

## The need for Accommodation with Care

1. For older people it is recognised that having adequate accommodation is fundamental for dignity and security. Having access to appropriate accommodation with care underpins health and well-being and is the cornerstone to the delivery of sustainable NHS and social care services. York's older residents want to remain living independently in their own home for as long as they can and, if they must move, want choice over where to live to receive care.

### Population change

2. York's older population is growing and is estimated to increase by 50% between 2014 and 2030. As the 75+ population is growing, so is the incidence of limiting long term illness and complex needs; the incidence of dementia, for example, will increase by 59%.

	2014	2015	2020	2025	2030
<b>75+ population</b>	<b>17,200</b>	<b>17,600</b>	<b>19,600</b>	<b>23,500</b>	<b>25,800</b>
% change		+2%	+11%	+20%	+10%
		2014 to 2030 = +50%			
<b>Predicted to have dementia</b>	<b>2,266</b>	<b>2,313</b>	<b>2,579</b>	<b>3,109</b>	<b>3,606</b>
% change		+2%	+12%	+21%	+16%
		2014 to 2030 = +59%			

### Inadequate provision

3. The Council owned OPHs are no longer fit for purpose; the buildings place limits on the quality of care that we can provide with a consequent impact on the quality of life for our residents.
4. Just 31 of the 225 bedrooms have en-suite facilities and therefore dignity and privacy are difficult to ensure.
5. The Council's seven OPHs are small and therefore it is not possible to achieve the efficiencies in staffing which can be delivered in the larger facilities.

6. The OPHs have both a repairs and maintenance “backlog” and, as they were built in the 1960s and 1970s, will soon be due for a major re-fit including heating, electrics, lifts, kitchens, etc. Investment is not recommended in buildings which are, in terms of layout and size, neither practically nor financially viable.
7. Only one of the existing homes – Haxby Hall [Haxby & Wigginton ward] – sits on a site big enough to warrant extension and re-furbishment as a modern residential care home.
8. A key consideration is that it is not possible to achieve “dual registration” for the Council care homes; they remain residential care homes only. Independent sector providers now habitually seek registration for both residential and nursing care which enables the integration of care pathways between health needs and social care needs, which achieves efficiencies and, most importantly, ensures that residents do not have to move once they reach the stage of needing nursing care.
9. York performs well in keeping people out of residential care and therefore sustains a “run-rate” of provision which is c70% less than national benchmarks. But even with this good performance, the growing population demands additional residential care provision.
10. York’s supply of Extra Care [sheltered housing with 24/7 on-site domiciliary care support] is inadequate: the city falls far short of supply to meet demand and all of the current provision is for social rent while 80% of the city’s over 75s own their own home.
11. There is currently a mis-match between use and need within York’s older person’s accommodation: some people are currently living in Sheltered Housing with Extra Care who could/should really be accommodated in general needs, age related, housing; some who live in residential care could be accommodated in Extra Care housing. The Programme is focused upon increasing the supply of suitable accommodation so that residents can move to that which is best suited to their needs. At the same time, this gives us the opportunity to replace residential care homes that are no longer fit for purpose.
12. A further benefit of the Programme is that it frees up family housing for re-use.
13. The Council needs to work in partnership with a range of providers to increase the provision of extra care housing, age related housing and residential care accommodation. Our aim is to see the delivery of c300 net additional units of accommodation by 2020.

		2011	2014	2020	2030
Estimated Demand based on national benchmarks	Residential Care		1,936	2,156	2,828
	Extra Care		440	490	645
Current provision	Residential Care		1,385		
	Extra Care		270		
Shortfall in provision	Residential Care (at 70% run-rate)		-30	-124	-595
	Extra Care		-170	-220	-375