



Older Persons'
Housing Strategy
2019-2029

Investment Prospectus



Derby City Council

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Parklands View, an Extra Care facility in Darley, Derby

For further information about the prospectus please contact Jeremy Mason, Principal Housing Strategy Officer at jeremy.mason@derby.gov.uk

For contact details of key officers in Housing Development, Planning and Social Care, please see page 15.

1. Foreword

Councillor Roy Webb, Cabinet member for Adults, Health and Housing.



I am delighted to introduce this Investment Prospectus for Older Persons' Accommodation.

In Derby, as with many areas nationally, the demand for suitable accommodation for older people greatly exceeds the supply. Responding to this challenge, we have developed an [Older Persons' Housing Strategy](#) for the period 2019-2029. This sets out our objectives around expanding the availability and range of good quality housing, better enabling older people to live in suitable housing of their choice.

This prospectus is a key part of the broader strategy. It focuses on the extent and profile of the most acute shortages and highlights investment opportunities which could be used by developers to address these shortages. As such, it is intended to encourage and facilitate new developments which are financially viable and sustainable.

Our Local Plan sets a requirement for a minimum of 11,000 new homes built in Derby between 2011 and 2028. These will be across many housing types and tenures, including the provision of housing capable of meeting the needs of our ageing population.

We know we cannot do this successfully on our own.

We are committed to work in partnership with private developers, local communities, social enterprises and Registered Providers in order to meet the housing needs and aspirations of our older residents.

We are looking for partners big and small who share our ambition for improving and diversifying the city's housing offer to older residents - an offer which will have a lasting and positive impact on their lives and those of generations to come.



2. Why a housing prospectus?

As part of the formulation of our new [Older Persons' Housing Strategy](#), it became apparent that an important tool to help accelerate the volume and pace of development across the sector was an investment guide or prospectus.

This prospectus seeks to encourage investment in new housing for older people in Derby. It does so by highlighting the extent and location of the most pressing demand and sets out what the Council will do to support developers.

The changing demographic and growing demand from older people¹ for appropriate and flexible accommodation provides opportunities for investment. We are looking to developers, service providers and other partners to progress these opportunities.

We want to share our knowledge and experience with you to support investment.



Five 'Area Profiles' have been produced which include demand forecast information to illustrate the type of accommodation needed and details of potential opportunities. These areas are shown on the map and the accompanying profiles which are provided in Appendix 1.

¹ Generally, housing for 'older people' refers to housing for people 55 years and older. In some cases, information we rely on that is provided by the Government and other agencies such as ONS or census data might use other age ranges, such as over 60, over 65, or over 75.

2. Continued

Types of accommodation

A broad range of housing options is required to meet the differing needs of older people across Derby's communities.

Older people are a highly diverse group and this is also the case for their housing preferences. How and where they choose to live will depend very much on personal preference, age, income, equity, health, mobility and care requirements.

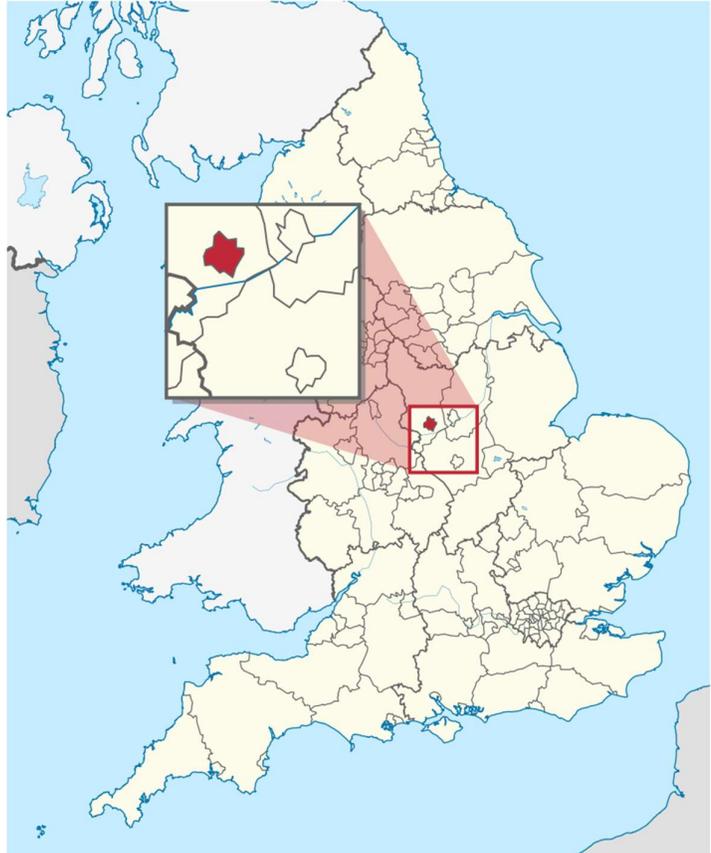


Older people may choose to live in:

- Mainstream/general needs housing
- Specialist housing including retirement housing, sheltered housing and Extra Care
- Accessible housing, including wheelchair accessible
- Supported living with full care provision including care beds, with or without nursing

3. Derby – a great place to invest

- ✓ Derby is a compact city in the East Midlands of 30 square miles, with a population of over 250,000, and over 100,000 homes. It is a special place; a historic and industrial city on the doorstep of one of the UK's most visited and picturesque national parks, the Peak District.
- ✓ It is also the UK's most central city and benefits from great links to the rest of the UK, Europe and the world. It continues to punch above its weight in terms of its contribution to the national economy and has the fastest growing economy in the UK, achieving 23% growth in Gross Value Added over the last 5 years².



- ✓ Derby's population is expected to grow by approximately 9.5% by 2028. It has a younger than average population with almost half of Derby residents are under the age of 35. However, the number of older people in the City is expected to grow significantly over the next 20 years.
- ✓ Our Core Strategy, part of our Local Plan, is the main planning document for the City. The Local Plan provides confidence to investors, residents and service providers as to how and where development is likely to take place up to 2028.

² Marketing Derby: www.marketingderby.co.uk/invest-in-derby/, "Why invest in Derby?"

3. Continued



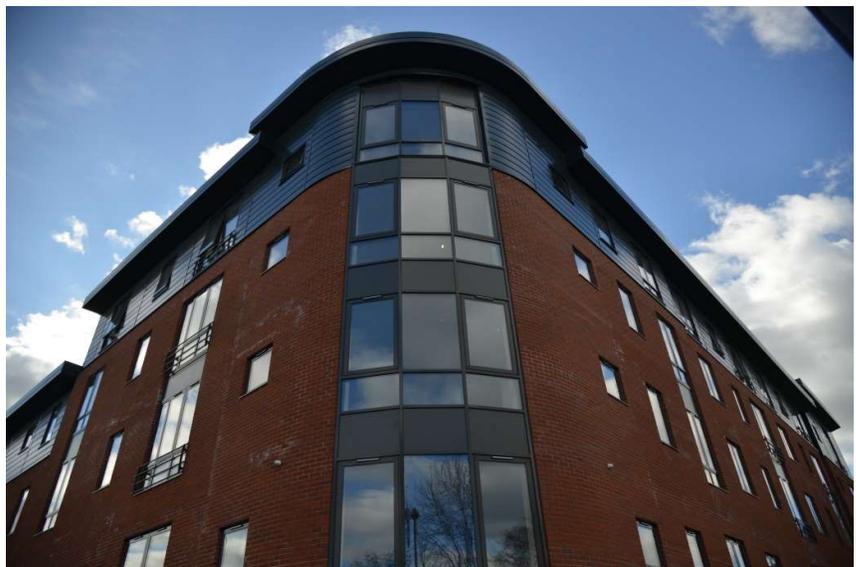
✓ Our Local Plan specifies a target of at least 11,000 cross-tenure new homes up to 2028 - homes that will meet our growth ambitions and the needs of our communities.

✓ Our Local Plan also specifies a number of strategic sites and locations which could be used to deliver new homes and contribute towards our housing targets. We will also continue to work closely with other landowners, including land owned by public bodies such as the NHS and MoD to seek to release further sites for development.

✓ The Council is facilitating further development by releasing a number of properties and land sites for disposal as part of its Property Disposals Programme. The full list of sites can be found in Appendix 2 along with the contact details of the officer leading this programme.

✓ The City has an established track record of successful housing developments. Extra Care has and continues to be a particular focus: 2 of our more recent Extra Care schemes include 70 apartments at Sunnyfield and 82 apartments at Parkland View. Additional information about the Parkland View development can be found in section 4.

✓ Derby is open and welcoming for business. Derby City Council will consider all proposals for new development in accordance with the Core Strategy.



4. Opportunities for Investment

A substantial and expanding market

We want to highlight how you might expand your activity into a frequently untapped market, where demand in many areas outstrips supply. Consequently, we have divided the city into 5 areas, profiling each and specifying where the supply shortages are most acute. These area profiles can be found in Appendix 1.

We wish to expand our conversations with developers about the future of housing for older people and build confidence to invest in this sector in Derby.

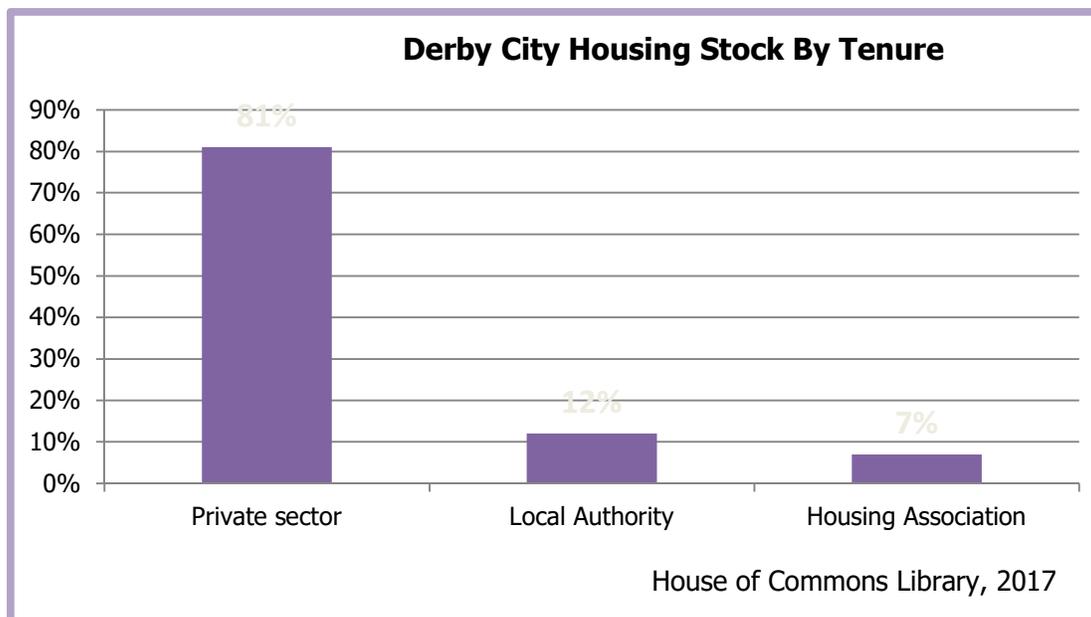
Funding Support

Our current Housing Revenue Account (HRA) business plan makes provision for approximately £500k per year to support new affordable housing. The recent lifting of the HRA debt cap provides the council with access to additional funding – as do receipts from sale of 'right to buy' stock. We intend to use this additional funding to expand development; this could be direct council build or through joint ventures and collaborations with partners.

Derby's City Living Initiative can offer loan based funding and other support to help facilitate residential activity in the City Centre. Additional details can be [found here](#).

Tenure and housing type

The private sector plays a central role in housing the people of Derby – open market housing provides around 80% of all housing stock in the city. This means it is crucial for us that we work effectively with private developers operating in Derby.



4. Continued

General needs/mainstream housing

The suitability of mainstream housing is going to continue to be important for an ageing population as only a relatively small proportion of older people are living in specialised housing.

There are opportunities to build smaller sized market dwellings suitable for older couples or single people wanting to downsize. This could include smaller homes grouped together for the ageing population. Bungalows continue to be popular but are in short supply.

Many older people regard the lack of smaller properties and specialist housing as a barrier to moving. Middle market stock, for those who do not qualify for housing benefits but cannot afford higher end provision, provides for only a small fraction of older people in this income bracket.

Through working with private developers and social housing providers we will incentivise downsizing by maximising the volume and attractiveness of housing suitable for older people.



Affordable Housing

Evidence used to support our planning policies indicates a significant need for affordable housing. This broadly includes those which are let at a social or affordable rent or available through shared ownership.

We have been able to provide a significant proportion of affordable housing in the City through obligations in the planning process and will continue this practice in the future. We have found it to be an effective and fair way to ensure provision of good quality and appropriate accommodation for those whose needs are not adequately served by market housing.

We will continue to deliver new affordable housing in partnership with providers, whilst seeking to expand the volume and pace of delivery along with sourcing innovative solutions to funding and provision.

For larger developments of 15 or more dwellings, our expectation is that there will be an element of affordable housing on site, which may include specialist housing for older people. In these scenarios, the Council would be happy to consider planning applications where affordable housing is provided in the form of development which can also meet other specialist needs.

4. Continued

Specialist accommodation for older people

Although there are a range of terms used to describe the types of specialist housing for older people, we will refer to:

- Sheltered/enhanced sheltered housing
- Residential care / nursing care
- Extra Care Housing

The principle underlying much older person's specialist accommodation in recent years is for it to provide for a person's spectrum of needs, which may increase as they age. A resident may move in with little or no support needs. However, there are increasing demands for homes which are, or can be, easily adapted as mobility reduces and are located on a site where personal and domestic support, or nursing care, can be accessed as the person's needs increase.

This trend is supported by the Council's social care service, which actively seeks to support people to meet their preferred option of remaining independent in their own home for longer potentially avoiding the need to access residential or nursing care.

Sheltered Housing

- Self-contained accommodation, mostly with communal facilities.
- Connected to an emergency alarm service to call help if needed 24/7.
- Likely to have a warden or scheme manager to manage the scheme and arrange services residents may require. They may live onsite but more frequently they will offer a scheduled visiting service.
- The Scheme Manager is not expected to provide personal care for residents, or to carry out tasks like shopping or housework.
- Some will be considered enhanced sheltered schemes where additional services are provided.

4. Continued

Residential care / nursing care

- Offers varying levels of personal care and domestic support that is available onsite.
- Some provide personal care only, for example help with washing, dressing and giving medication.
- Others will include nursing where a qualified nurse(s) will be on duty 24/7.
- Must be registered with the Care Quality Commission (CQC).

The Council recognises that there will always be a demand for residential and nursing care, particularly for older people with high levels of health and care needs. But demand for this type of accommodation has been reduced by improvements in health and social care support that have enabled people to manage more complex health and social care issues and stay in their own home for longer. Extra care housing may also be an option for people with care and support needs who want to remain living in self-contained accommodation with care on-site.



Handyside Court, an Extra Care facility in Alvaston, Derby

4. Continued

Extra Care Housing

The development of Extra Care housing is a key priority for the Council. With the increasing move away from institutionalised care, Extra Care is growing in popularity amongst older people as it provides a community-based solution to gradually changing support needs.

- Occupiers have their own accommodation with access to a range of communal facilities, often including a restaurant, shops, hairdresser as well as landscaped gardens and common areas.
- Available to people over 55/60 with a mix of care and support needs, including those with substantial / critical support needs.

Housing LIN analysis identified at least a third of people moving into residential care could potentially move into Extra Care or affordable housing.

The Council is particularly keen to support Extra Care housing to reduce care home admissions and promote independent, dignified and fulfilled lives for our older residents.

Derby City Council owns Parklands View, an Extra Care scheme located in the City Centre. It has 82 two-bed apartments. Most are let at an affordable rent, however 19 have been sold through shared ownership where the resident buys a proportion of the leasehold and pays rent on the remainder.



Greenwich Gardens, an Extra Care facility in Mackworth, Derby

4. Continued

Other Extra Care schemes in the City, identified in the table below, are being delivered by Housing Associations and they all have affordable rent or shared ownership options.

Owner occupiers may find that service charges for specialist accommodation are no more than the costs of running and maintaining their current home.

Scheme	Location	Ward	Owner / Manager	Care Provider	Units
Cedar House	Darley Abbey	Allestree	Retail Trust	Key 2 Care	38
Greenwich Gardens	Leylands Estate Hanwell Way	Mackworth	Sanctuary Retirement Living	Key 2 Care	98
Handyside Court	Rowena Close	Alvaston	Housing and Care 21	Housing and Care 21	38
Parkland View	Bath Street	Darley	Derby City Council / Derby Homes	Key 2 Care	82
Sunnyfield	Sunnyhill	Normanton	Housing and Care 21	Housing and Care 21	70

We are very ambitious to increase the number of Extra Care homes in the City.

- Demand for current Extra Care accommodation shows a substantial proportion of older people are interested in specialist housing.
- Surveys and consultations at Parklands View demonstrated Extra Care is a popular choice for older people - voids are quickly filled and nominations indicate demand for places exceeds the number of places available.
- Increased Extra Care provision would help us to replace Council run care homes.
- There is a particular shortage of privately developed specialist homes, with few for private sale and virtually none for private rent.

Evidence from ARCO cited [here](#) (p.43) suggests most Extra Care housing properties increase in value on resale.



5. Achieving Success – case studies

The council along with a range of developers and care providers in Derby have successfully developed Extra Care housing along with other accommodation suitable for older people.

Case Study 1: Parkland View

This is an Extra Care scheme of 82 apartments over 4 storeys. Most of the apartments are let at an affordable rent whilst 19 are leased through shared ownership. The building was constructed by Radleigh Housing. The Council worked initially with Radleigh Housing and Derby Homes who were to take on management of the scheme once completed.

The Council worked closely with Radleigh Housing and held site meetings monthly to ensure the scheme was completed on schedule. The Council took ownership in March 2016.

A local caterer was selected to run the onsite restaurant and onsite care and support services were tendered for. Key 2 Care, a locally based care provider, won the tender.

The Council's active support for identifying potential extra care residents meant that all 62 rentals were occupied within 4 months of opening, and the shared ownership flats leased by the time the scheme officially opened in December 2016.



Case Study 2: Sunnyfields Extra Care Scheme

This scheme provides 70 two-bed apartments let at an affordable rent. Housing and Care 21 own and manage the building as well as providing the onsite care and support.

We worked with Housing and Care 21 on the design of the scheme and to help ensure its successful development to the enhanced standards required. We gifted the land and contributed financially to costs associated with Section 106 planning obligations. We also provided grants which the Council had been awarded by Homes England (previously Homes and Communities Agency, HCA).

6. The Derby Offer

Derby City's priorities for older persons' housing

We are committed to providing our older residents with a range of high-quality accommodation to choose from which meets their needs, priorities and preferences.

Our Older Persons' Strategy also seeks to enable more people to be confident about being independent in their own homes for longer, with the right technology, adaptations and support.

More information on preferred design characteristics for new housing can be found in Appendix 3.

There are a variety of things we can offer in Derby, these include:

- ✚ We have substantial funding to support new affordable housing, including older people's homes, through the Council's Housing Revenue Account and receipts from right-to-buy sales. And we are keen to engage in collaborative arrangements with RPs to progress this. The City Living Initiative can also provide access to loan funding for new housing across tenures. More information on funding can be found in Section 4.
- ✚ We are available to engage with developers in the pre-application discussions at an early stage in the design process. This will allow development sites to be fully assessed and understood before detailed design solutions are considered.
- ✚ We have a wealth of data about Derby and its residents that can help provide customer and market intelligence whilst also identifying needs and demands.
- ✚ We can advise on how to reach local audiences, undertake consultation activities and explore market opportunities.

Please contact us for more information or an informal chat.

Housing Development: Karen Brierley, Principal Housing Development Manager
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Social Care, Integrated Commissioning (Adults): Amy Jones, Head of Service
amy.jones2@derby.gov.uk / integratedcommissioning@derby.gov.uk

Planning Policy: Nicky Bartley, Planning Policy Team Leader nicky.bartley@derby.gov.uk

Other contacts:

Development Control: Ian Woodhead, Planning Manager ian.woodhead@derby.gov.uk,

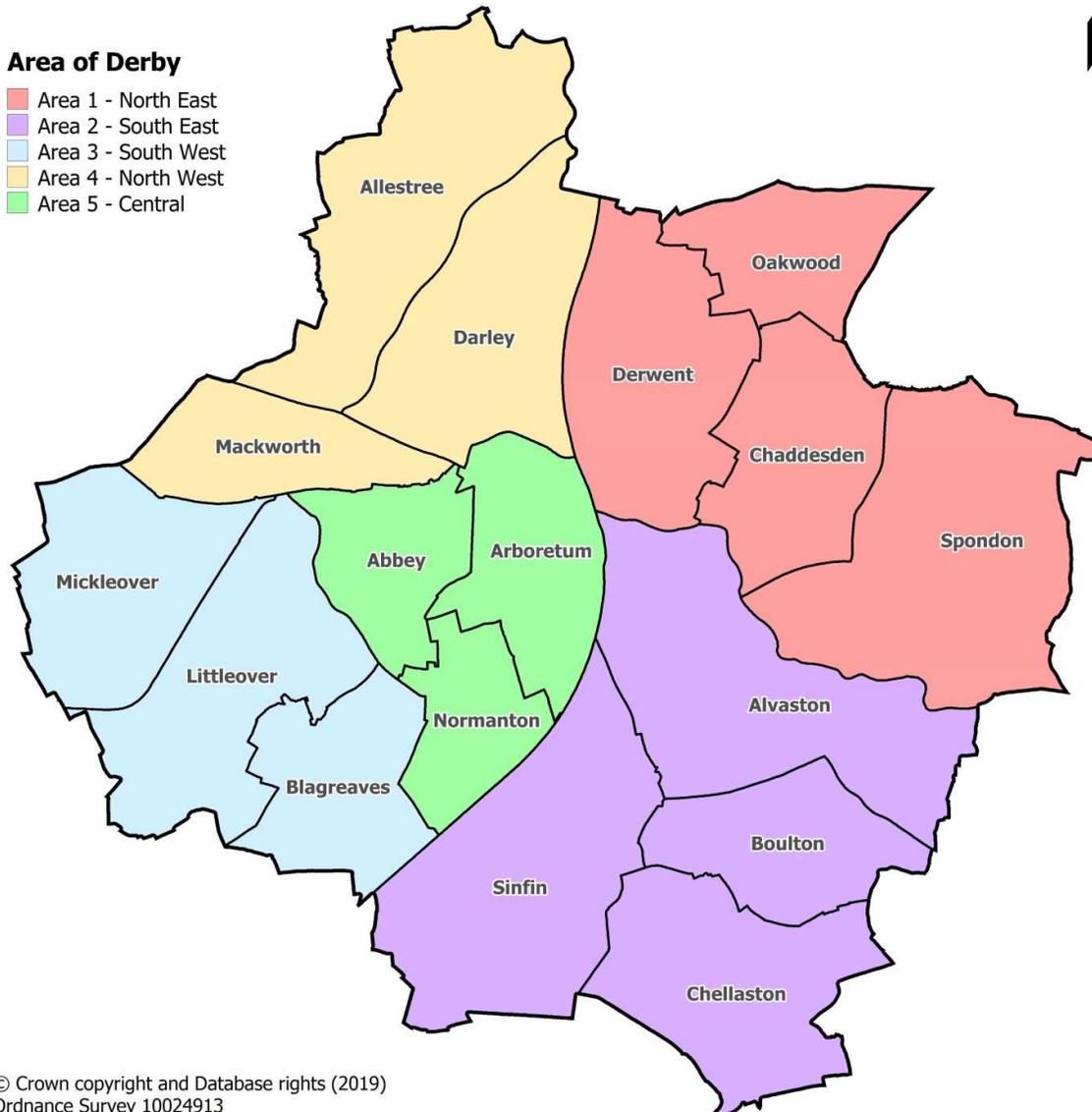
Asset Management & Estates: John Sadler, Strategic Asset Manager john.sadler@derby.gov.uk

Appendix 1 – Area Profiles

Introduction

These profiles outline 5 geographical areas, based on ward groupings, which together make up Derby City in its entirety. They are intended to give a flavour of each area including demographics, house type and house price. They provide baseline indicative information on the need for specialist accommodation for older people.

Area breakdown of Derby by ward grouping



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Ordnance Survey 10024913

Important Notes on the housing need calculations

1. The gaps in provision figures (or 'unmet housing need') tabulated within each profile below are based on a calculation of the total supply of specialist older persons' housing compared to total need. **The need figures are calculated for the 75+ age group only; they do not include housing need for the 55-74 age range. The gaps in provision figures are therefore likely to significantly understate total need.** Where an oversupply is calculated, this should also be treated with caution as the 55-74 age group is again not accounted for.

2. The methodologies used to generate the need figures are based on the 'More Choice, Greater Voice' (2008) model (a full methodology statement is provided at the end of this appendix). Since 2008 there has been an increasing move away from institutionalised forms of accommodation with support (such as residential and nursing care) and a move towards more independent, community-based solutions such as Extra Care. Derby has embraced this move as a way of promoting choice, control and independence for our older residents. **For both of these reasons, the figures tabulated below are likely to particularly underestimate the demand for Extra Care and they may overstate the demand for residential/nursing care in some areas.** They should therefore be regarded as indicative, baseline figures and subject to further verification. With respect specifically to Extra Care, The Department of Health's Extra Care Toolkit suggests there should be sufficient Extra Care accommodation for between 4 and 5% of the over 65 population, subject to local circumstances. In Derby, this equates to an estimated 360-630 additional units by 2025.

City-wide

Before considering the individual areas, the outlook for Derby as a whole is assessed. The gaps in provision for the City are illustrated in the table below.

	DERBY CITY								
Type of accommodation	Housing Demand (75yrs+)			Housing Supply			Gap in provision (75yrs+)		
	2018	2029	2040	2018	2029	2040	2018	2029	2040
Sheltered housing / enhanced sheltered	2915	3719	4763	2568			347	1151	2195
Extra Care	501	641	822	326			175	315	496
Residential care	1308	1665	2136	1062			246	603	1074
Nursing care	905	1153	1478	915			-10	238	563
All accom types	5629	7178	9199	4871			758	2307	4328

Housing demand based on Housing Lin More Choice Greater Voice model.

As shown, there is a significant and rising shortfall, over the next 10 years, and for the differing types of specialist housing.

The caveat noted in point 2 (above), will also apply here, meaning these figures are likely to under-estimate need, particularly for Extra Care.

Important note on the figures for residential and nursing care

The projections in the city-wide table above do not take account of interventions and developments across Adult Social Care in Derby. When considering the pattern of current services being delivered, the needs' profile, and developing models of support, we anticipate that more extra care housing will be needed by 2040, and less residential and nursing care settings than the model predicts.

Based on the levels of people that are currently eligible for Council support, the table below represents projections of the numbers of people that Adult Social Care would expect to be supporting by 2040. These figures do not account for people who do not meet the criteria set out in the Care Act, or those who may be able to pay for their care costs independently.

Type of accommodation – City Wide	Social Care Commissioning Forecast/Objectives (75yrs+)		
	2018	2029	2040
Residential care	320	364	420
Nursing care	204	233	268

Residential and nursing demand based on current demand and predicted population trend³

These forecasts are based on an extrapolation of trends most recently recorded over the period 2015-2018. During this period, while the Derby population aged 75 and over increased by 3%, the demand for residential and nursing care placements by Derby City Social Care fell by approximately 27%, reflecting an increased emphasis on maintaining people living in the community.

³ Background to predicted figures: Office of National Statistics, 75+ population of Derby will go up by 27% between 2018 and 2029, and 28% between 2029 and 2040. Of the Derby population aged 75 years and over in 2018, approximately 1.6% were placed in care homes (residential and nursing) by the Council.

Area 1 – North East

This area comprises of the electoral wards of Chaddesden, Derwent, Oakwood, and Spondon.

Chaddesden lies to the east of the city centre. The A52 forms most of its southern boundary and also separates Spondon's residential and industrialised areas. Housing developments in the twentieth century significantly expanded this ward and the neighbouring Derwent ward. Oakwood in the 1980s and 1990s became one of the largest new housing estates in Europe.

Demographics and house prices

The total population of the area is approximately 52,800, as derived from the Office of National statistics (ONS) 2017 mid-year estimate. The percentage of those who are retired is above the Derby average of 12.8% for both Chaddesden (16.1%) and Spondon (20.7%). The number of those aged over 65 is around 9,700 which is 18.42% of the total population of Area 1.

The combined total number of properties for Area 1 is 23,310. Median house prices range from among the cheapest in the city, from £112,500 in Derwent to £170,000 in Oakwood.

There is lapsed planning permission for the development of 60 affordable Extra Care units as part of the Brook Farm site, Chaddesden.

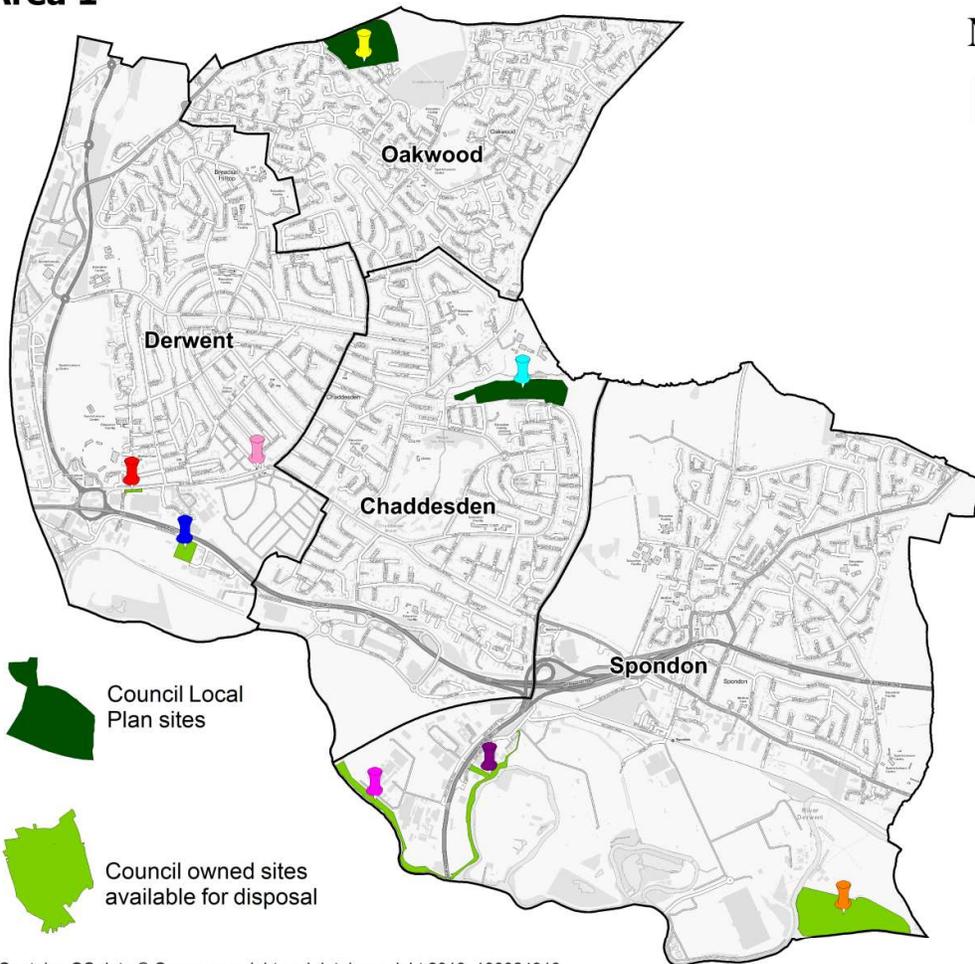
Housing Need

Gap analysis shows there is a baseline minimum of 583 additional units needed currently across the different types of specialist housing - sheltered, Extra Care, and residential care with and without nursing. If current supply is unchanged, this under-provision is projected to increase to a minimum of 925 by 2029 and 1370 by 2040 respectively.

Please note the caveat to the residential and nursing care figures on p.18

AREA 1	NORTH EAST								
Wards:	Derwent, Oakwood, Chaddesden, Spondon								
Type of accommodation	Housing Demand (75yrs+)			Housing Supply			Gap in provision (75yrs+)		
	2018	2029	2040	2018	2029	2040	2018	2029	2040
Sheltered housing / enhanced sheltered	647	825	1054	351			296	474	703
Extra Care	111	142	182	0			111	142	182
Residential care	290	369	473	189			101	180	284
Nursing care	201	255	327	126			75	129	201
All accom. types	1249	1591	2036	666			583	925	1370

Possible Development Sites in Area 1



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Council Local Plan sites

-  South of Mansfield Road
-  Brook Farm

Council owned sites available for disposal

-  00584, Wholesale Market
-  01500, Open Space at Raynesway west
-  01499, Open Space at Raynesway east
-  00982, Wayzgoose Drive
-  00269, Grazing Land - 31.2 Acres - adj. to River Derwent at Borrowwash
-  00396, Nottingham Road Public Conveniences

Area 2 – South East

This area comprises of the electoral wards of Alvaston, Boulton, Chellaston, and Sinfin and is located 4.8km to 8km from the City Centre. Chellaston is a relatively more affluent ward with a combination of pre-1920s housing and substantial post war and late 20th Century developments. Alvaston and Boulton have terraced Victorian housing, large detached Edwardian villas, 1930s semi-detached homes, and post-1945 council housing. Sinfin ward includes Osmaston as well as Sinfin itself and contains a large quantity of inter-war and post-war housing including a high proportion of social housing.

Demographics and House Prices

The total population of the Area is approximately 62,400. The percentage of those who are retired is above the Derby average of 12.8% for both Boulton (15.7%) and Chellaston (13.9%). The number of those aged over 65 is around 9,500 which is 15.14% of the total population of Area 2.

The combined number of properties is 26,710. Median house prices range from among the cheapest in the City in Alvaston at £118,000, to a little under £215,000 in Chellaston, among one of the more expensive wards. There are 38 Extra Care units provided at Handyside Court in Alvaston.

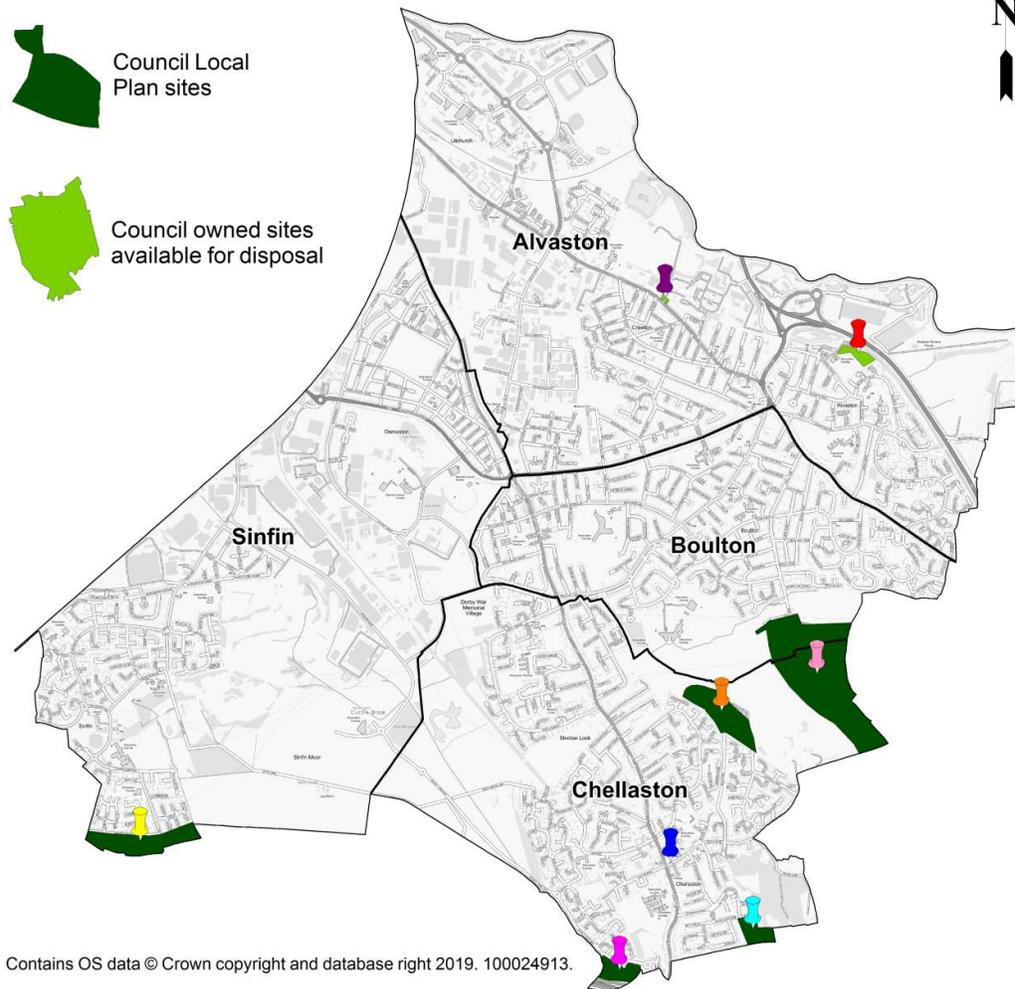
Housing Need

Gap analysis shows there is a baseline minimum of 80 additional units needed currently across the different types of specialist housing. This under-provision is projected to increase to 407 by 2029 and 836 by 2040 respectively.

Please note the caveat to the residential and nursing care figures on p.18

AREA 2 Wards:	SOUTH EAST Alvaston, Boulton, Chellaston, Sinfin								
	Housing Demand (75yrs+)			Housing Supply			Gap in provision (75yrs+)		
	2018	2029	2040	2018	2029	2040	2018	2029	2040
Sheltered housing / enhanced sheltered	619	789	1010	660			-41	129	350
Extra Care	106	135	174	38			68	97	136
Residential care	277	353	453	272			5	81	181
Nursing care	192	244	313	144			48	100	169
All accom. types	1194	1521	1950	1114			80	407	836

Possible Development Sites in Area 2



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Council Local Plan sites

-  Wragley Way
-  Holmleigh Way
-  Woodlands Lane
-  Boulton Moor
-  Fellowlands Way

Council owned sites available for disposal

-  00170, Sites of 1049/1051 London Road
-  00272, Green Lane, Alvaston, adj. to St. John Fisher School
-  00125, Former Chellaston Public Conveniences, High Street

Area 3 – South West

This area comprises of three of the most affluent electoral wards in Derby: Mickleover, Littleover and Blagreaves wards. They are located at the most westerly suburbs of Derby, between 2-3 kms west of the City Centre.

Demographics and House Prices

This area has a combined resident population of approximately 42, 200. For Mickleover (19.5%) and Blagreaves (16.6%) wards the percentage of those who are retired is greatly above the Derby average of 12.8%. The number of people aged over 65 is around 8,900; 20.97% of the total population of Area 3.

Average house prices are amongst the highest in the City and housing in all these wards is similar by type; largely detached and semi-detached properties. Littleover ward has the highest median house price within the area at £226,000. The total number of properties in all three wards is 17,510. Unemployment remains lower than average and there is a higher than average elderly (over 65) resident profile population. Mickleover and Littleover have historic villages and all three wards are well served by infrastructure, schooling, medical facilities and shops. Mickleover is one of the largest suburbs in Derby and is still expanding due to ongoing housing developments.

Housing Need

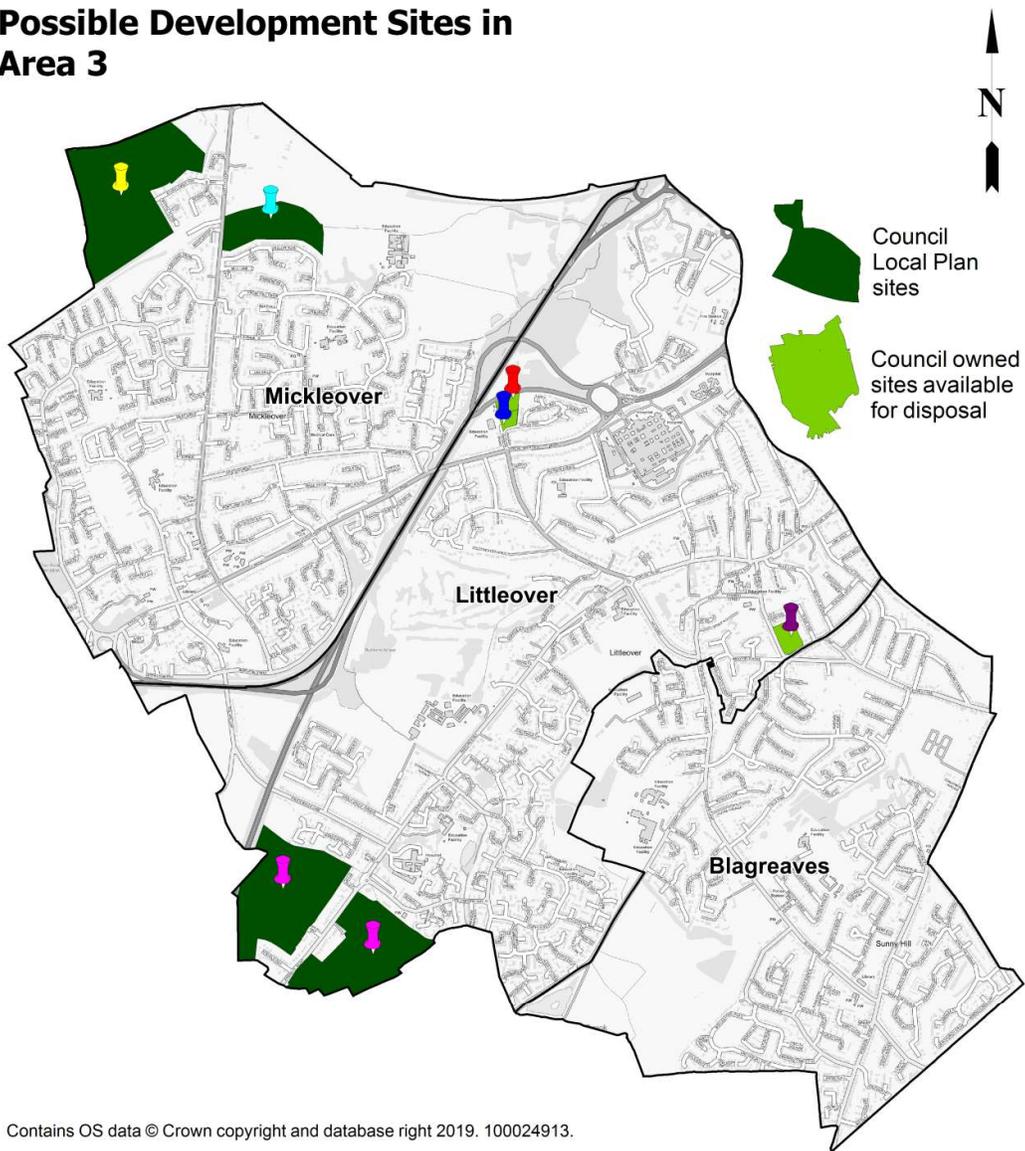
The table below shows the housing demand for older people aged 75 and over and the supply for older person housing for all three wards, showing a gap in provisions for 2018 and projections for 2029 and 2040.

Currently, demand for older person housing identifies a gap in provision across the different specialist types of housing, namely sheltered/enhanced sheltered, Extra Care, residential care and nursing care. The combined current gap in provision is a minimum of 572 units across all accommodation types.

For 2029 and beyond - as demand from older people rises - there is a corresponding rise in the gap in provision. In 2029, it is estimated the shortfall in provision be will a minimum of 900 units. In 2040, the gap in provision is a minimum of 1,316. There is currently no provision of Extra Care within this area. *Please note the caveat to the residential and nursing care figures on p.18*

AREA 3 Wards:	SOUTH WEST Mickleover, Littleover, Blagreaves								
	Housing Demand (75yrs+)			Housing Supply			Gap in provision (75yrs+)		
	2018	2029	2040	2018	2029	2040	2018	2029	2040
Sheltered housing / enhanced sheltered	610	778	995	315			295	463	680
Extra Care	105	135	172	0			105	135	172
Residential care	273	349	446	206			67	143	240
Nursing care	190	242	309	85			105	157	224
All accom. types	1178	1504	1922	606			572	898	1316

Possible Development Sites in Area 3



Council Local Plan sites

-  Hackwood Farm
-  Rykneld Road (x2)
-  Onslow Road

Council owned sites available for disposal

-  01768, Normanton Lane
-  00293, Site of Humbleton View Day Centre
-  00059, Bramblebrook

Area 4 – North West

This area comprises of the electoral wards of Allestree, Darley and Mackworth. It is located about 3km from the City Centre. Allestree is the most northern ward of the City and consist of mainly residential dwellings. Markeaton Park is the most used leisure facility in the City with over a million visitors each year. A development of council houses in the 1950s made Mackworth one of the largest housing estates in the City. There are very few terraced houses or flats and housing density is generally low, with plentiful areas of green open space.

Demographics and House Prices

The total population of the area is approximately 44,000. At 22.1% the percentage of those who are over 65 in the Allestree ward is above the Derby average of 12.8%. The total percentage of those aged over 65 in the Mackworth ward is 13.8% and 15.4% for the Darley ward, again both well above average levels for the City. From the ONS 2017 mid-year estimates, the number of those aged over 65 was around 8,400, 19.13% of the total population of Area 4.

The combined number of properties is 20,380. Median house prices range from £127,000 in Mackworth, to £225,000 in Allestree - among the more expensive in the City.

There are 3 Extra Care schemes located in this Area. Parklands View and Cedar House provide 82 and 38 units respectively in Darley ward, while Greenwich Gardens provides 98 units in Mackworth ward.

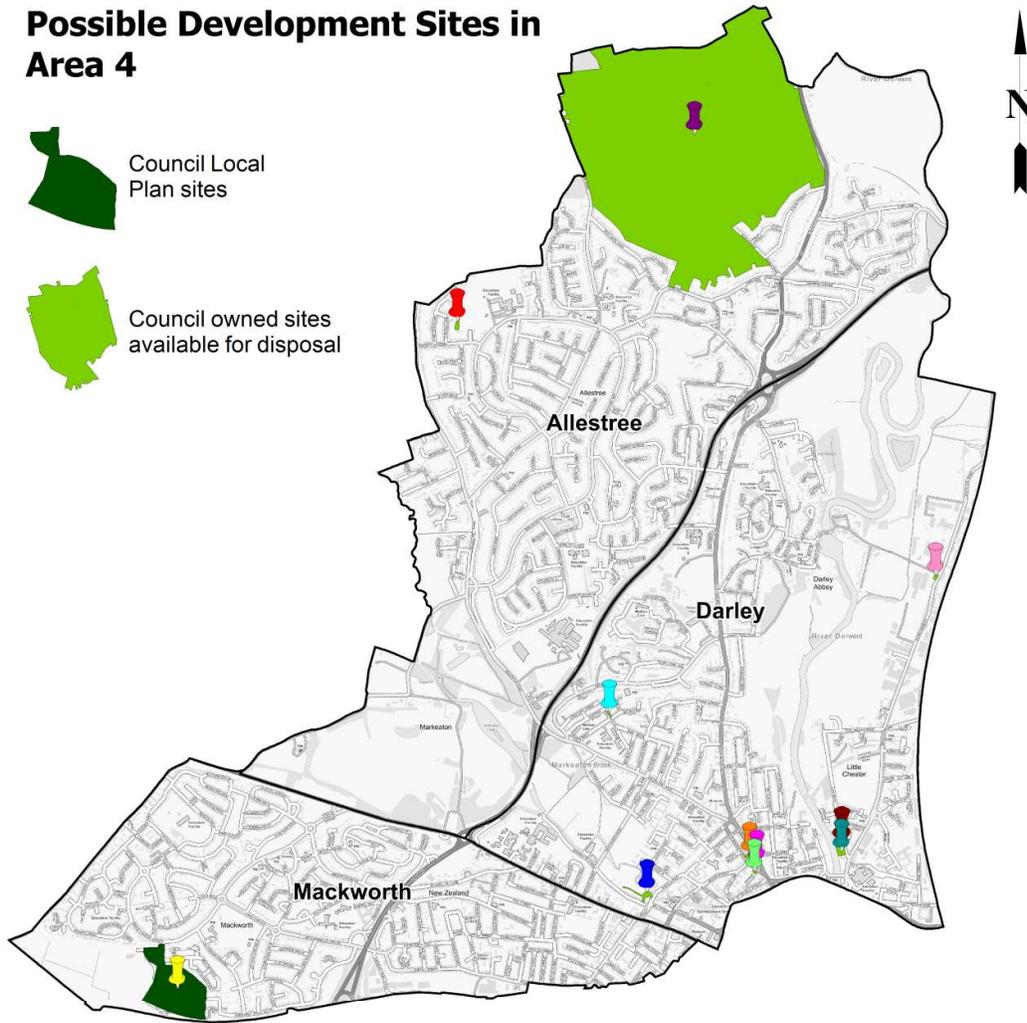
Housing Need

Gap analysis shows a baseline minimum need for 232 additional units currently across the other types of specialist housing - sheltered, residential care with nursing and without nursing care. Under-provision is projected to increase to 568 by 2029 and 1,009 by 2040 respectively.

Please note the caveat to the residential and nursing care figures on p.18

AREA 4 Wards:	NORTH EAST								
	Allestree, Darley, Mackworth								
Type of accommodation	Housing Demand (75yrs+)			Housing Supply			Gap in provision (75yrs+)		
	2018	2029	2040	2018	2029	2040	2018	2029	2040
Sheltered housing / enhanced sheltered	631	806	1034	580			51	226	454
Extra Care	109	139	178	218			-109	-79	-40
Residential care	284	361	464	30			254	331	434
Nursing care	196	250	321	160			36	90	161
All accom. types	1220	1556	1997	988			232	568	1009

Possible Development Sites in Area 4



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Council Local Plan sites

- Site of former Mackworth College

Council owned sites available for disposal

- 00342, Former Markeaton Street Depot
- 01604, Quaker Way, King Street
- 00009, Allestree Hall
- 01086, Land at Curzon Close
- 00301, Duffield Road, Garden Street, Lodge Lane
- 00082, Land at Haslams Lane / Alfreton Road
- 00252, Newton's Walk Garages
- 00294, Former City Road Hygiene Centre Building
- 01664, Quaker Way - west side of the road
- 00136, Former City Road Hygiene Centre Yard

Area 5 - Central

This area comprises of three of the most economically deprived electoral wards in Derby; Abbey, Arboretum and Normanton wards. They are located in the inner-city suburbs of Derby, just to the south (and west) of the City Centre.

Demographics and House Prices

This area is marked by the lowest average house prices in the City and has the lowest household income levels.

The area has a combined resident population of approximately 55,600. The percentage of those who are retired is below the Derby average of 12.8%: Abbey (7.7%), Arboretum (6.5%), and Normanton (8.2%). The number of those aged over 65 is around 5,300 which is 9.59% of the total population of the Area, which is the lowest among the five Areas.

This area has a very high concentration of small pre-1919 terraced properties with higher levels of overcrowding (over 10%), compared with other localities. All three wards have the lowest house prices, with a median house price of only £102,275. The combined number of properties in all three wards is consequently also very high, namely 21,950 properties. The Abbey ward has a larger than average percentage of resident students, whilst Arboretum and Normanton are very ethnically diverse, with the highest levels of black and minority ethnic households in the City.

Housing Need

The tables below represent the housing demand for older people aged 75 and over and the supply for older persons' housing for all three wards. This table highlights the gap in provisions for year 2018, and projections for 2029 and 2040.

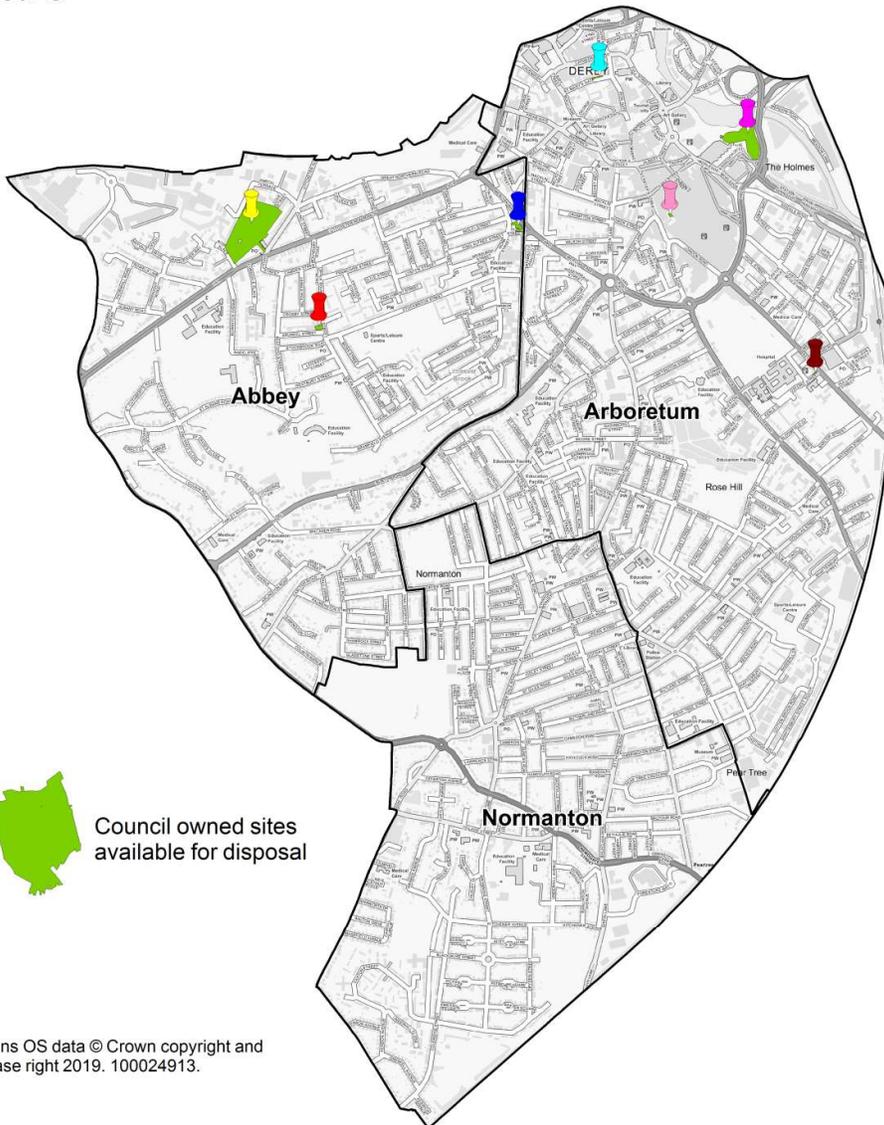
Currently, demand for older person housing identifies a baseline over supply in provision across almost all the different specialist types of housing, in particular, sheltered, enhanced sheltered, residential care and nursing care. The combined current over provision is 709 units across all accommodation types. However, the figures do not take into account demand from the 55-74 age range. These figures are currently not available but are likely to provide for a high additional demand on housing of all types.

For 2029 and beyond, as demand from older people rises, there is a corresponding reduction in the levels of the over provision. In 2040, it is estimated the over provision in supply of housing will be around 203 units. However, in both cases, demand from 55-74 is not included. The notable trend for this area is that whilst there is likely to be an overall over-provision in supply of specialist housing, in future years there is still likely to be a shortage of Extra Care units. There are currently 70 Extra Care units located in Sunnyfield, a suburb which borders the Normanton ward at its most southerly point.

In the table below, please note the caveat to the residential and nursing care figures on p.18

AREA 5 Wards:	CENTRAL Abbey, Arboretum, Normanton								
Type of accommodation	Housing Demand (75yrs+)			Housing Supply			Gap in provision (75yrs+)		
	2018	2029	2040	2018	2029	2040	2018	2029	2040
Sheltered housing / enhanced sheltered	408	521	670	662			-254	-141	8
Extra Care	70	90	116	70			0	20	46
Residential care	184	233	300	365			-181	-132	-65
Nursing care	126	162	208	400			-274	-238	-192
All accom. types	788	1006	1294	1497			-709	-491	-203

Possible Development Sites in Area 5



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Council owned sites available for disposal

-  00177, Land at Abbey Street /Alma Street
-  01645, Riverlights Land
-  00987, St Marys Gate Land fronting numbers 4-7
-  00223, The Firs
-  00417, 1 Oxford Street
-  00898, Bloom Street Land
-  00460, Former Rowditch Barracks

Methodology

Calculating current and future demand

The current and future demand for older people's accommodation in Derby was calculated using a combination of demographic data from the Office for National Statistics (ONS) and prevalence rates for different types of accommodation from 'More Choice, Greater Voice' (2008).

In order to calculate future demand within different areas of Derby, a methodology was developed to estimate the future population by 5-year age band within each ward of the City. In 2016, the ONS produced both a Mid-Year Estimate of population (MYE) and a Sub-National Population Projection (SNPP). Using these two datasets, the percentage of the City's population within each ward was calculated for every 5-year age band; i.e. it was identified that in 2016 4.05% of Derby's population, aged 75-79 years, lived within the Abbey ward. The ward percentages, calculated for 2016, were then applied to the projected City population for the corresponding age bands, for each year of the 2016 SNPP.

The estimated ward populations for people aged 75 years and over were calculated and wards combined to produce population estimates for older people within the five areas of the City and for Derby overall.

Prevalence rates for different types of accommodation for older people⁴ were subsequently applied to the population estimates to identify a gross demand for each type of accommodation; these are identified in the table below.

Type of accommodation	Housing demand (units per 1,000 people aged 75+)
Sheltered housing	125
Enhanced sheltered housing	20
Extra care – 24/7 support	25
Residential care	65
Nursing care	45

Calculating current supply

Three sources of information were used to identify current provision for different types of accommodation for older people; these were:

- Sheltered housing - Elderly Accommodation Counsel (EAC) website, HousingCare.org
- Extra Care – Derby City Council
- Residential and nursing provision - Care Quality Commission, CQC.

Both the HousingCare.org and CQC websites allow the application of filters for the type and location of accommodation. From both websites, the individual inspection and service reports were then reviewed to identify the number of units from all accommodation in Derby^{5,6}.

⁴ 'More Choice, Greater Voice' (2008), Housing LIN.

⁵ In all cases, it was confirmed that the older person's accommodation was still operating and that the address and postcode were correct and within the city boundary.

The number of units within each ward were then calculated using the accommodation's postcodes and the results were aggregated to identify the current supply of each type of accommodation within the five areas of the City and for Derby overall, as above.

Calculating net demand

Net demand was calculated by subtracting current supply from the present and projected gross demand figures for each area; a positive figure indicating net demand and a negative figure indicating a net surplus. Implicitly, current volumes of supply are deemed to be constant through the period analysed.

⁶ Best efforts were applied when matching the accommodation categories provided by HousingCare.org and CQC websites to the groupings identified in the More Choice Greater Voice toolkit.

Appendix 2 – Potential Development Sites

Local Plan Sites

We have identified a number of strategic sites and locations to deliver new homes and contribute to meeting the City's housing target for the time period 2011 to 2028. (Derby City Local Plan, which can be accessed [here](#) p29, CP6 – Housing Delivery.)

Strategic Housing Sites (Local Plan)		No. of dwellings
1	City Centre	1,000
2	Castleward	800
3	Former Derbyshire Royal Infirmary	400
4	Osmaston Regeneration Area	600
5	Wragley Way, Sinfin	180
6	Manor / Kingsway Hospitals	700
7	Rykneld Road, Littleover	900
8	Hackwood Farm, Mickleover	400
9	Onslow Road, Mickleover	200
10	Former Mackworth College	220
11	Boulton Moor East	800
12	Boulton Moor West (Fellow Lands Way)	200
13	South Chellaston Sites	100
14	Brook Farm, Chaddesden	275
15	South of Mansfield Road	200
Total Strategic Site Allocations		6,975

The presence of a site within this table does not imply it has planning consent, nor that it has to be used for housing or older persons' housing. It also doesn't imply the site is available for purchase; simply that the site is identified as potentially suitable for meeting the city's housing requirement. This list was compiled in 2017, therefore some sites may have been completed, began work or are about to have work commence.

Enquiries can be made to Nicky Bartley, Planning Policy Team Leader, for additional information at nicky.bartley@derby.gov.uk.

Council Disposals

Work undertaken through a Council Property Rationalisation and Service Review in 2018 identified a number of assets the Council views as a surplus to current requirement and are therefore currently available for purchase. Further enquiries for these sites can be made to John Sadler, Strategic Asset Manager, at john.sadler@derby.gov.uk. **Please note, the presence of a site or building on this list does not imply planning consent or suitability for housing development.**

Property Asset No	Asset Name	Description	Status	Comments
00009	Allestree Hall	Listed building complex	On Market	Currently being marketed
00059	Bramblebrook	Former Care Home	Subject to Review	Disposal options being investigated
00082	Land at Haslams Lane / Alfreton Road	Land	Subject to Review	Disposal options being investigated
00125	Former Chellaston Public Conveniences High Street	Toilets	Subject to Review	Disposal options being investigated
00136	Former City Road Hygiene Centre Yard	Land	Subject to Review	Disposal options being investigated
00170	Sites of 1049/1051 London Road	Land	Subject to Review	Disposal options being investigated
00177	Land at Abbey Street /Alma Street	Land	Subject to Review	Disposal options being investigated
00252	Newton's Walk Garages	Lock-up Garages	Subject to Review	Disposal options being investigated
00264	Swallowdale Road Site	Land	Subject to Review	Disposal options being investigated
00269	Grazing Land - 31.2 Acres - adjacent to River Derwent at Borrowash	Land	Subject to Review	Disposal options being investigated
00272	Green Lane, Alvaston, adjacent St John Fisher School	Land	Subject to Review	Disposal options being investigated
00294	Former City Road Hygiene Centre Building	Office	Subject to Review	Disposal options being investigated
00301	Duffield Road, Garden Street, Lodge Lane	Land	Subject to Review	Disposal options being investigated
00342	Former Markeaton Street Depot	Depot	Subject to Review	Disposal options being investigated
00396	Nottingham Road Public Conveniences	Closed Toilets	Subject to Review	Disposal options being investigated
00417	1 Oxford Street	Retail	Subject to Review	Disposal options being investigated
00460	Former Rowditch Barracks	Listed Building Complex	Subject to Review	Disposal options being investigated
00584	Wholesale Market	Market Building	Being Marketed	Currently being marketed
00898	Bloom Street Land	Land	Subject to Review	Disposal options being investigated
00982	Wayzgoose Drive	Land	Subject to Review	Disposal options being investigated
00987	St Marys Gate Land fronting numbers 4-7	Land	Subject to Review	Disposal options being investigated
01086	Land at Curzon Close	Land	Subject to Review	Disposal options being investigated

01499	Open Space at Raynesway east	Land	Subject to Review	Disposal options being investigated
01500	Open Space at Raynesway west	Land	Subject to Review	Disposal options being investigated
01509	Ransom strip Raynesway Coras	Land	Subject to Review	Awaiting redevelopment of the former Celanese site
01604	Quaker Way, King Street	Land	Subject to Review	Disposal options being investigated
01645	Riverlights Land	Land	Subject to Review	Bus Station extension proposed on part of the site.
01664	Quaker Way - west side of the road	Land	Subject to Review	Disposal options being investigated
01768	Normanton Lane	Land	Subject to Review	Disposal options being investigated
00223	The Firs	Former Youth Centre	Subject to Review	Auction
00293	Site of Humbleton View Day Centre	Land	Subject to Review	Open market sale

Appendix 3 – Design Characteristics

Important design characteristics for accommodating the expectations of older people

We encourage new older persons' accommodation in Derby to be **HAPPI**.

The 'Housing our Ageing Population: Panel for Innovation' (HAPPI) has made recommendations on how to best address the challenge of providing homes that meet the needs and aspirations of the older people of the future.

HAPPI principles are based on 10 key criteria. These reflect good design but are also particularly relevant for older persons' housing which needs to offer both an attractive alternative to the family home and be able to adapt over time to meet changing needs.

They reflect:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

We will encourage developers to build housing types which are accessible and adaptable. We also want to see some new housing built to a standard suitable for wheelchair users, in places where a need for this type of accommodation has been identified. Where viability permits, building to standards set out in the Approved Document M 'Access to and use of buildings – categories 2 and 3'⁷ broadly reflect the Lifetime Homes standard and the Wheelchair Housing Design Guide, respectively.

There is no 'one-size-fits-all' solution.

The provision of the right housing for older people can be achieved through a variety of solutions. Simple changes to the design and layout of new homes can make big difference to older people without jeopardising the viability of a development.

⁷https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf