

Housing for different household types

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Chapter 34. Housing for different household types

Housing and young people

34.1 Introduction

This chapter brings together information on housing for younger people (aged 16 to 24) in the Cambridge sub-region. It aims to be an introduction rather than a definitive statement of policy. It is acknowledged that considerably more work is required, especially with regard to the needs of young people at risk. It provides an interim analysis of specialist provision, by area and client group, together with an assessment of critical gaps in services.

It should be noted that young people are not a totally separate client group. In practice young people may have learning difficulties, physical and sensory disabilities, mental ill health, experience drug and substance misuse, be offenders etc. They may be homeless and experience behavioural problems. Many of these issues are addressed by a wide variety of supported housing and 'floating support' services; the fact that some users are young is dealt with by appropriate emphases in the actual support provided; they will need to develop awareness of the special needs of young people in specialist supported housing. A separate chapter considers supported housing for these client groups.

The following sections cover general needs lettings to young people, homelessness and specialist supported housing.

34.2 General Needs Lettings

Young people also constitute a significant proportion of newly-forming households. They will generally be on lower than average earnings and incomes. They account for just under one-quarter of all general needs social lettings, see Table 1. The district with the lowest share of social housing let to young people is South Cambridgeshire, with 14.6%, just 65 lettings, in 2006/07. Fenland is the only other district where the share was below 20%, (19.8%). The highest share of lettings to young people was recorded in Huntingdonshire, with 28.9%, just ahead of Cambridge City with 27.2%. It should be noted that very few tenancies were allocated to 16 and 17 year olds as the head of household. In some instances this may reflect issues relating to legal contracts, including tenancies, with people aged under 18.

Table 1: General Needs Lettings by Age of Head of Household, Cambridge sub-region, 2006/07

	Age 16-17	Age 18-24	Total aged 16-24	% of all general needs lettings
Cambridge City	3	82	85	27.2%
East Cambridgeshire	3	85	88	23.7%
Fenland	5	59	64	19.8%
Huntingdonshire	9	167	176	28.9%
South Cambridgeshire	1	64	65	14.6%
Forest Heath	1	70	71	20.8%
St Edmundsbury	1	108	109	25.8%
Cambridge sub-region	23	635	658	23.3%

Source: CORE

34.3 Homelessness

Young people may be considered as a priority in relation to assistance with housing if they are homeless or threatened with homelessness. Under the Housing Act 1996 and the Homelessness Act 2002 the following groups can be considered to be in priority need:

- Young people aged 16 or 17, not under the care of Social Services and without permanent accommodation.
- Care leavers under the age of 21.
- Those who are pregnant or responsible for dependent children under the age of 16, or under 19 if in full time education.

Lettings to young people on the basis of priority need should be counted in either the 'general needs' or 'supported housing' tables above. Information provided by District Councils shows generally low figures.

Appendix 1 pulls together available information on the first two groups in 2005/06 and 2006/07. The numbers involved are generally low. This reflects the fact that preventative services are now a key area for local authorities; key 'performance indicators' have been selected to reduce the numbers/rates of young people who actually apply for housing assistance because they are homeless. However, in the case of both Cambridge City and South Cambridgeshire numbers of 16/17 year olds accepted as homeless in 2006/07 increased as compared to 2005/06. A full picture across all districts is required before any trends can be identified.

34.4 Housing Advice

An important service is the provision of advice to young people about housing issues. Some District Councils collect detailed information to help monitor trends. For example, in Cambridge City:

In 2005/06 526 young people aged between 16 and 25 sought advice on housing; in 2006/07 this figure increased slightly to 533. However, the numbers aged 16 and 17 increased significantly, up from 85 to 104. The issues raised were dominated by 'looking for accommodation' and, as a sub-set, homelessness. The numbers of young people facing parental eviction was significantly higher in 2006/07 than in 2005/06; amongst 16/17 year olds it increased from 13 cases (15% of all) to 45 cases, equivalent to 43% of the total. Amongst the older groups, (18 to 21 and 22 to 25) there was a wider range of problems, although housing advice and homelessness predominated. These include: landlord tenant relationships, breakdown in household relationships, benefits, rent arrears and eviction. It is interesting to note that there were generally more women than men seeking advice across all three age groups.

34.5 Supported Housing Lettings

However, it is also important to appreciate that young people may have distinct housing support needs. In particular, they may be immature and vulnerable, without much experience of life and independent living. Many young people coming through the 'care' system or 'looked after' background are likely to have few, if any, educational qualifications and can easily become unemployable. They may be prey to older, manipulative people. They therefore have particular needs to develop knowledge, skills, self-awareness and self esteem, alongside the development of basic living skills such as budgeting, dealing with authorities and agencies and knowing how to look after themselves and property.

In parts of the Cambridge sub-region young people with needs for supported housing and services are to some extent in competition with some of the most articulate and able young adults in the country – university students. They compete for housing and often lose out. The pressures for student housing may have adverse impacts on 'other' young people, especially in Cambridge.

This section outlines special provision (other than student accommodation) provided throughout the sub-region. Most of the special provision is funded by Cambridgeshire and Suffolk Supporting People.

Table 2 provides comparative information across the sub-region on lettings made to young people in supported housing in 2006/07. In many cases such lettings will be to the specialist schemes described in the following section, but also including mental health, homeless and learning disability projects covering a wide age range.

Table 2: Supported Housing Lettings by Age, Cambridge sub-region, 2006/07

District	Age 16-17	Age 18-24	Total aged 16-24	% of all supported housing lettings
Cambridge City	106	125	231	38.7%
East Cambridgeshire	18	18	36	18.7%
Fenland	39	31	70	38.5%
Huntingdonshire	58	82	140	39.8%
South Cambridgeshire ¹	(0)	(11)	(11)	(9.4)%
Forest Heath ²	(0)	(0)	(0)	(0.0)%
St Edmundsbury	18	39	218	26.1%
Cambridge sub-region	(239)	(306)	(545)	(32.4)%

Source: CORE

It should be noted that the data included in Table 2 is incomplete; a data error means there is no information relating to South Cambridgeshire District Council's own lettings and no return was made for King's Forest Housing Association. However, it should be noted that there were no local authority-run supported housing projects operating for young people in South Cambridgeshire in 2006/07. A floating support scheme was the only specialist scheme provided.

Table 2 shows that more than 230 young people were housed in supported accommodation in Cambridge City in 2006/07, far more than in any other district. These lettings accounted for almost 39% of the total recorded as 'supported housing' for the year. Of these a very high 106 were aged 16 or 17. In fact Cambridge City lettings to people aged under 18 amounted to 44% of the sub-regional total, (239). Huntingdonshire and Fenland also recorded relatively high numbers of lettings to young people. The 140 lettings in Huntingdonshire constituted almost 40% of all supported housing lets during the year. In Fenland the 70 lettings amounted to a 38.5% share of all supported housing lets. St Edmundsbury recorded 57 lettings, (26% of the supported housing total) and East Cambridgeshire reported 36 lettings, accounting for just under 19% of supported housing lets.

¹ Excludes SCDC supported lettings

² Excludes King's Forest HA supported lettings

Comparable information for 2005/06, analysed by scheme, has been produced for Cambridgeshire alone and suggests a somewhat higher provision of supported housing to young people than in 2006/07. This is presented in Appendix 1.

Appendix 2 provides an overview of the numbers of young people leaving specialist housing and the proportion who do this in an unplanned way. A very high 44% - 111 of 252 leavers – left the 9 schemes for which information is available in an unplanned way. At least one half of these were evicted.

Appendix 3 provides detail of the supported housing available to younger people across the sub-region, though this list is not exhaustive and will require updating in future. However it gives a view of the amount and types of provision currently on offer.

Appendix 4 also gives a breakdown of homelessness applications and acceptances for 16/17 year olds.

34.6 Supported Housing Provision – Summary

Table 3 provides a summary of the supported housing provision detailed in Appendix 3, by client group and district, (number of units/spaces).

Table 3: Supported Housing (SH) and Floating Support Units for Young People, 2007

District	SH Teenage Parents	SH Young People at risk	SH other units for <25s ³	Floating Support for Young People ⁴	Total Units/Floating Support
Cambridge City	7	152	n/a	8	167
East Cambridgeshire	0	12	n/a	6	18
Fenland	0	36	n/a	24	60
Huntingdonshire	2	65	n/a	21	88
South Cambridgeshire	0	0	n/a	10	10
Forest Heath	0	4	7	3	14
St Edmundsbury	23	58	21	7	109
Cambridge sub-region	32	327	(28)	79	466

Sources: District Councils; Supporting People

Table 3 shows a very wide spectrum of provision, ranging from floating support only, in the case of South Cambridgeshire, to a range of housing and support in both Cambridge and Bury St Edmunds. It should be noted that the total numbers of young people who can be supported by schemes operating in South Cambridgeshire, Forest Heath and East Cambridgeshire are low. It is not known what movement there is across district boundaries to access accommodation. An analysis is feasible, using CORE data.

³ SH other units for <25s: There is no equivalent information for Cambridgeshire in relation to projects which generally provide for younger people but which can also cater for older age groups.

⁴ Includes resettlement for both young people at risk and teenage parents. In Cambridgeshire several schemes have short-term 2 year funding through to end March 2008.

34.7 Outside the sub-region

It is important to note that there are some services for young people in neighbouring districts which can provide housing for young people. In particular, the YMCA in Peterborough operates a variety of projects.

34.8 Issues

- There is a relatively high degree of need for supported housing for 16 and 17 years olds; although based on limited evidence, numbers of young people accepted as homeless are rising in some parts of the sub-region
- Information on turnover in specialist supported housing schemes for young people at risk shows that a significant percentage of leavers, 44% in 2006/07, left in an unplanned manner. In some schemes 50% or so of these 'unplanned' leavers were evicted.
- Specialist accommodation is concentrated in Cambridge City and St Edmundsbury – but that reflects to some degree where young people prefer to live; there is almost no provision in South Cambridgeshire and relatively little in the north and west of the county and Forest Heath.
- Some specialist housing schemes have no long-term access to resettlement housing or 'move-on' floating support, especially in Fenland. A recent review of 'floating support' services in Cambridgeshire recommends that either supported housing service contracts include move-on support where required or that move-on clients can be supported by a 'holistic' floating support provider;
- Four new short-term floating support services for young people at risk are being funded in Cambridgeshire 2006-08, but there is little guarantee that such funding can continue in future. Cambridgeshire has relatively low levels of floating support as compared with neighbouring counties – although this form of support has been identified as the number one priority for development. The units of floating support specifically available for young people in the two Suffolk districts is also low.
- Some young people face intense competition for privately-rented housing, especially in Cambridge
- The outcomes for many looked after children have been poor in terms of educational achievement and life skills and there is interest in reviewing needs of these young people in a holistic fashion, including housing.
- Further research is required to consider the housing needs of the following groups: young offenders, young substance mis-users, teenage parents and young people leaving care.

Housing and Students

34.9 Introduction

This chapter is an introduction to the issue of student housing and it is acknowledged at the outset that considerably more work is required. It is focused on accommodation for students at Anglia Ruskin University (ARU) and the University of Cambridge, although reference is also made to housing for other students in the City and sub-region. However, the focus of attention is the city of Cambridge itself, together with nearby villages. Together, the two universities have upwards of 24,000 full-time students registered locally.

34.10 Policy background

Cambridge City Council has for many years regarded the actual provision of housing for university and other students to be the responsibility of the academic institutions themselves. The Council has encouraged the provision of as much bespoke accommodation as possible, to reduce pressure on family housing in the City. However, the Council has also recognised the need to identify sites for blocks of student housing in planning policies, especially for ARU; this reflects the fact that Cambridge University Colleges tend to have far more opportunities to build on their existing college sites. However, there is now interest from the University itself to provide some 'intermediate' housing for staff and post-graduate students and the first units have been built in west Cambridge. Further development for a mixture of staff and students is planned. This recognises, in particular, that increasing numbers of post-graduate students are part of family households. They are also generally resident throughout the full year, not just during academic term-time.

Cambridge University Colleges currently provide housing for almost all their undergraduate and some postgraduate students, around 13,000 units in total. Most of this is in purpose built halls of residence, although some colleges also own large, mainly Victorian houses which have for many years been used for students. In the last few years there has been some further bespoke accommodation built to reduce reliance on some of the 'outlying' properties, (typically with one or two in a street). The introduction of a new HMO licensing system, which applies to properties of 3 stories or more with at least 5 residents, may also have influenced this shift away from 'general needs' dwellings. It is true too that most colleges have developed an important conference trade, which requires good quality accommodation to be available in the vacations. Many new student rooms therefore are required for both student term-time and conference vacation use.

34.11 Anglia Ruskin University

Unlike Cambridge University and its Colleges, ARU does not have a legacy of extensive land and purpose-built student accommodation. The Cambridge campus has around 4,000 full-time undergraduate students, but currently can only access around 900 rooms. These include

- Rooms in 50 houses owned by a subsidiary housing trust, Camcat, providing around 240 places
- A lease from Cambridge University for 108 student places at Bridgets Hall & Nightingale Hall accommodation. This lease runs out in 2010; the rooms require a great deal of refurbishment and ARU does not intend to renew
- Purpose-built blocks in Sedley Court (160), Peter Taylor Court and Swinhoe House, Bradmore Street.

- 28 rooms in the YMCA Queen Anne House
- Short-term leases on purpose-built study bedroom housing on East Road; however, ARU is due to lose 60 beds in Anastasia House this summer (2007) as a University of Cambridge College has leased the block from September on

A small number of students are lodgers and ARU would welcome additional places and would like more host families. However, many host families are elderly and numbers are dropping. Most students live in shared housing – part of the privately-rented and 'buy to let' market. With high rents in Cambridge there are signs of increasing numbers of students moving out to the nearby 'necklace' villages such as Histon and the Shelfords.

34.12 ARU – vision

ARU wishes to develop more purpose-built housing for its students. It has identified a number of sites in Cambridge which it considers ideal, such as the former CRC further education site off Newmarket Road. But – even if such a site is to some extent 'zoned' as suitable for student housing, it doesn't mean that this can be delivered. Sites providing for between 200 and 300 students are hard to come by!

Currently ARU has a priority to provide housing for all first year students and as many final year students as possible. It is aware that there may be a few private companies who specialise in providing student housing; for a few years there has been little interest shown in further developments of this type in Cambridge but there are some signs of renewed interest if appropriate sites become available.

Generally speaking it is not considered appropriate to try and mix large number of units of undergraduate student housing in with general family housing; such student housing on this scale requires its own site. But there are not many suitable sites likely to be available in Cambridge.

Consequently, ARU is now considering the possibility of building a complete student village of between 1,000 and 2,000 units. This size is required to support such accompanying services as a dedicated bus service. The 2,000 units could provide for all first year students and a significant proportion of final year students, requiring such an environment as they work for their Finals. Such a 'student village' is probably too large for any sites available in Cambridge – but could be very appropriate for a site in one of the new growth areas. However, the distance from Cambridge is critical and cannot be too far away.

In terms of the development of ARU itself, there could be a move to 2 year degrees; these would mean students being around all through the year as courses would be very intensive. If the university had its own student housing this would be a great help.

ARU and its development plans are not currently being considered as a key element of any of the plans for growth sites in the Cambridge area.

Consequently there are a number of issues arising:

- ARU is looking for between 1,000 and 2,000 bespoke student units
- The top priority is access to sites which can hold 200-300 study bedrooms in Cambridge, but no sites are currently under discussion for such development
- The university is now considering the possibility of a bespoke student village further out, with dedicated transport links

- However, there do not appear to be ways of 'staking a claim' on particular development sites

34.13 Cambridge University & Colleges

As already mentioned, Cambridge University colleges provide for a high share of undergraduates in either bespoke accommodation or in college-owned dwellings which have been owned for many years and converted for use as HMOs. The University and some Colleges also provide some housing for post-graduates, visiting scholars and employees – both academic and other staff.

Looking at students (undergraduate and post-graduate), the total based at the University in December 2006 was 20,683. Of these 1,425 were away – for example on year-out language placements. Just under 13,000 of the remaining 19,258 lived in college or college-owned housing – 67% of the total. A very small 301 lived with family and around 6,000 lived in 'other' accommodation. It is understood that the vast majority of these were post-graduate students.

Over the years 2001 to 2006 the number of students living in college-owned or managed accommodation has increased by 1,100, just over 7%. This is linked to the development of new student rooms which are available for conferences in the vacations (see Table 1).

Almost all the accommodation is in Cambridge City, with the main exception being Girton College. This is mainly based in South Cambridgeshire.

In 2005/6 the University built 190 'affordable' self-contained housing units in west Cambridge for rent and shared ownership at below market prices. These did not receive Housing Corporation grant. The University plans further housing in west Cambridge and on the NIAB site in north west Cambridge off Huntingdon Road.

Overall, numbers of post-graduate students have increased and are forecast to continue to rise. The provision of affordable housing for staff has been in response to the increasing problems of securing quality accommodation at below-market rents; recruitment and retention. University staff are not eligible for the Housing Corporation's 'key worker living' scheme, although they can register for other HomeBuy, (low cost home ownership), products. See Chapters 19 and 20 for more details on the intermediate housing market.

34.14 Student nurses, midwives etc

Reference should be made to the specialist demand for housing for students in the health service. In the Cambridge sub-region, accommodation for nurses and some other occupations has been provided at the main hospital sites; much of this has traditionally been taken by students.

One recent new development has been provision of affordable 'intermediate' rental units in Cambridge for people attending specialist training for up to a year, e.g. in mid-wifery.

Not surprisingly, given the hours of work, such accommodation generally has to be within easy reach of the main teaching hospitals. Some further detail is provided in chapters 19 and 20 about intermediate housing and housing for key workers.

34.15 Language schools & private/independent colleges

It is also important to note that there are other academic establishments with housing pressures related to their students. These include language schools and a number of independent sixth form colleges. To a large degree the language schools run relatively short courses and students stay in a range of accommodation, including contributing to the Cambridge economy as lodgers of local host families. But there is some housing provided in bedsits that are both purpose-built, such as on Occupation Road and in the YMCA, as well as in shared housing. The trend is for students to prefer shared housing or purpose-built accommodation, rather than lodgings. There has been no appreciable increase in numbers of language schools nor of their students, so at present this market is relatively stable. In fact a proposed residential development in south Cambridge, at Red Cross Lane, is on the site of, and replaces, a major language school.

34.16 Recent Building

Table 4 shows how many student study rooms have been built in Cambridge in the 6 years 2001 to 2007, together with the numbers under construction at the end of March 2007. It provides an overview by main provider: University of Cambridge/colleges; Anglia Ruskin University or Camcat Housing Association and private developers. As well as the net increase in student study bedrooms, it shows the overall new units completed, those lost and related gains or losses of houses. Some student rooms have been provided by the change of use of other buildings, including retail, storage and a convent. Overall more than 1,500 new units were provided, either through new build or change of use/remodelling, although 227 rooms were lost. The net increase was 1,274, averaging 212 a year. This compares with an average annual new build programme of just 112 affordable social rented units over the same 6 years.

As Table 4 shows, the bulk of new provision has been for the University of Cambridge and its colleges, with a net increase of 974 study rooms in 7 years. 160 units were built for Anglia Ruskin University's use and 337 (net) were built by private or language school developers. As at the start of the 2007/08 financial year 272 units (net) were being built, primarily for Cambridge University students.

Table 4: Changes in student study rooms in Cambridge City since April 2001, by provider

Provider	House gain	House loss	Study room gain	Study room loss	Net change dwell	Net change study room
2001-2007	19	15	1,501	227	4	1,274
Uni of Cambs / colleges	3	15	974	-	-12	974
ARU	1	-	160	-	1	160
Private	15	-	367	30	15	337
U/c 03/07	7	4	279	7	3	272
Uni of Cambs / colleges	2	4	202	2	-2	200
ARU	-	-	-	-	-	-
Private	5	-	77	5	5	72

Source: Cambridge City Council

Table 4 indicates that there has been relatively little loss of ordinary housing stock as a consequence of the study room development and some new dwellings have been provided as well. However, a significant number of study rooms have been replaced.

34.17 Issues

- A very ambitious plan for the development of purpose-built student housing, possibly in the form of a student village, for Anglia Ruskin University. There appear to be no easy ways of introducing such a project into the 'growth area' plans.
 - The potential loss of purpose-built student housing for ARU students over the next 3 years with no clear options for replacement. This will force more students to compete in the private lettings market
 - More information is required concerning Cambridge University colleges regarding proposals for additional student housing in the medium to long term.
 - If further bespoke accommodation is provided for students this has the potential to free up family housing in Cambridge; up to 9,000 students do *not* live in bespoke study rooms whilst at university in Cambridge.
 - HMO licensing is likely to see the further loss of larger converted houses from the student market.
-

Housing and Older People

34.18 Introduction

This chapter has been produced as an interim statement on what is very much 'work in progress' in relation to housing and related support services for older people. With an expected increase of 55% in the population aged 65 and over between 2006 and 2021, the sub-region faces a major challenge if appropriate housing and support services are to be provided, (up 62,600 from 114,400 to 177,000). The chapter brings together a number of strands of recent work which involve significant shifts in policy and sets these alongside the most up-to date information available on broad demographic trends. These include not only the forecast number of people in different age groups, but also an overview of the critical issue of health and disability. Advances in medical science mean, on the one hand, that many people may have mobility improved; however as increasing numbers of people live for very much longer than in the past there will be more with significant physical and mental incapacities.

The social context is critical too. Fewer elderly people are likely to live with, or even near, relatives; there will be increasing numbers of elderly people who have no children who they can rely on as carers. And although incomes are generally lower for older people, there are increasing numbers who are relatively well off and very little is known about the demand for private-sector retirement and extra-care housing. Most local research into housing needs and options has tended to concentrate on the social rented sector, for example.

This report attempts to provide a wide-ranging overview of housing-related information, including not only an analysis of supported dwellings, such as sheltered housing, but also an indicator of institutional bed numbers, on the one hand, through to information on elderly people receiving domiciliary care in their own homes, on the other. The report also provides some basic information about services to repair and adapt dwellings, enabling more frail elderly people to stay in their own home, rather than move into residential care or nursing homes. Appendix 3 provides a breakdown of tenure by age in 2001.

34.19 The demographic context

This section draws on the broad picture described in Chapter 10, *Demographic context and forecasting*, as well as information developed for the 'Older People – Joint Strategic Needs Assessment' for Cambridgeshire, (draft July 2007). Also please refer to Appendix 5 – *Population Forecasts for Older People*.

Tables 5 to 7 summarise the expected increase in the resident population aged 65 to 74, 75 to 84 and over 85 in each of the five Cambridgeshire districts between 2006 and 2021. In each case the source is the Research Group at Cambridgeshire County Council.

Table 5: Resident Population Aged 65-74, Cambridgeshire Districts, 2006 to 2021

	2006	2011	2021	2006/21 change	% change
Cambridge City	6,560	7,910	11,310	4,750	72.4%
East Cambridgeshire	6,560	7,720	9,980	3,420	52.1%
Fenland	9,070	9,790	13,290	4,220	46.5%
Huntingdonshire	12,550	15,850	19,420	6,870	54.7%

	2006	2011	2021	2006/21 change	% change
South Cambridgeshire	11,140	15,260	21,330	10,190	91.5%
Cambridgeshire	45,880	56,530	75,330	29,450	64.2%

The increase in population aged 65 to 74 of over 29,000 in 15 years reflects the post WW2 'baby-boom' as well as growth from in-migration to the county. All districts can expect to see an increase of at least 50% in the numbers of people aged 65 to 74. Many of these will be able to provide voluntary services to the community.

Table 6: Resident Population Aged 75-84, Cambridgeshire Districts, 2006 to 2021

	2006	2011	2021	2006/21 change	% change
Cambridge City	5,120	4,950	6,350	1,230	24.0%
East Cambridgeshire	4,580	5,070	6,760	2,180	47.6%
Fenland	6,370	6,780	7,630	1,260	19.8%
Huntingdonshire	7,500	8,320	12,740	5,240	69.9%
South Cambridgeshire	7,460	8,630	14,040	6,610	88.6%
Cambridgeshire	31,020	33,750	47,550	16,530	53.3%

The population aged 75 to 84 is expected to increase by over 50%, over 16,500 people.

Table 7: Resident Population Aged 85 and over, Cambridgeshire Districts, 2006 to 2021

	2006	2011	2021	2006/21 change	% change
Cambridge City	2,110	2,210	2,360	250	11.8%
East Cambridgeshire	1,520	1,790	2,540	1,020	67.1%
Fenland	1,930	2,330	3,540	1,610	83.4%
Huntingdonshire	2,680	3,090	4,350	1,670	62.3%
South Cambridgeshire	2,900	3,060	4,690	1,790	61.7%
Cambridgeshire	11,130	12,480	17,480	6,350	57.1%

The population aged 85 and over is expected to increase by over 6,300 residents between 2006 and 2021, equivalent to a 57% growth in 15 years. It is this age group which will place the heaviest demand on support services.

Figure 1 compares the growth rates by the 3 age groups and districts over the 2006 to 2021 period.

The rates of growth of these 'older' age groups generally significantly outstrip the overall rate of population growth forecast in each district. There will be relatively fewer younger people in the population; consequently the ratio of working age population to older people will fall.

Fig 1: Forecast change in elderly population 2006 to 2021 by age groups, as a % of 2006 estimate.

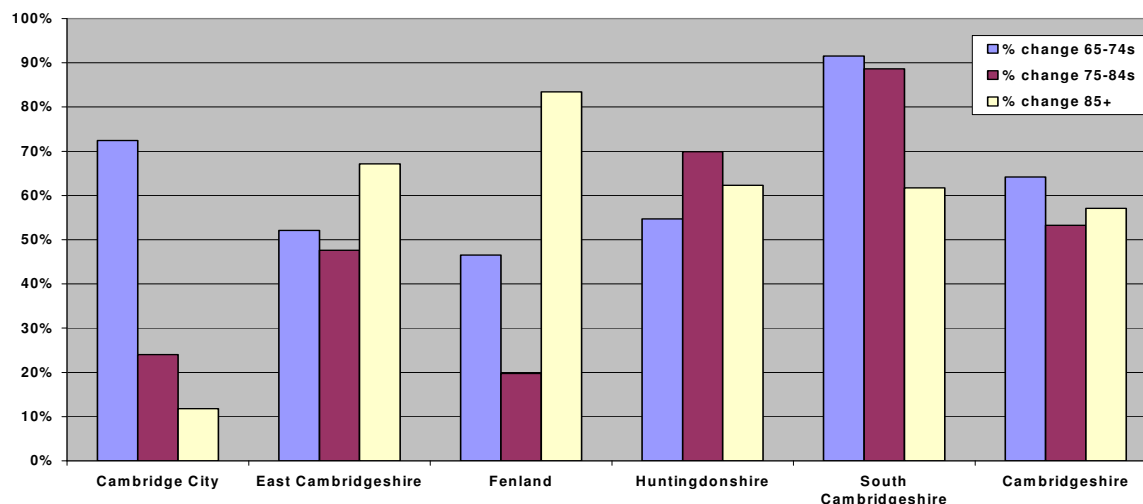


Table 8 and Figure 2 show the expected change in numbers in Forest Heath and St Edmundsbury. It should be noted that the forecasts are derived from the EERA draft Regional Spatial Strategy dwellings targets, as interpreted by Anglia Ruskin University using their Chelmer Population model.

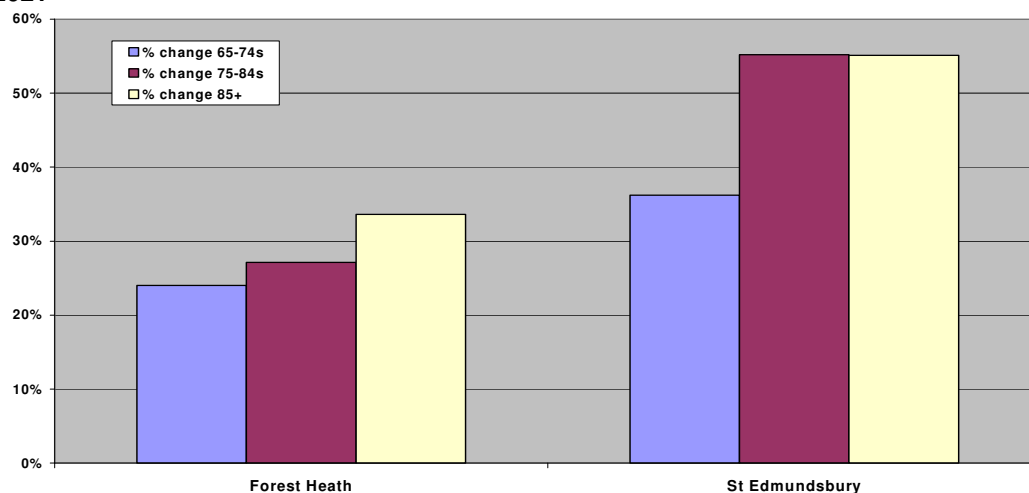
Table 8: Resident Population aged 65-74, 75-84 and 85+, Forest Heath & St Edmundsbury

	2006	2011	2021	2006/21 change	% change
Forest Heath					
65-74	4,380	4,990	5,430	1,050	24.0%
75-84	2,990	3,010	3,800	810	27.1%
85+	1,070	1,160	1,430	360	33.6%
St Edmundsbury					
65-74	9,450	11,290	12,870	3,420	36.2%
75-84	5,980	6,440	9,280	3,300	55.2%
85+	2,470	2,850	3,830	1,360	55.1%

Source: ARU: RSS dwellings

Table 8 shows somewhat lower rates of growth in the elderly population in the two Suffolk districts as compared with most of Cambridgeshire although St Edmundsbury can expect a significant increase in the numbers of over 75s, around 55%. As the next section shows, it is these oldest age groups which experience the highest rates of frailty and hence the need for support in the home.

Fig 2: Forecast change in elderly population, Forest Heath and St Edmundsbury, 2006 to 2021



Source: ARU: RSS dwellings

34.20 Health status – disability and frailty prevalence

With increasing life expectancy more people are living to an age where they are likely to be physically frail or confused – factors which have enormous implications for housing and related services. This section considers the likely numbers of elderly people who are frail because of a physical disability, mental disability or both. It incorporates assumptions about frailty drawn from a longitudinal population study – the Medical Research Council's 'Cognitive Function and Ageing Study' (CFAS) developed in 1999. The study provides estimates of the current prevalence of frailty amongst older people. The methodology assumes that the prevalence of frailty, by age, and sex, remains constant in the future. With medical and technical advances this may prove wrong, but there is no accepted alternative hypothesis at present, as some disabilities have replaced others in terms of prevalence. However it is worth exploring the impact of a reduction in frailty by 7% by 2021 as has been proposed by Wanless. Table 9 provides the 'prevalence of frailty' scores which are then applied to the forecast population. Table 10 shows the results for Cambridgeshire as a whole, 2006 to 2021 and Table 11 the results for the two Suffolk districts.

Table 9: Prevalence of frailty

Prevalence	64 - 74		75 - 84		85+		Total 65+	
	Men	Women	Men	Women	Men	Women	Men	Women
% frail	6%	7%	14%	21%	36%	54%	11%	19%
Frailty:								
Physical only	59%	75%	53%	69%	48%	59%	54%	66%
Cognitive only	28%	18%	29%	15%	22%	16%	27%	16%
Combined	13%	7%	17%	15%	30%	25%	19%	18%

Source: MRC CFAS Study

Table 9 shows that numbers of frail elderly residents in Cambridgeshire are forecast to increase by 7,660 over 15 years, from just under 14,000 in 2006 to over 21,500 in 2021. There are increases of over 50% in each of the three categories, although with an additional 4,700 people, the 'physically frail' sector accounts for just over 60% of the total increase. The

mentally frail population is expected to increase by over 1,500, slightly more than the increase in people with both mental and physical frailty, (1,400).

Table 10: Forecast Numbers of Frail Elderly Residents, Cambridgeshire, 2006 to 2021

	2006	2011	2021	2006/21 change	% change
Physically frail	8,620	9,720	13,320	4,690	54.4%
Mentally frail	2,700	3,070	4,250	1,550	57.3%
Both mental and physical frailty	2,570	2,880	4,000	1,420	55.1%
Total frail	13,900	15,670	21,560	7,660	55.1%

Table 11: Forecast Numbers of Frail Elderly Residents, Forest Heath & St Edmundsbury, 2006 to 2021

	2006	2011	2016	2021	2006/21 change	% change
Physically frail	2,600	2,880	3,280	3,680	1,080	41.4%
Mentally frail	820	910	1,050	1,170	360	43.5%
Both mental and physical frailty	790	870	1,000	1,140	350	44.5%
Total frail	4,210	4,660	5,320	5,990	1,780	42.4%

Source: MRC; Cambridgeshire County Council Research Group 2005 base population forecasts; ARU for Suffolk population forecasts

In the two Suffolk districts, an additional 1,780 frail elderly people are expected to be resident in 2021 as compared with 2006, giving a total of around 6,000. The biggest proportional increase is in the population with both physical and mental frailty, up by almost 45% in fifteen years. However all three frailty groups will experience a growth of 40% or more.

Of the overall increase in Cambridgeshire, an estimated 4,560 will be females and 3,100 males. In the two Suffolk districts the expected split is an additional 700 frail males and just over 1,000 frail females.

If a 7% reduction in frailty is achieved by 2021 this will imply a total of 20,050 elderly frail residents of Cambridgeshire and 5,570 in the two Suffolk districts. The increase as compared with 2006 will be 6,150 and 1,360 respectively, 44.2% and 32.3%.

34.21 Issues for age and health

- Very high rates of increase of frail older residents over the period 2006-2021, even if the incidence of frailty can be reduced
- Increases in frail elderly residents generally exceed 50% in Cambridgeshire and 40% in Suffolk

34.22 Recent developments in policy for supported housing

This chapter looks at research and policy development carried out with respect to housing for older people. It primarily covers the five districts of Cambridgeshire. It draws heavily on a 'Best Value Review of Sheltered Housing' which was carried out in 2004/06. Following that work both a 'green paper' and more recent 'white paper' have been produced which provide

the foundations for a strategy for supported housing for elderly people across Cambridgeshire. It is important to note that the review only covered sheltered housing and extra care schemes which are eligible for Supporting People funding and hence excluded all owner occupied and leasehold schemes.

The following sections put this review in the context of the wider provision of accommodation and social care for elderly people, drawing on the report 'Population growth & capacity planning for health & social care', published in January 2006. This can be downloaded from the Cambridgeshire Horizons website at www.cambridgeshirehorizons.co.uk.

The Best Value review of sheltered housing for older people has been informed by a number of key issues and principles:

- Promoting independence for older people
- Promoting choice in housing and services
- Designing and delivering services around individual needs
- Developing community-based services wherever practicable
- Moving away from residential care provision where possible – especially for older people with physical disabilities; allied to this developing 'extra-care' housing units for both rent and purchase
- Acknowledgement that for some elderly people with serious dementia and allied mental illness housing in residential care homes will be required
- Recognition that much 'sheltered housing' is no longer appropriate; it may be in the wrong location and/or be unsuitable in terms of space, facilities and privacy
- Recognition that significant Supporting People funding is tied to sheltered housing schemes where many occupiers do not require the level of support on offer
- However, also recognition that sheltered housing in rural locations can offer an opportunity to develop wider community-based services to the surrounding area
- Partnership working is essential to meet housing, health and social care objectives and targets
- Greater equity in provision and funding is sought across the county
- Pressure to build new homes to 'life-time' home standards wherever possible
- Involving older people in service developments

These principles must be set in the context of a significant increase in the number of elderly people over the next twenty years, (see Appendix 5 and Chapter 10 on demography). Resources in terms of health and other support will have to be increasingly targeted at the oldest age groups as this is where needs are highest.

The review involved District Councils, PCT representatives and providers managing the majority of the social-rented sheltered housing stock in Cambridgeshire. The review, carried out by Peter Fletcher Associates, has been considered by County and District Cabinets, Committees and PCT Boards. This summary draws heavily on both the best value review and the ensuing 'green' and 'white' papers.

A 'vision' pulls together the elements of housing provision for elderly people who require support. This identifies developments which increase independence and choice, especially the desire of most older people to live in their own homes. Consequently the 'vision' aims to ensure a range of provision, rather than a heavy reliance on sheltered housing alongside residential/nursing care homes. Growth in 'extra-care' housing is identified as key; it is

imperative given the growth in the elderly population aged 80 or more and the desire to provide alternatives to institutional care. However, in rural areas the standard model of extra care, involving 30 or more units, may not be appropriate. Here the potential to provide extra care as part of sheltered housing needs to be explored. The issue of cultural needs must also be taken into account. Basically, housing-related support within the community is essential if access to support is not to be restricted by accommodation. The range of housing must be widened, including leasehold/owner-occupied options alongside social rented.

The model envisages using existing sheltered housing schemes as a base for services and a community hub. Sheltered housing of the future must be of a high standard and quality in terms of both services and facilities. Older people today and in the future require more than in the past. It is also important to ensure that the distribution of sheltered and community housing for older people across Cambridgeshire is equitable. Dementia and EMI provision needs to be integrated within mainstream 'extra' care.

34.23 Standards of housing and care services

The action plan required the County group to 'establish minimum standards for the quality of sheltered and extra care housing'. This should take account of codes of practice, Supporting People quality frameworks and retirement housing standards. However, there was a concern that the adoption of very detailed standards could be limiting – affecting existing and remodelled schemes and be too rigid i.e. 'one size fits all'. This is because the most recent standards are considered optimal; they may be difficult to implement in all existing schemes – many of which are highly-regarded by occupiers. In particular they can act as a barrier to smaller-scale developments in rural areas.

Instead, it is proposed to set minimum standards to allow the development of more flexible and community based solutions. It is considered that this approach will also be more appropriate for the development of private sector housing.

Many changes are proposed to existing provision and these cannot be implemented immediately. A pragmatic, but challenging, approach is to set a target date of April 2016 after which supporting people funding will be withdrawn from existing schemes which do not meet the minimum standards set by the Housing Corporation for housing designated for older people. This long lead-time will enable new investment – but the new strategies to achieve the changes will be required by April 2008 at the latest. If strategies are not in place by then, supporting people may de-designate schemes, although they would ensure protection for individuals on a longer-term basis.

In the future contracting of supporting people services may be very different – and more complex – than now. People in private schemes, meeting standards, may be eligible for SP funding; more support may go to people in the community, possibly through 'floating support'; some schemes may have a mixture of residents, some receiving supporting people funding and others not.

In terms of management standards, some providers already have accreditation and others are working towards standards or such accreditation. The critical issue is that, over time, all providers should be able to demonstrate compliance with regard to required standards.

34.24 Action Plan

Five and ten-year targets have been set for the provision of social rented sheltered and extra-care housing pro rata to 65+ populations at a district level. Targets were agreed by the SP Commissioning Body on 24/11/04 and the sheltered housing targets were endorsed on 12/04/05. However, it should be noted that at August 2007 Cambridge City Council had not yet endorsed the plan.

34.25 Extra sheltered housing

An overall estimate of need for 1,500 units was produced by Cambridgeshire Social Services. Table 12 outlines the breakdown by district, which highlights that only 333 units had been provided by 2006 – a shortfall of 1,167 units.

Table 12: Projected Need for Extra Care Sheltered Housing for the Elderly, Cambridgeshire, 2006 to 2016

	% County pop aged 60+ 2006	Share of Cambs target (1,500)	Existing provision	Gap to provide
Cambridge City	15%	189	86	103
East Cambridgeshire	14.3%	227	94	133
Fenland	19%	263	74	189
Huntingdonshire	26.8%	419	49	370
South Cambridgeshire	24.9%	402	30	372
County Total	100%	1,500	333	1,167

Source: Cambridgeshire Social Services

Alongside the 333 extra care social rented units there are a further 48 in South Cambridgeshire for sale. The targets set out in Table 13 are required:

Table 13: Extra Care Housing Required by Type, Cambridgeshire, 2005 to 2015

Type of provision	2005-2009	2010-2015
New build social	134	101
New build private	67	101
Re-modelling sheltered homes	201	90
Increased delivery to community care clients	168	257
Total extra care	570	549

A move to extra care housing has the potential to make significant savings in the cost of residential care by 2016 – consequently this area of provision should be given the highest priority for redistribution of funds and savings from the best value review. It should be combined with a more equitable distribution of housing.

In order to meet the County Council's aspirations, it is estimated that by 2021 Cambridgeshire will require an additional 1,800 extra care housing units compared with 2006, giving a total provision of over 2,100.

34.26 Social rented sheltered housing

The provision of sheltered housing can be compared on the basis of units per head of older residents – aged 60+ or 65+. The best value review took as one standard 45.1 units per 1,000 people aged 65 and over, both for the base year of 2004/05 and as required in 2015/16. Effectively, this approach would re-distribute units on the current basis across the county as a whole, taking growth of population into account.

Further iterations have since been produced on the basis of the estimated 60+ population in each district. Within this redistribution priority has been given to the achievement of the target of 1,500 extra care housing units – and these have been included in the total units. This has major implications for the number of sheltered dwellings required. East Cambridgeshire and Cambridge City could both see a major reduction in numbers of sheltered housing units, although both also require an increase in extra care housing. As stated earlier, Cambridge City Council has not endorsed this proposal. It challenges the methodology and is concerned especially about the lack of adequate floating support required to enable older people to remain living in general needs housing. It is also concerned that the sheltered housing includes almshouses which do not constitute full 'sheltered housing' and restricted allocation policies and hence access to accommodation.

Table 14: Social Rented Sheltered Housing Units 2004/5 and 2015/16

	2004/05	2015/16
Cambridge City	1,028	536
East Cambridgeshire	869	645
Fenland	784	747
Huntingdonshire	1,002	1,189
South Cambridgeshire	1,420	1,143
Cambridgeshire	5,067	4,260

The units (4,260) in 2016 have been distributed pro rata across districts on the basis of the over-60 population. This is considered a reasonable assumption as there will be no increase in supporting people funding over this period.

34.27 Combining extra care and sheltered housing

Table 15 explores the consequences of combining sheltered and extra care housing and developing new targets. It uses the population aged 60 and over as the main guide to distribution of funds. It shows the target for 2015/16 for extra care units as compared with April 2006. The table shows the shift in provision which is required. This is necessary because there is no forecast increase in Supporting People funding.

Table 15: Target social rented sheltered and extra care units by 2015/16, Cambridgeshire

	(a) Target – all units (sheltered & extra care)	(b) Target extra care included in (a)	(c) April 2006 total units	(d) Over (+) or under (-) provision of total	(e) April 2006 extra care	(f) Extra care gap 2015/16
Cambridge City	725	189	1,114	389	86	-103
East Cambridgeshire	872	227	963	91	94	-133
Fenland	1,010	263	822	-188	74	-189
Huntingdonshire	1,608	419	1,051	-557	49	-370

	(a) Target – all units (sheltered & extra care)	(b) Target extra care included in (a)	(c) April 2006 total units	(d) Over (+) or under (-) provision of total	(e) April 2006 extra care	(f) Extra care gap 2015/16
South Cambridgeshire	1,545	402	1,450	-95	30	-372
Total	5,760	1,500	5,400	-360	333	-1,167

Source: Cambridgeshire Supporting People Green Paper

The model indicates a major shift from Cambridge City and East Cambridgeshire to all other districts – however the realism of such a fundamental shift in resources is clearly in doubt. The shortfall of provision in Huntingdonshire is a major issue to be addressed. The April 2006 figure for units in Cambridge City has subsequently been amended to remove 62 almshouses. This results in an over-provision of 327 units (column d), rather than 389, when looking forward to 2015/16. It is also proposed that the provision of sheltered housing in Cambridge City and South Cambridgeshire should be considered together. This is to reflect the fact that sub-regional choice based lettings, due to be introduced in February 2008, could lead to increased mobility and possibly some movement from South Cambridgeshire into Cambridge.

In order to be 'cost neutral' then new schemes must be no more expensive than ones being decommissioned. The de-designation of some units should provide Supporting People funding which can be re-invested in increased floating support. It is hoped that at least 40 units of such support could be funded within two years and a further 20 units a year thereafter.

A programme of consultation has been carried out with providers. In the light of their comments, recommendations on development and management standards as well as on provision targets have now been firmed up. These have been considered and endorsed by the Supporting People Commissioning Body for Cambridgeshire. Localities are working on strategies that work towards targets, although not all proposals have been made public. With 18 providers of sheltered housing receiving Supporting People funding it is clear that much negotiation will be required to move at the pace suggested.

34.28 Cambridgeshire District Supporting People Plans

Cambridge City

A plan for modernising sheltered housing schemes was considered in November 2005. This included:

- Modernising Category 2 sheltered housing to provide 1 or 2 bedroomed self-contained accommodation, built to 'lifetime homes' standards
- Where such modernisation requires demolition and redevelopment, schemes should be sold to an RSL with a view to securing the best possible solution to the Council's overall need for sheltered and affordable housing
- Provision of sheltered housing should be developed in line with the countywide BV review of sheltered housing. Most City Council sheltered housing schemes should be refurbished as sheltered housing, although Mansel Court should be refurbished to extra care standard, Roman Court be used for general needs housing and Tiverton House be sold.

South Cambridgeshire

A report on the future of the sheltered housing service was approved in November 2005. This proposes decommissioning 90 sheltered homes, mainly bedsits, with a further loss of 90 dwellings in plans then being worked up. Additional extra care has been identified as a core element in new settlements, some provided by the private sector. There are three schemes in the current HC bid round, although only Moorlands at Melbourn has pipeline SP funding. The other two schemes are at Linton and Girton and have revenue shortfalls.

East Cambridgeshire

Most sheltered housing in the district is provided by Hereward HA, which has adopted an Older People's Strategy. A major issue is the extent to which sheltered housing meets modern standards. Some schemes require redevelopment, some remodelling and others are potentially likely to be decommissioned in whole or part. It is possible that the numbers of units required can be reduced from 868 to 759 by 2015/16.

Fenland

A strategy, responding to the BV review, was approved in September 2004. It identified management issues relating to the development of schemes as a community hub, with extended services in neighbouring communities. Further work was identified for 7 schemes where meeting new standards would be tough to achieve. The outcome of this will be considered in December 2007. The strategy envisages remodelling or redevelopment of one scheme to extra care standards. Another scheme requires substantial refurbishment. Other schemes will generally be retained, some with further refurbishment; some homes may be decommissioned.

The required replacement and expansion of sheltered housing will be met through community-based services and new schemes provided by the private sector and RSLs, concentrating on leasehold and rent. Development of community-based services is part of a pilot project, although uptake has so far been slow. There has been no additional funding by Parish Councils and individuals are currently self-funding.

Extra care expansion relies in recycling existing SP funding through the remodelling of an existing scheme and through partnership with the PCT. A new scheme has been proposed for part of the Doddington Hospital site, funded by diverting funds from residential care and including leasehold purchase opportunities. The source of funds for two further schemes has not yet been identified.

Huntingdonshire

This district is forecast to experience a significant increase in its elderly population over the next 10 to 20 years. A joint housing, health and social care strategy for older people was published in September 2005 with three main issues raised:

- A shortage of sheltered housing compared with other Cambridgeshire districts
- An issue with the suitability of existing stock – most sheltered schemes would not meet the Housing Corporation's standards for retirement housing with support
- Much unmet need for extra care housing.

A priority area for a new extra care scheme is Huntingdon town centre.

Alongside dwelling-related issues, the strategy aims to improve the provision of community alarms and floating support services, alongside the development of preventative services to

improve quality of life, such as income maximisation and provision of aids and adaptations. Unlike other districts there is no one landlord who dominates the provision of homes for older people.

34.29 The role of the private sector in sheltered and 'extra care' housing

The Best Value review has concentrated on socially rented sheltered and extra care housing. It is valuable to look at the broader context and the increasing role played by the private sector - see Appendix 6.

Table 16: Sheltered Housing for the Elderly, Cambridge sub-region, June 2007

	Category	Social rent	Almshouses	Private rented	Leasehold/owner-occupied	Extra sheltered - rent	Extra sheltered - owned	Total units for elderly	Per 1000 population aged 65+
Cambridge City	Total	1,087	32	0	322	57	0	1,498	109
	SP funded	671	17	0	0	37	0	725	53
East Cambs	Total	861	0	0	118	94	0	1,073	85
	SP funded	636	0	0	0	67	0	703	56
Fenland	Total	668	21	118	41	74	0	922	53
	SP funded	483	5	72	0	55	0	615	35
Huntingdonshire	Total	985	41	0	466	34	0	1,526	67
	SP funded	688	17	0	0	24	0	729	32
South Cambs	Total	1,528	0	0	266	30	48	1,872	87
	SP funded	960	0	0	0	13	0	973	45
Forest Heath	Total	383	3	0	147	82	0	645	73
St Edmundsbury	Total	687	30	0	239	127	0	1,083	61
Cambridge sub-region	Total	6,199	127	118	1,599	498	48	8,589	75

Sources: Cambridgeshire County Council; Suffolk County Council; Retirement Homes websites; ARU

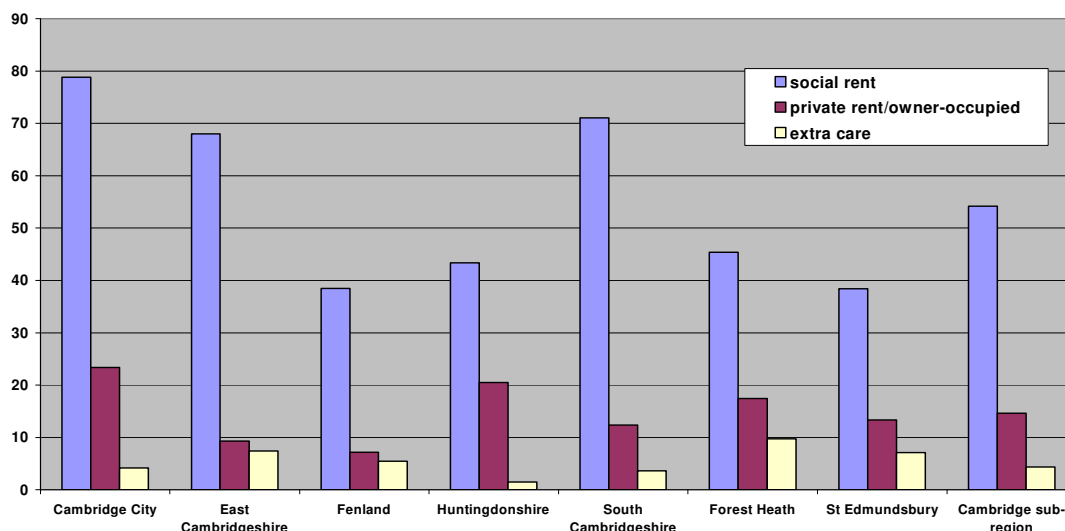
Table 16 provides an overview of all special housing for the elderly, including almshouses, social rented, private rented and owner-occupied. All have some sort of staff support available. The table shows that there are an estimated 8,600 units in the sub-region, equivalent to 75 per 1,000 people aged 65 and over. Of these around 6,200 are for social rent, 72% and 1,600, just under 19%, are owner-occupied. Socially rented extra care units account for just under 500 units, 6%. Overall specialist provision is highest in Cambridge City, at 109 units per 1,000 older people. It is also relatively high in South Cambridgeshire and East Cambridgeshire, (87 and 85 units respectively). It is lowest in St Edmundsbury (61 units/1,000) and in Fenland, (just 53 units/1,000).

Figure 3 compares provision of social rented and private/owner occupied sheltered housing at a district level, expressing the numbers of units per 1,000 residents aged 65 and over. The Figure also shows comparative data on extra care/sheltered housing. In this case the social rented and owner-occupied schemes are combined as the vast majority of this provision is rented.

The Figure shows clearly that there are marked variations in the provision of not only socially rented sheltered housing, but also of owner-occupied or privately-rented sheltered dwellings. In Fenland provision appears to be exclusively privately-rented. Cambridge City and Huntingdonshire have the highest provision of owner-occupied sheltered homes, when the

size of the resident population is taken into account. Provision of this nature is very low in both Fenland and East Cambridgeshire.

Fig 3: Provision of sheltered and extra care housing per 1,000 population ages 65+, June 2007 (units)



Sources: Supporting People, Research Group Cambridgeshire County Council

34.30 Issues for private sector sheltered and 'extra care'

- Provision of privately rented or owner-occupied sheltered housing is particularly low in Fenland – where overall provision of social rented sheltered housing is also relatively low. Fenland is the district experiencing highest rates of in-migration from retired people – around one-third of in-migrants, net, were retired according to the 2001 Census. This suggests that there may be heavy pressure on inadequate resources in future.
- The owner-occupied sheltered housing provision is increasing at present and should be considered as a critical element of support for elderly residents in future. There are relatively high numbers of units in Cambridge City, Forest Heath and Huntingdonshire
- The two Suffolk districts already have relatively more extra care housing than do most Cambridgeshire districts

34.31 Community alarms

Community alarms have been identified as an important service for helping elderly people to live independently in the community. The Best Value Review of sheltered housing in Cambridgeshire also recommended that community alarm systems could be integrated with sheltered warden staff and primary and social care staff. Community alarms are critical to reducing the risk of injury or even death from accidents as well as offering security. The preventative LPSA for older people has established specific targets in relation to extending the availability of alarms to a wider population. These are linked to achieving the current Cambridge City degree of penetration amongst elderly households living in non-sheltered housing.

Table 17: Existing Provision of Communal Alarms and Targets for non-sheltered Elderly Household Population, 2016

	Cambridge City	East Cambs	Fenland	Hunts	South Cambs	County Total
Community alarms 2006						
Rented sheltered 2006	715	1,260	462	1,166	1,608	5,211
Private sheltered 2006	336	127	0	366	191	1,020
Non-sheltered 2006	1,153	230	182	0	491	2,056
Total communal alarms 2006	2,204	1,617	644	1,532	2,290	8,287
Targets for non-sheltered Elderly Household Population 2016						
Per 1,000 pop aged 65+ (2006)	158.7	130.9	37.0	68.2	110.2	93.2
Non-sheltered prov per 1,000 pop aged 65+	83.0	18.6	10.5	0.0	24.4	23.1
Population 65+ 2016	14,500	16,800	21,100	31,600	30,100	116,200
Target for non-sheltered prov per 1,000 pop 65+	83.0	83.0	83.0	83.0	83.0	83.0
Target for non-sheltered provision by 2016	1,204	1,396	1,755	2,624	2,501	9,479
Increase in target for non-sheltered provision 2006 to 2016	+ 51	+1,166	+1,573	+2,624	+2,010	+7,423

Some LPSA resources have been made available for limited expansion in Fenland and South Cambs, but major expansion is expected by locally-based providers.

In Forest Heath a total of 346 elderly residents have a 'pendant' which can be used to activate an alarm; this is equivalent to 41 alarms per 1,000 people aged 65+. This is in addition to sheltered housing schemes; rented sheltered housing with 468 units and 147 privately-owned. The total communal alarms amount to 961, equivalent to 114 per 1,000 people aged 65 and over.

34.32 Issues for community alarms

- Very low provision of community alarms in Fenland
- Very low provision outside of sheltered housing in Huntingdonshire
- Stretching targets for the provision of alarms outside sheltered housing apart from in Cambridge City

34.33 Domiciliary Care

As well as housing-related plans, support for elderly people through domiciliary care is critical. As at 2007 the provision of domiciliary care throughout Cambridgeshire is very low as compared with the country as a whole.

This section records the number of elderly people who actually received domiciliary support in their own homes in July 2007 – a snapshot of 'home care' provision. In Cambridgeshire this amounted to 2,750, equivalent to 3.1% of the total resident population aged 65 and over.

In all cases recipients of this service will have been assessed by the joint NHS/County Council criteria and consequently are likely to score highly in terms of frailty. These figures do not include people who have been referred or assessed but are not actually in receipt of services. They also exclude people who receive meals on wheels but no other services, those in extra care housing with on-site staff support, those receiving respite care only and those provided with specialist equipment but no other support.

Table 18: Domiciliary 'Home Care' Support to Elderly People, snapshot July 2007

	Elderly people with domiciliary care at home	As % of population aged 65+
Cambridge City	503	3.6%
East Cambridgeshire	427	3.3%
Fenland	438	2.5%
Huntingdonshire	688	3.0%
South Cambridgeshire	661	3.1%
Cambridgeshire (inc 33 with no post-code)	2,750	3.1%

Source: Cambridgeshire PCT

The district with the highest level of provision is Cambridge City, with 3.6%; the provision is lowest in Fenland at 2.5%. This information has been mapped at a ward level in Cambridgeshire, see the map below. Alongside this provision there will be people who buy care and support totally independently of the County Council/NHS. Some of these will be people whose needs are assessed as below the threshold level. Some people with 'State' care will add to this by private purchase. Others prefer to buy care outside the state system. There is, at present, no detailed analysis of the 'private' market for domiciliary care – an issue which requires further work.

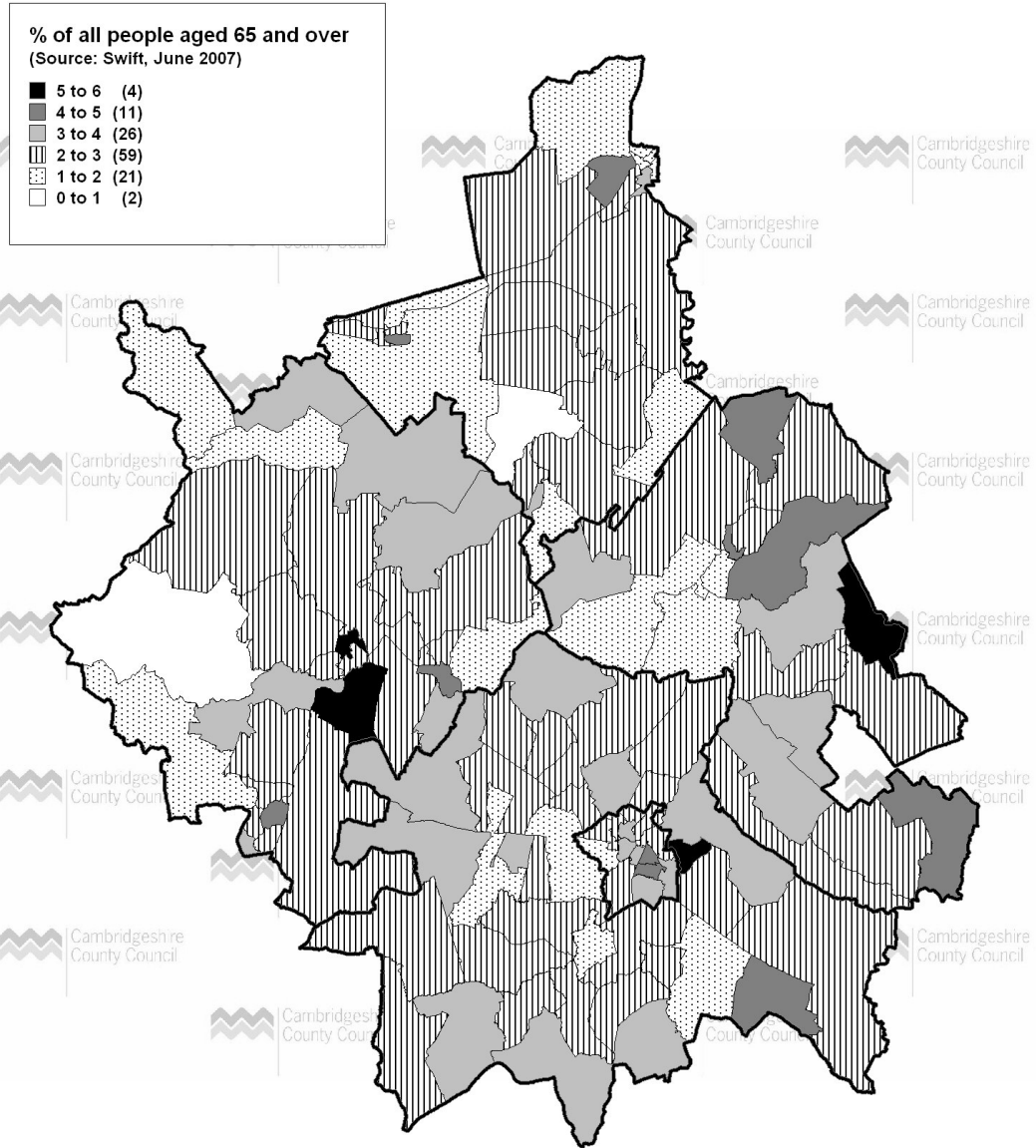
It is a policy aim to increase home care in the county significantly. As at 2007, provision in Cambridgeshire is one of the lowest in the country. The Best Value Indicator 54, which covers elderly people receiving a range of services to help them live at home, including home care, meals, special equipment and respite services at 31st March each year, recorded that 61 people were supported per 1,000 aged 65 and over in 2007, (just under 5,400 individuals). This compares with the average provision in England of 85 per 1,000. The aim over the period to 2021 is to greatly expand domiciliary provision, replacing most residential care, (but not nursing home beds). This will take into account not only demographic growth, but also a switch of resources, supporting more people at home and fewer in residential care homes. It is calculated that an additional 6,000 people should be supported at home in Cambridgeshire by 2021 if a revised service plan is fully adopted.

A summary of the proposed 'aspirational' changes in service provision for domiciliary care, nursing homes, residential care homes and extra care housing follows below.

34.34 Issues for domiciliary care

- Relatively low provision in Fenland
- Highest provision in Cambridge City & East Cambridgeshire
- However, very low provision throughout Cambridgeshire relative to England
- Achieving a fundamental switch in provision from residential care to enhanced home care

Older People in receipt of Domiciliary Care Packages provided by the Independent Sector, Cambridgeshire Wards



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34.35 Residential Care & Nursing Homes

As at July 2007, the provision of registered beds as either residential care or nursing homes amounted to 3,235 in Cambridgeshire. Of these, 1,282 or just under 40%, were funded by Cambridgeshire County Council to some degree.

Table 19 shows the breakdown by district as well as provision expressed as a % of the estimated population aged 65 and over. It shows that provision ranges from 2.8% in South Cambridgeshire to 4.6% in Cambridge City and 4.7% in Fenland. The overall average in Cambridgeshire is 3.7%. The numbers of people supported by Cambridgeshire County Council totals just under 1,300. At a district level, the percentage of elderly so assisted ranges from 1.2% in both Huntingdonshire and South Cambridgeshire to 1.9% in Fenland, marginally higher than the 1.8% recorded in Cambridge City.

Table 19: Residential & Nursing Home Beds for Elderly People, Districts, July 2007

	Nursing Home & Residential Care Beds	Funded by Cambs/Suffolk County Councils	Total beds as % pop aged 65+ (funded by CCs)
Cambridge City	634	252	4.6% (1.8%)
East Cambridgeshire	414	190	3.2% (1.5%)
Fenland	813	323	4.7% (1.9%)
Huntingdonshire	783	270	3.5% (1.2%)
South Cambridgeshire	591	247	2.8% (1.2%)
Cambridgeshire	3,235	1,282	3.7% (1.5%)

Source: Cambridgeshire County Council: Adult Support Services

Over the next 15 years it is expected that this profile will change significantly – certainly with regard to the accommodation which will be supported by Cambridgeshire County Council. As already discussed, a significant increase in 'extra care' sheltered housing is proposed, with an aspiration for an additional 1,800 units by 2021. Alongside this it is anticipated that there will need to be an increase in nursing home provision – of up to around 550 beds in the county by 2021. There will also be a significant increase in domiciliary services, supporting elderly people in their own home. However, there will be significantly fewer residential care home beds supported; a drop of up to 1,000 has been proposed

34.36 Issues for residential care and nursing homes

- Managing a major change in local authority-supported provision; this may threaten the viability of some residential care homes. Others will need to develop nursing care provision to meet the shortfall
- Relatively high provision now in Fenland – indicating a somewhat unbalanced profile of relatively more supported accommodation for the elderly when set alongside low provision of private sheltered housing, domiciliary care and community alarms

34.37 Social Care – the optimal provision/mix in Cambridgeshire

Work carried out for Cambridgeshire Horizons Health Forum in 2006 modelled an 'optimal' picture of social care support for older people in the period through to 2021. This is referred to as the 'fully revised service model'. Although some of the underlying population forecasts

have subsequently been updated, the proposals are shown in Table 20 and continue to provide a good guide as to the desired 'direction of travel'. The base year was 2003.

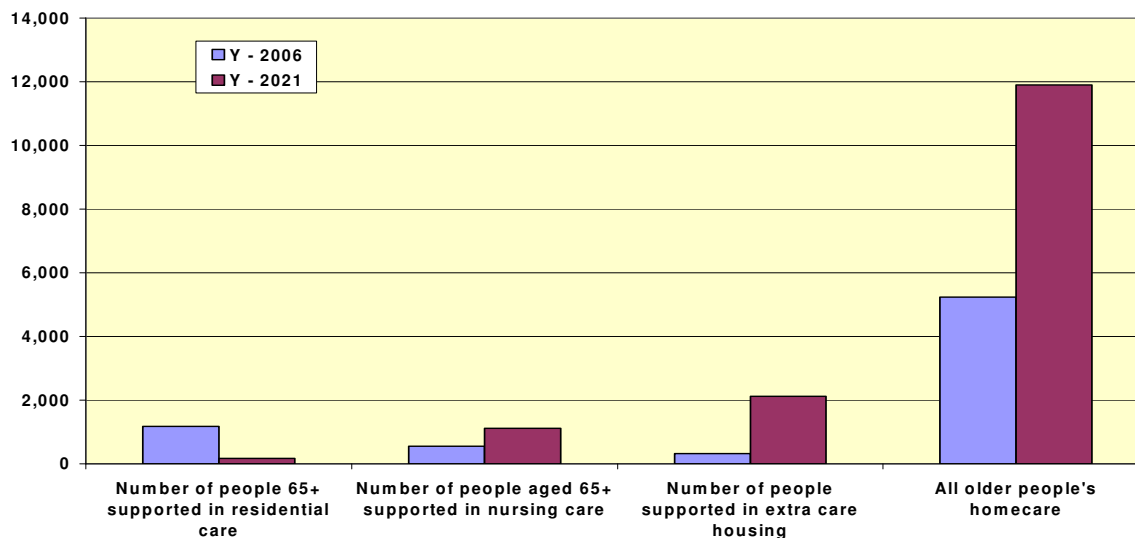
Table 20: Projected older people's services, 'fully revised service model'. Cambridgeshire County Council, 2003 to 2021

	2003 base	2006	2011	2016	2021	% change 2003/21
Older people helped to live at home	4,230	4,430	5,960	8,030	10,360	145%
Households receiving intensive homecare	776	810	1,000	1,260	1,540	99%
Number of assessments of older service users	5,511	5,780	7,550	9,960	12,650	130%
Number of people 65+ supported in residential care	1,121	1,180	920	610	170	-85%
Number of people aged 65+ supported in nursing care	520	550	690	890	1,110	114%
Number of people supported in extra care housing	308	320	780	1,390	2,120	569%

Source: Population Growth & Capacity Planning for Health & Social Care, Cambridgeshire & Peterborough, January 2006. Commissioned by Cambridgeshire Horizons Health Forum

Figure 4 looks at the four key services of: homecare (including intensive provision of 10 or more hours a week); people in residential care homes; people in nursing care homes and people living in extra care housing, showing the 2006 and 'aspirational' 2021 situations.

Fig 4: Projected older peoples' services, Cambridgeshire – fully revised service models, 2006 and 2021, number of clients



The service model, if achieved, would result in provision for 15,000 elderly clients in 2021 as compared with around 7,000 in total in 2003. This would enable services to be provided for 107 elderly people per 1,000 aged 65+ in 2021 as compared with provision of around 85 per 1,000 in 2003.

34.38 Issues for social care

- Such a revised service model requires very high investment in extra care sheltered housing
- It involves an almost total reduction in statutory support for clients living in residential care homes; can these properties be remodelled as independent extra care accommodation? What impact will the withdrawal of local authority support have on their viability?

34.39 Aids and adaptations – supporting people in their own home

Home Improvement Agencies

This section provides some broad indicators relating to practical work to property which helps elderly people stay and live safely in their own homes. This work ranges from assistance with repairs to improving security and warmth and on to helping people with disabilities, such as planning and providing major adaptations. Examples include the installation of a stair-lift or provision of a walk-in shower. All five Cambridgeshire districts have a 'home improvement agency' (HIA) which have the remit of assisting with necessary repairs and adaptations to property. Staffing at the agencies is funded through Supporting People, supplemented in Cambridgeshire by County Council, Primary Care Trust and also some District Council financing, as well as through fees charged on work undertaken. The cost of adaptations is the responsibility of the owner occupier, however a large proportion of applicants qualify for Government funding and there is a wide range of discretionary grants and loans available from the individual authorities. The majority of grants and loans are means tested. The agencies provide services to all client groups, but the elderly constitute a high percentage of the total, as Table 21 shows.

It should be noted that local authority housing is generally not covered by HIAs; work on improvements to meet the Decent Homes Standard and other necessary adaptations is borne by the Councils concerned. In Cambridgeshire this means that there will be additional support for elderly local authority tenants in Cambridge City, Fenland and South Cambridgeshire.

The targets and overall activity included in Table 21 relates to the entirety of HIA work; in addition to elderly clients much of this supports people with sensory and physical disabilities. It should also be noted that, at the time of writing, data relating to only the first six months of 2006/07 was available for South Cambridgeshire.

Table 21 shows a very different profile of work by the East Cambridgeshire HIA, with very much higher levels of activity, including the provision of a 'handyperson' service. This brings the overall number of elderly people assisted up to almost 43 per 1,000 people aged 65+. The second highest level of service for elderly people was recorded in Huntingdonshire, at 8.4 new elderly service users per 1,000 relevant population. In Fenland, which has the lowest staff resource, at just 3.5 full time equivalent, there were only 5.1 new elderly service users per 1,000 population in 2006/07. The limited information available for South Cambridgeshire suggests that this HIA will have undertaken a similar level of provision, based on six months data.

Elderly people generally constituted around 65% of all HIA new service users during 2006/07. The share varied from a low 45.9% in Fenland to 69% in East Cambridgeshire and a high 71% in Huntingdonshire.

A review of HIA activity and operations in Cambridgeshire is planned this year and it should explore the different activity levels and help identify 'best practice' for future developments. It should be noted that financial support for the agencies from Cambridgeshire PCT could reduce in future, with a cut of around £20,000 per agency each year threatened from April 2008 on.

Table 21: Home Improvement Agency Activity 2006/07 & Elderly Service Users, Cambridgeshire Districts

	City	East Cambs	Fenland	Hunts	South Cambs (half year data)
Annual targets					
Enquiries	220	684	275	340	(175)
Jobs completed	185	370	112	269	n/a
Handyperson jobs	0	193	0	0	0
Workload					
Enquiries	214	971	301	384	(286)
New service users	153	792	194	269	(113)
Older people	55	342	43	178	(36)
Older people	0	9	0	0	(0)
Frail elderly	45	196	46	13	(24)
Total elderly	100	547	89	191	(60)
Total elderly as a %	62.1%	69.1%	45.9%	71%	(53.1%)
Jobs completed <£1,000	11	94	2	5	(9)
Jobs completed >£1,000	88	117	114	188	(33)
Handyperson jobs	0	424	0	0	(10)
Total jobs	99	635	116	193	(52)
Substantial advice but no works	109	287	55	78	(116)
Staffing full time equivalent	5.5	5	3.5	5	4
New elderly service users per 1,000 pop aged 65+	7.3	42.7	5.1	8.4	(2.8)

Source: Monitoring Workbooks, Supporting People, Cambridgeshire

34.40 Issues for aids and adaptations and HIAs

- Long-term funding cuts threatened
- Unequal provision of services across Cambridgeshire
- A very different profile of services; research into outcomes and best practice is required

34.41 Grant funding

A critical issue is the availability of grants to help carry out what can be very expensive adaptations to property. These range from targeted grants for work such as loft and wall insulation, through to major building works. In recent years the government has altered the way in which it distributes disabled facility grants to local authorities. Some District Councils also top-up such funds with grants and loans from their own finances.

34.42 Aids to living – non-permanent assistance

The social care services provide aids to living which are non-permanent – such as moveable hoists, bathing facilities etc. Clients requiring such help are usually assessed by a professional occupational therapist, so that the most appropriate help can be provided. In Cambridgeshire this is a service from the County Council.

Appendix 1 Supported Housing – Cambridgeshire 2005/06

Young People Aged 16 & 17 Housed by Scheme, (source CORE – Supporting People funding)⁵

Agency	Project	Client group	16s	17s	District
ECHG	Cambridge Foyer	young people at risk	10	13	Cambridge City
YMCA	Cambridge YMCA	young people at risk	27	25	Cambridge City
Cambridge City Council	temporary & supported ho	homeless/families at risk	2	5	Cambridge City
Cambridge Housing Society	Railway House & annexe	young people at risk	10	7	Cambridge City
Cambridge Housing Society	Young Parents project	Teenage parents	2	2	Cambridge City
Cambridge Women's Aid	Refuge	Domestic violence	0	2	Cambridge City
Granta HS	Coneygear Court	families with support needs	2	7	Cambridge City
King Street HS	Private leasing scheme	families with support needs	0	1	Cambridge City
Orwell HS	Whitworth House	young people at risk	5	5	Cambridge City
Richmond Fellowship	Castle Project	young people at risk	3	2	Cambridge City
Cambridge Housing Society	Wheatsheaf Close	young people at risk	7	4	East Cambs
Hereward	not known	homeless	2	4	East Cambs
Fenland Refuge	Refuge	Domestic violence	0	1	Fenland
Luminus/Oak	Ferry project	Homeless	8	15	Fenland
St Matthew Housing	Homeless project	Homeless	0	1	Fenland
Stonham	Dispersed support	young people at risk	2	3	Fenland
Stonham	The Staithe & move-on	young people at risk	9	5	Fenland
Axiom	Paines Mill foyer	young people at risk	7	6	Huntingdonshire
Granta HS	Prospero Way	Teenage parents	0	2	Huntingdonshire
HHP - Oak	Homeless	homeless	1	2	Huntingdonshire
Salvation Army	Kings Ripton Court	young people at risk	22	10	Huntingdonshire
Spurgeons Child Care	Caroline Norton House	women's refuge	1	1	Huntingdonshire
Stonham	Young People's project	young people at risk	1	4	Huntingdonshire
Hereward	not known	homeless	1	1	South Cambs
Total			122	128	

When broken down by district, the analysis indicates that:

	16 year olds	17 year olds
Cambridge City	50%	54%
East Cambridgeshire	7%	6%
Fenland	16%	20%
Huntingdonshire	26%	20%
South Cambridgeshire	1%	1%

The analysis shows that Cambridge City clearly provides more supported housing than all other districts. Fenland and Huntingdonshire each provide around 20% of places, with East Cambridgeshire and South Cambridgeshire providing very few – virtually nil in the latter case and none in specialist services. The total number of people of other ages housed in 2005/06 in supported housing were as follows:

- 18 year olds: 105
- 19 year olds: 61
- 20 year olds: 72
- 21 year olds: 79
- 22 year olds: 57
- 23 year olds: 49
- 24 year olds: 44
- 25 year olds: 57

Thus considerably more very young people are being helped by specialist youth schemes.

⁵ It should be noted that this analysis predates the opening of the Axiom Foyer in Wisbech.

Appendix 2: Stock Turnover and “leavers” for young people

Some limited analysis has been carried out of numbers of people leaving specialist schemes in an ‘unplanned’ manner as this indicates likely ongoing housing problems. Monitoring workbooks for Supporting People enable this to be broken down into 3 categories: (i) evictions, (ii) abandonments and (iii) other unplanned. Where possible information relates to 2006/07.

People leaving Young People’s Supported Housing Schemes 2006/07, Cambridgeshire

Scheme/project	Unplanned leavers	Planned leavers	Total leavers	% unplanned
Axiom – Paines Mill	9	21	30	30%
Axiom – Wisbech Foyer (last Q only)	4	2	6	67%
Salvation Army – Kings Ripton Court	18	32	50	36%
YMCA Cambridge	41	43	84	49%
ECHG Cambridge Foyer (missing 4 th Q)	11	10	21	53%
Orwell – Whitworth House	12	9	21	57%
Stonham – Staithe etc Fenland	9	14	23	39%
CHS Wheatsheaf Close	6	6	12	50%
CHS Railway House	1	4	5	20%
Sub-total	111	141	252	44%

Appendix 3: Detail of young people's housing schemes (2007)

Cambridge City

Peter Maitland Court: Housing for teenage parents, (Cambridge Housing Society). Supported housing for 7 for up to two years, along with a resettlement move-on scheme for 6. The supported housing provides parenting skills as well as help in learning how to look after and maintain a home. Many clients are, at the outset, very immature.

Railway House: Housing for young people at risk, who may have anti-social behaviour or youth offending backgrounds, for up to two years. Also provided by Cambridge Housing Society, with a follow-on resettlement scheme. There are 12 places in the main properties, with 7 places in a nearby annex. Although Supporting People only funds 2 resettlement 'move-on' places, in practice more young people keep in contact with the project once they have moved to more independent housing. There can be problems for young people evicted from the scheme or asked to move if pregnant.

Cambridge Youth Foyer: Newly opened in 2006, this scheme is managed by English Churches Housing Group and provides 28 places for young people aged 16 to 25. Most residents are aged 16 and 17. The scheme provides training in skills for employment alongside housing for young people at risk. The stay is generally less than 2 years. The Supporting People funding for the project includes dedicated support for resettlement, aiming to ensure that young people retain tenancies once they move on. As with many other projects for young people, there have been concerns raised about what happens to young people who are evicted.

Cambridge YMCA: This large complex also provides housing for university and language students, alongside 78 places of supported housing for young vulnerable people. The expected length of stay for the Supporting People funded units is under 2 years. 30 beds are retained for single homeless aged 16 to 25

Whitworth House: A project for 13 young women aged 16 to 25 managed by Orwell Housing Association.

The Castle Project: This is a scheme for 14 young people at risk aged 16 to 25. It is managed by the Richmond Fellowship and has some follow-up floating support for people moving into permanent accommodation. There is a mixture of shared housing and more independent move-on accommodation.

It should be noted that 1 bed at the YMCA and 2 at the Foyer are available for emergency use and as such are accessible at short notice. This service covers South Cambridgeshire and the 16+ Leaving Care Team at the County Council. A Joint Assessment Panel meets monthly to allocate spaces to young people across the range of projects.

The homeless hostel provision managed by English Churches Housing Group at 222 Victoria Road also provides accommodation for single people aged 18 and over, although the scheme covers all ages.

South Cambridgeshire

South Cambridgeshire Young People's Homeless Prevention & Floating Support Service: This service provides 'floating support' for young people and is a short-term (2 years, 2006/07) scheme operated by Cambridge Housing Society. It is aimed at helping 10 young people at any one time maintain a tenancy and develop independence after, for example, leaving care. The support is funded by Supporting People.

The District Council and other agencies can refer young people to projects operating in Cambridge City.

East Cambridgeshire

Wheatsheaf Close, Ely: a supported housing scheme for 12 young people at risk, with move-on floating support for 6 people. This is provided for young people, typically 16 to 18, who may have behavioural problems, have been turned out from home, or who have been in care. This too is provided by Cambridge Housing Society.

Fenland

Wisbech Foyer: operated by Axiom Housing Society, the need for a foyer was researched in 2001/02. The project provides housing and training for 17 young people. It is located in an area which has a tradition of high numbers of children leaving school at 16, many with few or no qualifications.

Young People at risk – The Staithe (10 units), St Johns Road & St Peters Road (5 units) and move-on (4 units). Housing support scheme provided by the Home Group Ltd, (Stonham Housing Association). All units are in or around Wisbech.

Young people at risk: In 2006/08 a resettlement 'floating support' scheme is being provided by Stonham HA, funded by Supporting People. This provides support to 24 people at a time. There is a concern, long-term, about whether this can be continued. It is considered important that such support is made available to ease the transition from more institutional housing to independence.

The Ferry Project: providing housing and move-on accommodation and support to homeless people, this project caters for all ages and has recorded significant numbers of young people as residents – from 16 upwards. The scheme is now managed as part of the Oak Foundation by the Luminus Group.

Huntingdonshire

There are two purpose-built housing schemes for young people in the district:

Paynes Mill Foyer, St Neots. As with other foyers in Cambridgeshire, this scheme provides training and employment opportunities alongside housing, helping young people develop independence in living and working. It has 21 places.

Kings Ripton Court. This scheme is run by the Salvation Army for homeless people aged 16 to 35 and consequently provides for many young people, although not exclusively so. It has 36 units in a mixture of bedsits and self-contained flats and supported housing is provided for up to two years. A further 12 people are supported at any one time as part of a 'floating support' resettlement scheme, however, this post only has short-term two year funding. It should be noted that at the last review in December 2005 scheme managers reported that it was difficult to find accommodation for young people to move on to.

Teenage parents: a 2 place scheme is operated by Granta Housing Society, providing short to medium term accommodation.

Teenage parents: In addition to the purpose-built projects, the Oak Foundation, part of the Luminus Group, has short-term (2 year) Supporting People funding to provide a 'floating support' service to 9 teenage parents in the district.

Young at Risk: The Home Group Ltd (Stonham Housing Association) manages a number of flats for 8 young people at risk.

Forest Heath

There are two projects which fully or primarily support young people;

Cobblers Court, Mildenhall. NCH Action for Children run a four-place scheme for young people at risk'

Portland House: Newmarket Open Door. This is a nine-room hostel providing supported housing to young people age 16 to 30.

Floating support: Just 3 young people can be supported by two schemes. Anglia Care Trust supports one person at any one time and St Matthews Housing supports two.

St Edmundsbury

There are a number of projects in St Edmundsbury providing supported housing for young people:

Coupals Court, Haverhill. English Churches Housing Group runs a 10 place scheme for teenage parents.

Acorn House, Bury St Edmunds. English Churches operates a teenage parents supported housing project for 13 households.

Bury St Edmunds YMCA. This scheme provides 24 units of supported housing for young people at risk.

Cangle Junction, Haverhill. This is a 30 place Foyer providing supported housing and associated training and work opportunities for 24 young people at risk. It is run by English Churches Housing Group.

Fornham Road Bury St Edmunds. NCH Action for Children provides 4 places for young people leaving care.

Supported housing primarily helping under 21s: Five projects together provide 21 places which are generally available to young people. They are operated by St Matthews Housing, (2 schemes with 4 places in Bury and 1 project with 3 places in Haverhill), Stonham HA who operate a 9-place scheme in Bury and Havebury HA who provide another 5 places in Bury.

Floating Support: A total of 7 young people can be helped through floating support, operated by three providers: St Matthews Housing, (2 units), Anglia Care Trust, (2 units) and Stonham HA with 3 units.

Appendix 4: Homelessness Accommodation For Young People

Homeless Applicants and Acceptances

	2005/06		2006/07	
	Total homeless acceptances	Of which 16/17 year olds	Total applicants	Of which 16/17 year olds
Cambridge City	16	8	16	11
Hunts	207	19	160	26
South Cambs	122	6	87	0

Notes:

Homeless acceptances of 16/17 year olds:

- Cambridge City: 2005/06: 8 of 16 applicants; 2006/07 11 of 16 applicants
- Hunts DC: 2005/06: 19 acceptances; 2006/07: 26 acceptances. Total acceptances 2005/06:207; 2006/07: 160
- South Cambs DC 2005/06: 6 acceptances; 2006/07 0 acceptances. Total acceptances 2005/06 122 : 2006/07 : 87

Homeless acceptances of 18/24 year olds:

- Cambridge City: 2005/06: 68 of 73 applicants; 2006/07: 53 of 61 applicants
- South Cambs DC: 2005/06: 30; 2006/07: 30

Young People accepted as homeless aged 16 to 24

- Forest Heath: 2005/06: 23 acceptances; 2006/07: 21 acceptances

Young People housed as homeless who have been in care, aged 18 to 20

- Hunts DC: 2005/06: 2 2006/07: 3
- South Cambs DC: 2005/06: 1 2006/07: 0

Appendix 5: Population forecasts for older people

People aged 65+ by local authority – forecasts - Cambridgeshire

Area	Age group	2006	2011	2016	2021	% change
Cambridgeshire County Council	65-74	45,880	56,530	70,600	75,230	64%
	75-84	31,020	33,750	38,150	47,550	53%
	85+	11,130	12,480	14,800	17,480	57%
	Population of all ages	578,620	622,000	650,440	664,840	15%
	Population aged 65+	88,030	102,760	123,550	140,260	59%
	% population aged 65+	15%	17%	19%	21%	
Cambridge City Council	65-74	6,560	7,910	9,960	11,310	72%
	75-84	5,120	4,950	5,210	6,350	36%
	85+	2,110	2,210	2,320	2,360	12%
	Population of all ages	113,660	131,840	147,400	148,900	31%
	Population aged 65+	13,790	15,070	17,490	20,020	45%
	% population aged 65+	12%	11%	12%	13%	
East Cambridgeshire District Council	65-74	6,560	7,720	9,360	9,890	51%
	75-84	4,580	5,070	5,780	6,760	53%
	85+	1,520	1,790	2,080	2,540	67%
	Population of all ages	76,230	80,640	81,840	80,630	6%
	Population aged 65+	12,660	14,580	17,220	19,190	52%
	% population aged 65+	17%	18%	21%	24%	
Fenland District Council	65-74	9,070	9,790	12,020	13,290	47%
	75-84	6,370	6,780	6,770	7,630	15%
	85+	1,930	2,330	3,070	3,540	83%
	Population of all ages	89,880	91,520	94,800	99,250	10%
	Population aged 65+	17,370	18,900	21,860	24,460	41%
	% population aged 65+	19%	21%	23%	25%	
Huntingdonshire District Council	65-74	12,550	15,850	19,170	19,420	55%
	75-84	7,500	8,320	9,970	12,740	75%
	85+	2,680	3,090	3,560	4,350	62%
	Population of all ages	160,810	168,130	165,490	165,650	3%
	Population aged 65+	22,730	27,260	32,700	36,510	61%
	% population aged 65+	14%	16%	20%	22%	
South Cambridgeshire District Council	65-74	11,140	15,260	20,090	21,330	91%
	75-84	7,460	8,630	10,420	14,070	89%
	85+	2,900	3,060	3,780	4,690	62%
	Population of all ages	138,030	149,870	160,910	170,410	23%
	Population aged 65+	21,500	26,950	34,290	40,090	86%
	% population aged 65+	16%	18%	21%	24%	

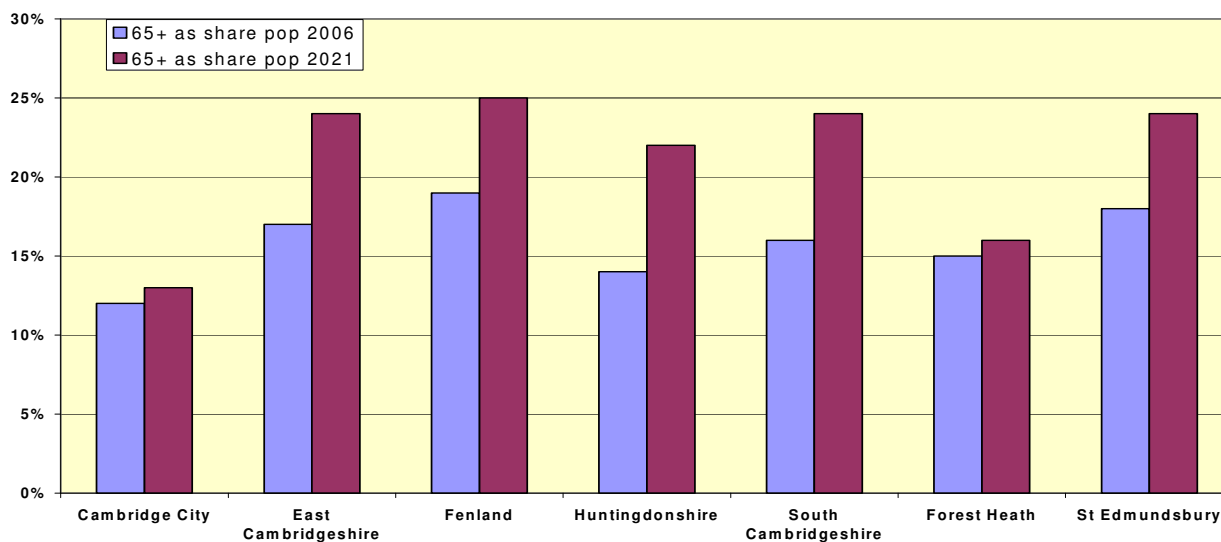
Source: 2005 based population forecasts – CCC Research Group

Suffolk Districts: Population forecasts aged 65+

	Age group	2006	2011	2016	2021	% change
Forest Heath District Council	65-74	4,380	4,990	5,750	5,430	24%
	75-84	2,990	3,010	3,210	3,800	27%
	85+	1,070	1,160	1,300	1,430	34%
	Population of all ages	58,260	59,990	62,580	66,070	13%
	Population aged 65+	8,440	9,160	10,260	10,660	26%
	% population aged 65+	15%	15%	16%	16%	
St Edmundsbury Borough Council	65-74	9,450	11,290	13,130	12,870	36%
	75-84	5,980	6,440	7,610	9,280	55%
	85+	2,470	2,850	3,270	3,830	55%
	Population of all ages	101,410	103,840	106,120	108,790	7%
	Population aged 65+	17,900	20,580	24,010	25,980	45%
	% population aged 65+	18%	20%	23%	24%	

Source: Anglia Ruskin University for RSS East of England Plan 2006

Fig. 1A: Resident population aged 65+ as share of total population, 2006 and 2021, Cambridge sub-region districts



Sources: Cambridgeshire County Council Research Group; Anglia Ruskin University

Appendix 6: Sheltered Housing & Extra Care Provision – privately owned/rented

This appendix provides an overview of specialist housing and other accommodation for elderly people in the private sector. The following schemes include both Category 1 and Category 2 sheltered housing, depending on the services provided to residents. There is one 'extra sheltered' privately owned scheme in South Cambridgeshire. Only private rented schemes are eligible for Supporting People support, (see Fenland).

Leasehold/owner-occupied Cambridgeshire

Cambridge City:	Units
Alan Percival Court, CB4 1LZ. Owner occupied/leasehold. Manager King Street HS, Cat 1.	16
Burling Court, CB1 4EB . Owner occupied Manager: Hanover Property Management	20
Brooklyn Court, CB1 4HF. Owner occupied. Manager: Hanover Property Management	29
Ely Place & Salisbury Place, CB2 2SS. Owner occupied. Manager: Granta HS	36
Epworth Court, King Street, CB1 1LN. Owner occupied. Manager: Peverel Management Services	30
Havenfield, CB4 2JY. Owner occupied. Manager: Anglia Secure Homes	67
Millcroft Court, CB1 3PE. Owner occupied. Manager: Peverel Management Services	38
Paradise Court, CB1 1DR. Owner occupied. Manager: Peverel Management Services	16
Alder Court, CB4 1GX. Owner occupied. Manager: Peverel Management Services	26
Haig Court, CB4 1TT. Owner occupied, Manager: Peverel Management Services	44
Total	322

East Cambridgeshire

Ashgrove, Burwell, CB5 0DS. Owner occupied. Manager: Peverel Management Services.	75
Foxwood Place, Soham, CB7 5YW. Leasehold. Managed by Sanctuary Hereward.	35
Manor Court Road, Witchford, CB6 2JW. Owner occupied. Managed by Sanctuary Hereward.	8
Total	118

Fenland

Elliott Lodge, March, PE15 8BP. Snowmountain Investments. (Included in SP data set for sheltered housing). (41)	
Martinfield Court Chatteris, PE16 6NL . Owner occupied CHECK?	35
Regents Court March, PE15 8HP Private rent, Snowmountain Investments.	6
Upwell Park March, PE15 0DR. Private rent Snowmountain Investments (in Supporting People list). (65)	

Wheel Centre, March, Private rent Snowmountain Investments (in Supporting People list)	(12)
Total (excluding those listed in SP list)	41

Huntingdonshire

Ashleigh Court, Warboys, PE28 2UN. Owner occupied. Manager: Peverel Management Services.	34
Bridge House St Ives, PE17 4ES Owner occupied	24
Carysfort Close, Elton, PE8 6RA. Owner occupied. Managed by English Courtyard Association.	17
Cavendish Court St Neots, PE19 7SR. Leasehold. Managed by Broadleaf Management Services	56
Harvest Court St Ives, PE27 5QZ. Leasehold, Managed by Warden Housing	24
Millfield Court/House/Park, Huntingdon, PE29 3TT. Owner occupied. Peverel Management Services	86
King George Court Buckden, PE19 5XA. Leasehold. Peverel Management Services	17
Old Market Court St Neots. PE19 1DJ, Owner occupied. Peverel Management Services	48
The Chestnuts, Godmanchester, PE18 8HH. Owner occupied. Peverel Management Services.	37
Waterside Court St Neots, PE19 2BL, Owner occupied. Peverel Management Services	53
Woodley Court Godmanchester, PE18 8NY Owner occupied.	30
The Views George Street Huntingdon, PE29 3BY. Leasehold. Peverel Management Services	40
Total	466?

South Cambs

Churchfield Court, Girton, CB3 0XA. Owner occupied . English Courtyard Association.	23
Cavendish Court, Great Cambourne, CB3 6HB. Leasehold. Manager Kingsdale Group VSH	48
Brackenbury Manor Histon, CB24 9YY. Owner occupied. Bovis Homes: u/c summer 2007	46
Darwin Manor Cambourne, CB3 6AZ, Owner occupied. Managed by Bovis Retirement Living	32
Cottenham Court, Cottenham CB4 8SS. Owner occupied. Managed by Goldsborough Estates	10
Gretton Court, Girton, CB3 0QN. Leasehold. Barton Housing Association	62
The Spinney, Bar Hill, CB3 8ST. Owner occupied. Hanover Property Management	23
Linton Priors, Joiners Road, Linton, CB1 6NP. Owner occupied. Peverel Management Services	24
Windmill Grange Histon, CB4 4JF Peverel Management Services	46
Total	314

Forest Heath

Hillside, Newmarket CB8 8AB. Owner occupied. Broadleaf Management	34
The Maltings, Brandon. Owner occupied. Peverel Management Services	42
The Mallards, Mildenhall IP28 7DL. Owner occupied. Peverel Management Services	30
The Orchard, Brandon. Owner occupied	41
Total	147

St Edmundsbury

Cryspen Court, Bury St Edmunds, IP33 1EP. Owner occupied	Peverel Management Services	58
Hanbury Court, Barnham IP24 2PL Owner occupied		40
Lacy Court, Bury St Edmunds IP33 3AD		40
Manson House, Bury St Edmunds. Owner occupied	Royal Agricultural benevolent Society	19
Eastgate House, Bury St Edmunds. Sanctuary HA		28
Southgate House, Bury St Edmunds. Sanctuary HA		33
Oakhampton House, Great Barton. Grace & Compassion Benedictines		17
St Andrews Street North, Bury St Edmunds. Fennell Memorial Homes		4
Total		239

Almshouses not covered by Supporting People

Huntingdonshire

Souths Almshouses & Burberry Homes Buckden. PE19 5TR. Rent. Buckden Parochial Charities	15
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Appendix 7: 2001 Census of Population: Older People by Tenure – Private Household Population

Percentage Breakdown of Household Population by Age Bands & Tenure, Districts

District	Cambridge City	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Edmundsbury
65-74: owner occupied	68.3%	75.6%	81.4%	80.4%	78.7%	76.2%	75.7%
65-74: social rented	26.4%	17.5%	12.8%	14.7%	16.9%	16.8%	18.8%
65-74: private rented/other	5.3%	6.9%	5.9%	5.0%	4.4%	7.0%	5.5%
75-84: owner occupied	61.6%	65.2%	73.1%	69.7%	69.0%	65.9%	66.1%
75-84: social rented	30.7%	25.6%	17.9%	23.3%	23.8%	22.2%	25.3%
75-84: private rented/other	7.7%	9.2%	9.0%	7.0%	7.2%	12.0%	8.6%
85+: owner occupied	53.9%	60.8%	59.4%	63.3%	61.2%	60.1%	56.4%
85+: social rented	33.8%	26.5%	25.7%	28.2%	25.5%	26.1%	32.4%
85+: private rented/other	12.2%	12.7%	14.9%	8.5%	13.3%	13.8%	11.2%
All pop: owner occupied	54.5%	75.1%	77.4%	78.1%	77.6%	61.5%	73.1%
All pop: social rented	22.7%	13.3%	13.1%	12.1%	13.4%	13.3%	16.1%
All pop: private rented/other	22.8%	11.7%	9.5%	9.8%	9.1%	25.1%	10.8%

The Table shows, for example, that in Cambridge City 68.3% of the private household population aged 65 – 74 lived in owner-occupied housing; 26.4% of this age group lived in social rented housing and 5.3% lived in privately rented/other housing. This compares with a breakdown of 54.5% of the total household population living in owner-occupied housing, 22.7% living in social rented dwellings and 22.8% living in privately rented/other housing. With increasing age relatively more people are in social rented housing. The proportion living in private rented housing also increases with age.

Percentage Breakdown of Tenure Population by Older Age Bands , Districts

District	Cambridge City	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Edmundsbury
65-74: owner occupied	8.9%	9.0%	10.9%	7.2%	7.9%	9.7%	8.9%
75-84: owner occupied	6.1%	4.7%	6.0%	3.9%	4.5%	5.8%	5.2%
85+: owner occupied	1.9%	1.4%	1.3%	1.0%	1.3%	1.6%	1.2%
65-74 social rented	8.3%	11.8%	10.0%	8.5%	9.9%	9.9%	10.1%
75-84: social rented	7.3%	10.4%	8.7%	8.4%	8.9%	9.1%	9.0%
85+ : social rented	2.9%	3.4%	3.4%	2.9%	3.2%	3.2%	3.1%
65-74: private rent, other	1.7%	5.3%	6.3%	3.6%	3.8%	2.2%	4.4%
75-84: private rent, other	1.8%	4.2%	6.0%	3.1%	4.0%	2.6%	4.5%
85+ : private rent, other	1.0%	1.8%	2.7%	1.1%	2.4%	0.9%	1.6%
65-74: all tenures	7.1%	8.9%	10.3%	7.0%	7.8%	7.9%	8.6%
75-84 : all tenures	5.4%	5.4%	6.4%	4.3%	5.0%	5.5%	5.7%
85+ : all tenures	2.0%	1.7%	1.8%	1.2%	1.7%	1.6%	1.6%

This Table shows, for example, that in Cambridge City, 8.9% of all owner-occupiers were people aged 65 – 74, 6.1% were people aged 75 – 84 and 1.9% were people aged 85 and over. This compares with 7.1% of the total household population, (i.e. whatever their tenure) being 65 – 74 years olds, 5.4% being aged 75 – 84 and 2% being aged 85 and over. Generally speaking a higher percentage of social renters are older people; in Cambridge City, for example, 2.9% are aged 85 or over. In East Cambridgeshire 25.6% of all social renters were aged over 65, compared with less than 19% in Cambridge City.