Care home places:</i>	<i>60</i>
<i>Care home places with nursing:</i>	<i>111</i>

However, the emerging draft West Oxfordshire Local Plan recognises the changing needs of the District’s ageing population and acknowledges the fact that more than three times the extra care housing figure shown above (296) will be required to meet Oxfordshire County Council’s target provision, for the District, of 940 extra care homes by 2031. Draft Core Policy 7 seeks a ‘wide choice and mix of housing’ with a strong emphasis on the needs of older residents and is particularly supportive of schemes including extra care housing.

6. Conclusion

- 6.1. West Oxfordshire residents live around 2 years longer, on average, than they do in England as a whole. Almost a quarter of the District's population will be 65 or over by 2026 (an increase of 42%) and the populations of over 74-year olds and over 84-year olds will have increased by 62% and 65%, respectively. By 2031 well over a quarter of West Oxfordshire's population will be older than 64 and more than 14% will be 75 or over. With increasing age, many of these people will experience increasing difficulty in carrying out everyday domestic tasks and thousands will require help to carry out simple self-care functions, such as washing and dressing. Against this background, where nearly one in three of those people born in 2011 can expect to live to the age of 100, dementia is seen as an increasing problem. It is expected that over 3,000 West Oxfordshire residents will be suffering from this disease by 2031.
- 6.2. National guidance acknowledges the fact that creating homes that better meet the needs of older people is likely to allow them to live independently for longer. Subsequently, this should relieve some of the pressure on health and care support services. At present, Oxfordshire County Council funds a greater number of care home beds in West Oxfordshire than in any of the other Oxfordshire districts. However, its future plans include the cessation of financial support for this type of residential care, whilst increasing the number of extra care homes and the funding of a greater number of nursing and dementia beds.
- 6.3. The development of these additional extra care units will have a number of benefits as they will:
 - offer an opportunity for an extended period of independent living to a larger number of older residents,
 - help to free up some of the much-needed affordable family housing units (see **Table 2**), which are currently being under-occupied by older tenants and
 - reduce the financial burden on the County Council, who currently pay between £350 and £612 (depending on the level of nursing/social care required) for each care home bed. These are 2011-12 rates and are likely to increase in later years
 - provide a timely replacement for some of the District's ageing sheltered housing stock, much of which is now failing to meet the needs of its occupants.
- 6.4. Between 2011 and 2031, it is estimated that a total of about 870 new extra care and enhanced sheltered housing units will need to be constructed to meet the expected demand within the District. Existing planning permissions will provide nearly 300 of these units. However, ongoing monitoring may reveal changes in the levels and types of need and the planned provision will be updated to accommodate any significant variations in demand.

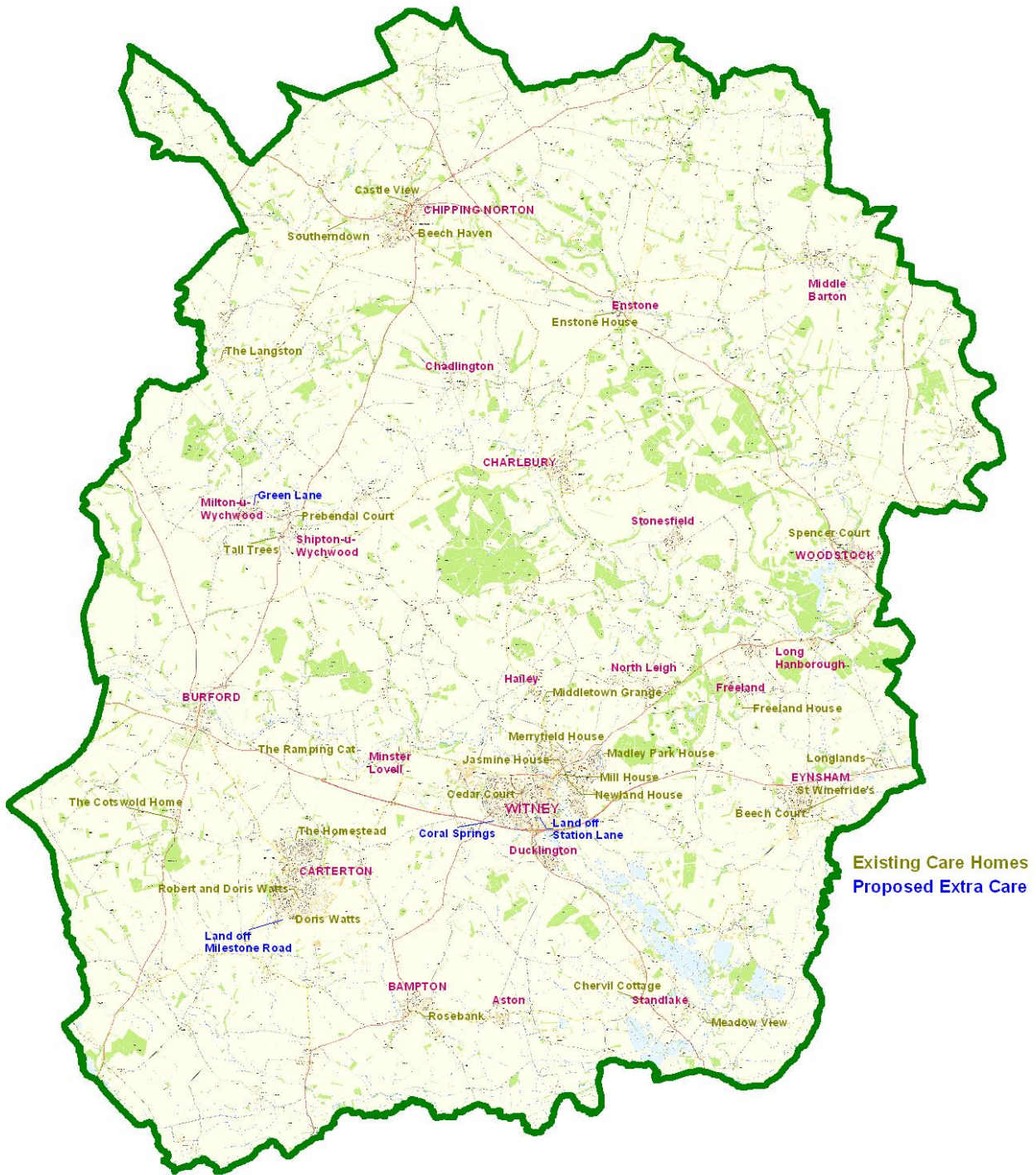
Appendix I Age Exclusive and Sheltered Housing

Location	Address	No of properties	Type	Manager
Aston	Kingsgate, Cote Road	21	Sheltered	Catalyst
Bampton	Lavender Place, Bushey Row	17	Age exclusive	Cottsway
Burford	Hunts Close	22	Sheltered	OCHA
	Warwick Almshouses	20	Age exclusive	Burford Almshouse Charity
	Windrush Court, High Street	20	Sheltered	Peverel Retirement
Carterton	Blenheim Court, Sycamore Drive	25	Age exclusive	Cottsway
Chadlington	The Old Bakehouse, West End	11	Sheltered	Abbeyfield
Charlbury	Evenlode Close, Nineacres Lane	12	Age exclusive	Cottsway
	Hanover Close, Sandford Rise	26	Sheltered	Hanover
	The Playing Close, Pooles Lane	16	Sheltered	Cognatum
Chipping Norton	Churchill House, Hailey Road	19	Age exclusive	Cottsway
	Kingstone Court, Wards Road	43	Sheltered	Peverel Retirement
	Millview, West Street	24	Sheltered	Midland Heart
	Norton Green Court, The Green	31	Sheltered	McCarthy & Stone
	Shepard Way, Albion Street	38	Sheltered	Jephson Homes
Eynsham	Mill Street Mews, Mill Street	9	Age exclusive	Grange Housing and Care Homes
	Sunnyside, Spareacre Lane	16	Age exclusive	Cottsway
Long Hanborough	Bakers Court, Millwood End	11	Sheltered	OCHA
Milton-u-Wychwood	Harman Court, High Street	20	Sheltered	Grange Housing and Care Homes
North Leigh	Shakenoak, Windmill Road	13	Age exclusive	Cottsway
Shipton-u-Wychwood	Bowerham, Ascott Road	10	Age exclusive	Cottsway
Witney	Charter Place, Church Green	24	Sheltered	RLHA

	Edington House, Edington Square	11	Age exclusive	Cottsway
	Gloucester Court Mews, High Street	19	Sheltered	Grange Housing and Care Homes
	Otters Court, Priory Mill Lane`	71	Sheltered	McCarthy & Stone
	Queen Emmas Dyke, Corn Street	27	Age exclusive	Cottsway
	Riverside Gardens, Mill Street	46	Sheltered	Grange Housing and Care Homes
	St Mary's Court, The Crofts	26	Age exclusive	Cottsway
	St Mary's Mead, The Mill House, Witan Way	66	Sheltered	Peverel Retirement
	Swinbrook Court, Langdale Gate	28	Sheltered	Peverel Retirement
	Windrush Court, 67 St Mary's Mead	54	Sheltered	Peverel Retirement
	Witney Almshouses, Newland/ Station Lane/ Church Green	18	Age exclusive	Witney Town Charities
Woodstock	Caroline Court, Rectory Lane	22	Age exclusive	Cottsway
	Ryegrass, Flemings Road	19	Age exclusive	Cottsway
	Upper Brook Hill	27	Sheltered	Cognatum



Map 2 – Sheltered and Age-exclusive Housing in West Oxfordshire



Map 3 – Care Homes and Proposed Extra Care Housing

Appendix 2 Extra Care Housing – Proposed Schemes

Location	Address	No. of Homes	Manager
Carterton	Land off Milestone Road	84	Cottsway
Milton-u-Wychwood	Green Lane	44	Cottsway
Witney	Land off Station Lane	80	Cottsway
Witney	Coral Springs	79	Richmond Care Villages

Appendix 3 Care Homes

Location	Address	Residents	Types catered for	Management
Bampton	Rosebank Care home, High Street	28	OP, PD	Private
Carterton	Doris Watts Residential Home, 79, Milestone Road	29	OP, PL, PP, PM, PD	Private
Chipping Norton	Beech Haven Care Home, 77 Burford Road	29	OP, PP, PD	Private
	Castle View Care Home, Spring Street	47	OP, PP, PD	Order of St John Care Trust
Enstone	Enstone House, Cox's Lane	33	OP, PD	Private
Eynsham	St Winefride's, 2 Abbey Street	6	OP, PL, PM, PD	Private
Standlake	Chervil Cottage, Aston Road, Brighthampton	17	OP	Private
Witney	Jasmine House, 7 Pensclose	3	OP	Private
	Newland House, 50 Newland	30	OP, PD	Private
	Madley Park House, Madley Way	60	OP, PP, PL, PS, PD, PM	Order of St John Care Trust
Woodstock	Spencer Court, Union Street	46	OP, PD	Order of St John Care Trust

Appendix 4 Care Homes with Nursing

Location	Address	Residents	Types catered for	Management
Burford	Ramping Cat House Nursing Home, White Hill	15	OP	Private
	The Cotswold Home, Woodside Drive, Bradwell Grove	51	OP, PP	Elizabeth Finn
Carterton	Robert and Doris Watts Healthcare, 30-32 Black Bourton Road	31	OP, PL, PP	Private
	The Homestead, 24 Flax Crescent, Shilton Park	68	OP, PP, PS, PM, PD, PT	Methodist Homes
Cassington	Longlands, Pound Lane	35	OP	Private
Chipping Norton	Southern Down Care Home, Worcester Road	87	OP, PP, PM, PD	Private
Eynsham	Beech Court Nursing Home, 37 Newlands Street	26	OP	Private
Freeland	Freeland House Nursing Home, Wroslyn Road	76	OP, PP	Private
Hailey	Middletown Grange Care Home, Middletown	56	OP, PD	Private
Kingham	The Langston	36	OP, PD	Private
Shipton-u-Wychwood	Prebendal Court, Old Prebendal House, Station Road	45	OP	Private
	Tall Trees, Burford Road	60	OP, PD	Private
Standlake	Meadow View Nursing Home, 48 Rack End	42	OP, PD	Private
Witney	Cedar Court Care Home, 60 Moorland Road	63	OP, PD, PP	Private
	Merryfield House, New Yatt Road	24	OP	Private
	Mill House Nursing Home, 30/32 Bridge Street	43	OP	Private