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Bedfordshire

great
lifestyles

Meeting the Accommodation Needs of Older People in Central Bedfordshire Investment Prospectus 2016-2020

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Foreword

The growing older population in Central Bedfordshire is generating considerable demand for suitable accommodation and rising expectations are driving up the quality of both buildings and services. Our older residents have a range of needs, priorities and preferences, and we want them to have a range of high quality accommodation to choose from.

We see options being available across the range of accommodation types – mainstream housing, specialist housing (with and without care) and residential care and nursing homes.

To deliver these options the Council is keen to work with all organisations that are involved in these sectors or are interested in expanding their activities. This includes landowners, developers, house builders, architects, landlords and care providers.

In its role as a provider of affordable housing and commissioner of care services Central Bedfordshire is investing money and land in affordable housing with care schemes. One example is the investment of £15m in a new affordable extra care scheme in Dunstable which was completed in early 2016. We see this scheme as the first of many specialist housing developments, the majority of which will be led by the commercial sector and which will deliver primarily into the open market. This should be achievable given that Central Bedfordshire is relatively affluent, with three quarters of homes being owner-occupied.

In the area of mainstream housing we want to work with you to develop homes that have been designed to be suitable for the needs and aspirations of older people, either as part of large scale developments or on smaller sites.

Most older people want to stay in their local community as their accommodation needs change and this is a challenge because of the uneven supply of housing with care and care

homes across Central Bedfordshire. The south of the area is relatively well provided for but the north has a significant shortfall of these types of accommodation. We hope that by emphasising this gap in provision we will prompt development in this area.

We believe that accommodation for older people is a largely untapped market which presents exciting opportunities. We are keen to help create new partnerships to enable you to find creative solutions that are financially viable and sustainable.

To do this we want to share our knowledge and experience with you and to actively facilitate and support innovation. We know that we don't have all the answers and therefore we have no intention of being prescriptive about the solutions.

We look forward to working with you.



Councillor Carole Hegley
Executive Member for Adults &
Children's Social Care & Housing



Julie Ogley
Director of Social Care,
Health & Housing

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Why Invest in Central Bedfordshire?

Central Bedfordshire is an excellent location

Its attractive surroundings and natural environment make Central Bedfordshire an appealing place to live and work.

We are located in the heart of the UK where road, rail and air networks meet. Our excellent road and rail systems include the M1, A1, A6 and A5 and the Midland, East and West Coast mainlines. This is good news for you, your customers, your workforce and your supply chain.

Rent and land values are competitive and there is space to grow.

Central Bedfordshire is an area of growth

We have ambitious plans for 31,000 new homes and 27,000 new jobs in the area by 2031, creating new, vibrant, sustainable communities, while also enhancing Central Bedfordshire's picturesque setting. Accommodation for older people will be an integrated part of these new developments.

Central Bedfordshire Council is progressive and ambitious

As a unitary authority we have all the functions and services you need within the one organisation, making us a 'one stop shop' for potential investors and developers.

We enjoy excellent relationships with our local providers, developing effective partnerships built on openness, mutual understanding and trust.

We welcome new providers, supporting them to develop successful businesses that deliver the services that customers need and want.

The Council promotes innovation and takes a proactive role in facilitating change.

Central Bedfordshire's economy is growing fast

Central Bedfordshire is generally an affluent area, with only 13% of older people living in income deprived households and three quarters of older residents owning their home.

Our Vision for Older People

Our vision is to secure the best quality of life we can for our older residents both now and in the future. This means delivering a range of accommodation that enables older people to live fulfilling lives and enjoy good health in attractive homes that meet their needs and allow them to retain their independence as they age.

Our Ambitions

The Council is keen to work with a wide range of organisations to facilitate the delivery of new and replacement accommodation for older people.

Our ambitions are:

- To maximise the opportunity for older people to remain in their existing home as they age by increasing the availability of housing that is designed with this in mind.
- To provide flexible and personalised care and support to enable people to live independently for as long as possible as their care needs develop with age.
- To ensure sufficient supply of accommodation that combines housing and care, such as extra care housing.
- To ensure sufficient supply of good quality care home places, encouraging new care homes to be developed in areas that have a shortage.

- To raise the physical and environmental standards in care homes to meet the expectations of older people and their relatives. This may include the remodelling or replacement of existing homes.
- To focus care homes on supporting people with the most complex needs by providing accommodation options that support older residents to live in the community.

Our Objectives

The Council's ambitions have been translated into the following objectives:

- Facilitate the development of six affordable extra care schemes by the end of 2020. One scheme of 80 apartments or more in each locality area and two additional schemes in areas of high demand.
- Encourage the development of open market extra care schemes to provide apartments for sale and private rent.
- By the end of 2020 reprovide the capacity in the seven Council-owned care homes (249 places), in homes that have modern physical and environmental standards*.
- Work with current care home operators that wish to improve the physical and environmental conditions in their homes by remodelling or reproviding.
- Encourage developers to build mainstream homes that are suitable for and attractive to older people as part of new residential developments.

“The Council is keen to work with a wide range of organisations to facilitate the delivery of new and replacement accommodation for older people.”

*To date – July 2016 – the capacity in two of the seven homes has been reprovided with five remaining.

Opportunities for investment and development

In Central Bedfordshire we pride ourselves on having good market intelligence and we are keen to share this with you to start the dialogue about the future of housing for older people and to give you confidence to invest in our area.

This section provides local data and describes trends that we have identified under key themes.

Care and Support

As people live longer many are living with one or more long-term conditions¹, and for a significant number, advancing age brings frailty. Currently in Central Bedfordshire there are over 15,000 people aged 65 and over who are unable to manage at least one personal care task and by 2030 this is predicted to rise to over 24,000 people. We see a similar rise in the number of people living with a limiting long term condition, which in 2015 equated to roughly 20,000 and by 2030 will be over 32,000.

The rising number of older residents in Central Bedfordshire is generating considerable demand for care and support services and the existing provision will not be sufficient to cope with these levels of demand.

The Council is both a provider and a commissioner of services to support our older residents, having spent in excess of £30.5M on direct service provision for older people in 2014/15.

Although the Council is a major procurer of services, around two thirds of our older residents fund the total cost of their care and support services.

Mainstream Housing for Older People

The majority of our older residents live in mainstream or general needs housing² and most manage to live in this non-specialist housing throughout their lives. The Council supports residents to do this by offering community based services such as domiciliary care (care provided in the resident's own home) and carer's support.

As health deteriorates, people can start having problems with mobility and using some of the facilities within their home.



Opportunity: Develop goods and services to meet the needs of older people

Goods and services designed specifically for older people are a large and growing market. There is significant spend on goods and services, by individuals and the Council. The Council publishes the Social Care Health and Housing Market Position Statement which identifies the opportunities in this area.

¹ Long-term conditions are defined as ones which require ongoing medical care, limits what one can do, and is likely to last longer than one year.

² Mainstream or general needs housing, is housing that is lived in by people of any age or ability. It also includes housing that has been designed to be particularly suitable for older people or people with limited mobility, such as Lifetime Home Standard.

Our older residents who are faced with this issue often adapt their home to enable them to continue living there rather than move.

Under the Disabled Facilities Grant scheme Central Bedfordshire Council spends considerable sums adapting properties to be suitable for disabled occupants. Of the 2.7M spent in 2015-16, £2.2M was spent on properties not owned by the Council – ones which were privately owned or rented either from Housing Associations or other landlords.

The inability to use stairs to access upstairs bedrooms and bathrooms is the main reason for older people making adaptations or moving house. Stair lifts, grab rails and wet rooms are common examples of adjustments that are made to properties and Planning departments locally and nationally have noted an increase in applications for downstairs bathroom extensions and ‘granny annexes’.

Older people that choose to move do so either as a consequence of life events, or in anticipation of such changes. Whilst each person’s circumstances and motivations are individual, common factors and themes are:

- People planning for their future care needs or whose existing home can no longer accommodate their needs.
- People finding that their existing home is becoming expensive to maintain, repair and heat.
- People whose home is remote from facilities and support services or has poor transport links.
- People who have lost a partner through bereavement.
- People who want a change of environment or lifestyle.

Our residents consistently tell us that they would consider moving if there was accommodation in their local area that could meet their needs. The majority would like to move to a bungalow, ground floor apartment or to a scheme that provides both housing and care.

There is anecdotal evidence of high demand for new and re-sale bungalows, as long as the property can be easily accessed. But despite bungalows being popular, the majority of developers remain reluctant to build them.

“The inability to use stairs to access upstairs bedrooms and bathrooms is the main reason for older people making adaptations or moving house.”

Opportunity: **Develop mainstream housing that is suitable for older people**

As older people tend to prefer to be supported in their own home, there is considerable demand for mainstream housing that is suitable for older people. To take advantage of this untapped market new housing needs to be designed with older people in mind, taking into account their needs, expectations and aspirations. Simple changes to the design and layout of homes can make a big difference to older people without jeopardising the viability of the development.

Our older residents tell us that they would like to move to bungalows or homes without stairs, such as ground floor apartments or apartments with lifts, but there is very limited supply of this type of accommodation in Central Bedfordshire.



“The Council is actively facilitating the development of more extra care housing.”

The Council would expect to see provision for older people as part of new residential developments. Homes that are suitable for older people have a wider market of potential buyers and residents, potentially increasing their value and the ease with which they can be sold or let.

Opportunity: Develop innovative housing solutions for older people

The Council wants to work with architects and house builders who are interested in designing attractive accommodation for older people and want to take a more innovative approach to residential development.

Opportunity: Develop small scale housing solutions for older people in smaller towns and villages

As older people prefer more established communities and are often reluctant to move to a new residential development until it is fully complete, it seems likely that smaller scale developments within or on the edge of existing towns and villages will be attractive to them.

Opportunity: Develop housing solutions for older people in town centres and neighbourhood centres

Incorporate accommodation for older people into or close to town centres and neighbourhood centres, to give residents easy access to goods and services, and to benefit local businesses by increasing the number of potential customers in the area.

Central Bedfordshire is predominantly rural in character, especially in the north. Over half the population lives in a rural area. Many older people in our villages tell us they would like to downsize to smaller homes, but do not want to leave their established community.

Access to services and social isolation can be a problem for some older residents in more remote locations. As people get older they can struggle to access shops and local facilities, especially if they do not have a car. This is important to consider when developing new neighbourhood centres and regenerating town centre locations.

Specialist Accommodation for Older People

The number of older people that require care and the increasing complexity of their care highlight the need to take a different approach to supporting older people. Care and housing can no longer be considered separately.

When older people choose to move, most want to move to a home that will remain suitable for them if their care needs increase so they do not have to move again. This has led to a surge in demand for accommodation that has a combined offer of housing and care. This type of accommodation is often referred to as ‘extra care’, ‘assisted living’ or ‘independent living’ although we only use the term ‘extra care’ in this document.

In Central Bedfordshire a scheme is defined as extra care accommodation if it contains self-contained apartments and communal facilities, offers hot meals on site, and has an on-site care team available 24/7. The schemes are designed to accommodate people with a wide range of care needs, up to and including end of life care.

The majority of extra care residents say that it was a positive decision to move there and research shows that living in an extra care scheme is beneficial to the health and well being of the residents.

The design of extra care schemes and the level of care available mean that they can provide an attractive alternative to residential care. Due to the lack of extra care in Central Bedfordshire our older residents that can no longer be supported in their own homes often have no choice but to go into a residential or nursing care home. A move of this kind is often done reluctantly and, in many cases, after a crisis.

Unlike residential care, extra care can be a solution for couples where one or both have care needs – allowing them to continue living together whilst getting the care and support they need.

The Council is actively facilitating the development of more extra care housing, both for residents that fund themselves and those that receive financial support from the Council.

The Council is demonstrating its commitment by investing £15 million in the 83-apartment Priory View scheme in Dunstable. This high profile development generated over 800 enquiries from potential occupants, emphasising the untapped demand for this type of housing.

As the majority of our older residents own their homes there is a considerable demand for open market extra care apartments and the Council is keen to work with anyone that is interested in delivering this type of accommodation.



Opportunity: **Develop housing with care solutions**

The Council is actively promoting the development of extra care schemes providing a range of tenure options.

Opportunity: **Develop affordable extra care accommodation**

The Council is aiming to have one affordable extra care scheme in each locality area and two more in areas of high demand. We intend to work with local Registered Providers to deliver this aspiration and have already made progress in the south of Central Bedfordshire. The focus will now be delivering affordable extra care in the north.

Opportunity: **Develop open market extra care accommodation**

There is a large potential customer base for extra care housing in Central Bedfordshire but currently we do not have any open market provision. Some open market retirement living schemes have recently been developed but they do not have all the services and facilities that we expect in extra care housing such as availability of care 24/7.

Opportunity: **Develop** **residential care** **homes in the** **north of Central** **Bedfordshire**

The Council is focusing on residential and nursing care homes for residents with complex physical or medical care needs and those with moderate or severe dementia.

We are actively encouraging the development of new residential care homes in the north of our area as there is a lack of supply. In particular sites for new residential care homes are needed in Flitwick and Sandy. The south of Central Bedfordshire is better supplied than the north but a new residential care home is needed in Leighton Buzzard.

The Council recognises that a small number of older residents will require a level of care that can only be met in a residential or nursing care home. As more alternative accommodation for older people is developed, residential and nursing care homes will increasingly focus on people that have complex physical or medical care needs. In particular they will need to provide care for those with moderate or severe dementia.

In Central Bedfordshire there are 19 residential care homes and 15 nursing care homes offering a total of 1321 places³. These homes are not evenly distributed across our area. There is a lack of care homes in the north.

Rising expectations

The Council wants the best quality of life for its residents and older people have expectations about maintaining the living standards they are used to. We want today's older residents and future generations to have access to a modern living environment as well as good quality care.

Local and national research shows that older people value the following design characteristics in their accommodation:

Space: sufficient living space in which to sit, eat, do hobbies and host guests. Older couples have a strong preference for accommodation with a minimum of 2 bedrooms.

Location: safe, attractive area, good transport links, easy access to local services and facilities, and integration with the wider community.

Design: accessible, easy to adapt, attractive and homely, energy efficient, easy to manage, attractive internal layout that does not look institutional, access to well-maintained outside space and welcoming communal areas if included.

Services: tailored, personalised, flexible, wide ranging, and pay for services only when used.

Other important factors that older people consider when choosing a new home are:

- The ability to remain as independent as possible – in well designed homes where there is easy access to care and support services.
- The ability to live as a couple.
- The ability to take their pets.
- The initial and ongoing costs associated with the new accommodation.
- The ability to protect their family's future inheritance.
- The ability to release equity at the time of purchase or in the future.
- The impact of the move on personal relationships with family, friends and the wider community.
- The opportunities available to meet new people and lead a rich and fulfilling life by taking part in hobbies, exercise and volunteering.
- The availability of support to help with the move

In light of rising customer expectations and new specialist accommodation for older people being built, the Council has reviewed its own accommodation.

As replacement care home capacity becomes available we aim to decommission the remaining five council-owned care homes, as the buildings are approaching the end of their economic life and do not meet customer expectations or modern standards.

³ Data supplied by Care Quality Commission (CQC) Source: CQC Website (cqc.org.uk) Care Home Directory – 1st February 2016.



Opportunity: Develop accommodation that meets the expectations of older people

If you are considering investing in specialist or mainstream housing options it is important to incorporate what older people value in order to develop an attractive offer.

Opportunity: Improve the physical standards of care homes

The Council is encouraging new care homes to be built in Central Bedfordshire to ensure there is sufficient local provision and to provide residents with care homes that meet rising expectations.

Our existing care home operators are important to us and we are keen to work with any that wish to remodel or renovate to improve the physical standards of their homes.

Opportunity: **Develop** **'dementia friendly'** **buildings**

The Council is encouraging organisations to consider the needs of people with dementia. The NHS has recently published Health Building Note 08-02: Dementia Friendly Health and Social Care Environments, which provides guidance on design, layout and interior décor principles that help people with dementia orientate themselves and live more independently.

Opportunity: **Develop open** **market housing for** **older people**

The majority of older people in Central Bedfordshire are owner-occupiers, representing a large pool of potential customers with significant resources that are likely to be interested in market sale accommodation. Older people tend to have more equity so need smaller or no mortgages.

There are several other older care homes in Central Bedfordshire that are faced with the same issue and we are keen to work with any current operators who wish to improve the conditions in their home.

Living with Dementia

There are over 3,000 people living with dementia in Central Bedfordshire and this number is predicted to rise to 5,400 by 2030.

Dementia is a progressive condition and the levels of care required increase over time. People often live with dementia for 7 to 12 years. Two-thirds of people living with dementia live in the community and wish to continue doing so.

Whilst improvements have been made to statutory services more needs to be done to enable people with dementia and their carers to engage and participate in their communities and make Central Bedfordshire 'dementia-friendly'.

Considerable research has been undertaken to establish design principles that make buildings more suitable for people living with dementia. Central Bedfordshire Council is keen to encourage all developers to consider these when they are constructing, fitting out and decorating buildings.

Tenure of Older People in Central Bedfordshire

Central Bedfordshire is a relatively affluent area where the majority of older residents (76.9%) own their home. Of the remainder 17.0% rent from a social landlord, 3.6% privately rent and 2.5% live rent free. Research shows that older people prefer to retain the same tenure arrangement if they move.

Residents that own their home do not generally receive financial assistance from the Council and many make their own housing and care arrangements. As these residents make up the greater share of the market residential and nursing care homes make a higher proportion of places available to them than Council-funded customers. However, this trend is not reflected in extra care accommodation, where all the current schemes in Central Bedfordshire are affordable or intermediate housing.

This trend is reflected nationally where only 23% of extra care apartments are for purchase. The primary reason is that mainly local authorities and housing associations are investing in extra care housing. There are models of open market housing for older people, some of which include care, but outside of coastal 'hotspots' there are very few providers in this market.

“ People often live with dementia for 7 to 12 years. Two-thirds of people living with dementia live in the community and wish to continue doing so. ”

Central Bedfordshire's Unique Locality Areas

We divide Central Bedfordshire into four localities based on the NHS Clinical Commissioning Group areas. Each has its unique characteristics, but the following trends apply to all:

- A growing number of older people
- High levels of owner occupation
- Reasonable levels of affluence
- A significant proportion of older people funding their own care

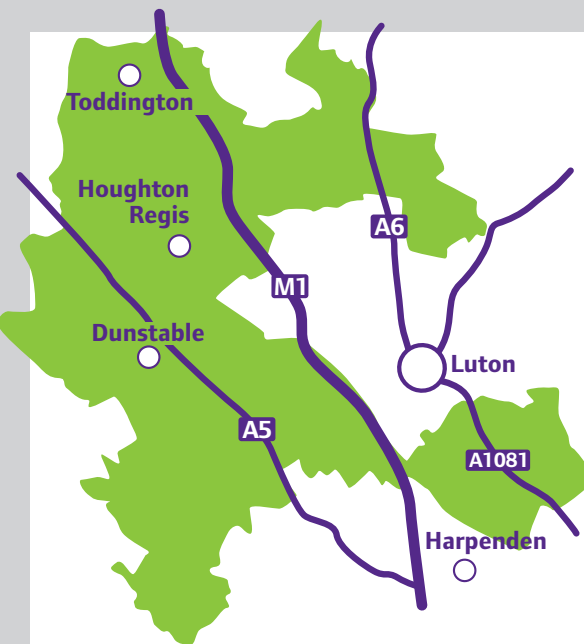
This section highlights the specific challenges and opportunities in each locality. It also includes existing and forecast supply⁴ and demand⁵ for extra care apartments and care home places.



⁴ Supply is based on existing capacity, schemes currently being delivered and those which are in the planning stage.

⁵ Demand is based on current and forecast population of older people and the More Choice Greater Voice model of 25 extra care, 27 residential care home and 33.5 nursing care home places for every 1000 people over 75.

Chiltern Vale



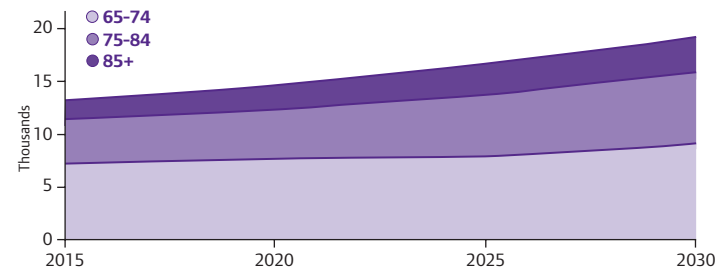
This locality has a sufficient supply of care home places and extra care accommodation in place or planned to meet local demand up to 2030. However, there is a lack of suitable mainstream housing for older people who wish to live as part of a mixed community in non-specialist housing.



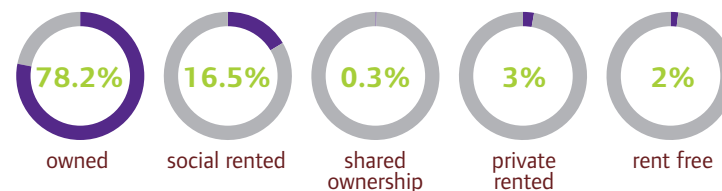
Character: A mainly urban area including the towns of Dunstable and Houghton Regis along with the surrounding villages of Toddington, Caddington and Slip End. It is our most densely populated locality.



Population: From an overall population of 71,995 the numbers of those who are aged over 65 is 11,675. The graph below shows the population of older people in Chiltern Vale from 2015 to 2030.



Housing: There are 29,646 dwellings in Chiltern Vale. The tenure mix for households only occupied by people aged 65 is shown below.



Developments: There are plans for town centre regeneration in Dunstable and Houghton Regis and around 12,000 new homes planned for Chiltern Vale up to 2035. Of this number the urban expansion areas to the north of Houghton Regis and Luton are expected to deliver 10,200 homes and associated infrastructure. Elsewhere settlement expansion is controlled by the Green Belt and despite its significant urban area the locality also benefits from beautiful countryside including the Dunstable Downs – part of the Chilterns Area of Outstanding Natural Beauty.

Two new care homes have recently opened in Dunstable. The Council has built an 83-apartment extra care scheme in Dunstable and plans to develop a further scheme in Houghton Regis.

In addition, McCarthy and Stone completed a scheme of 32 retirement units in Dunstable in 2014.



Other relevant plans and documents

- Dunstable Town Centre Masterplan
- Houghton Regis Town Centre Masterplan
- Houghton Regis North Framework Plan
- Land North of Luton and Sundon RFI Framework Plan
- Dunstable Strategic Delivery Framework
- Dunstable Delivery Management Plan



Market Opportunities in Chiltern Vale

Existing and planned extra care and care home developments will be sufficient to meet demand well into the next decade but there are opportunities to provide mainstream housing that meets the needs of older people in the urban extension areas and brownfield sites.

“*Priory View in Dunstable is an 83-apartment affordable extra care scheme that was opened by the council in April 2016.*”



Extra Care Supply and Demand

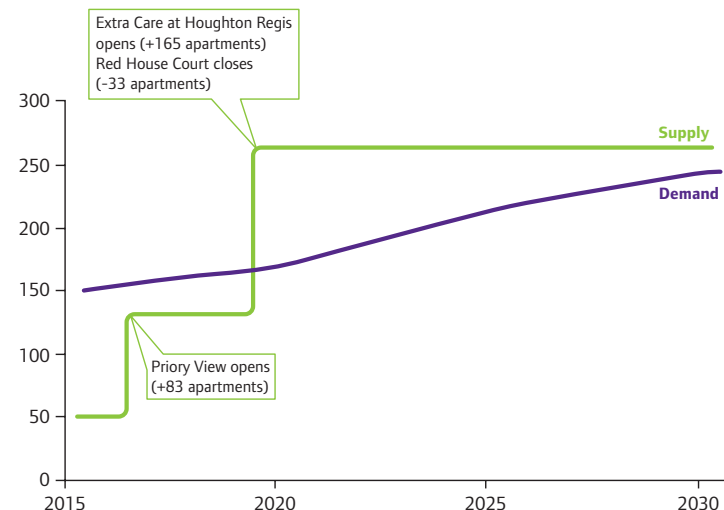
The existing Council-owned extra care scheme at Red House Court in Houghton Regis was built in 1991 and provides 33 affordable rental flats. In addition the Council's Priory View extra care scheme in Dunstable provides 83 new affordable apartments. A further scheme in Central Houghton Regis is planned for development before 2020. This will incorporate a redevelopment of Red House Court and deliver net an additional 140 affordable and open market apartments. These should meet forecast demand up to the period to 2030.



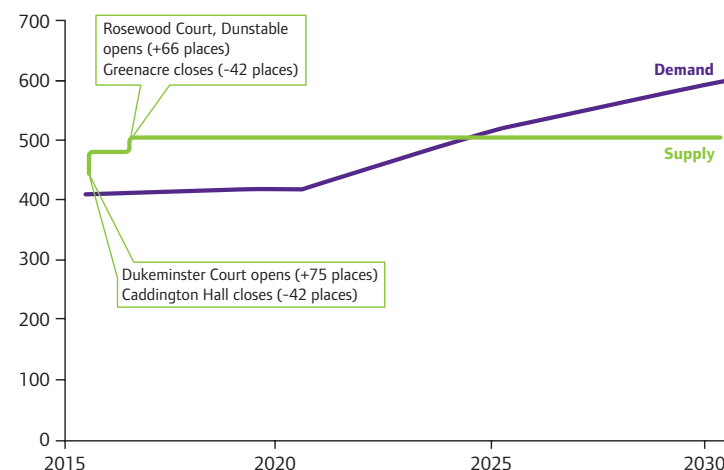
Care Home Supply and Demand

There are currently 449 care home places in 12 homes. 42 of these places are in Greenacre which is owned by Central Bedfordshire Council. Dukeminster Court in Dunstable opened in April 2015 and has added 75 places. Rosewood Court in London Road, Dunstable opened in March 2016, providing an additional 66 places. It is planned that these two new homes are used to replace capacity in the two outdated Council-owned homes and to this end Caddington Hall closed in September 2015 reducing capacity by 42 places and Greenacre is due to close during 2016 reducing capacity by 42 places.

There is planning permission for a 58-place care home at Tithe Farm in Houghton Regis but this is not currently being pursued and has not been included in the supply forecast.



Extra Care Housing Supply and Demand Forecast for Chiltern Vale



Care Home Supply and Demand Forecast for Chiltern Vale

Leighton Buzzard



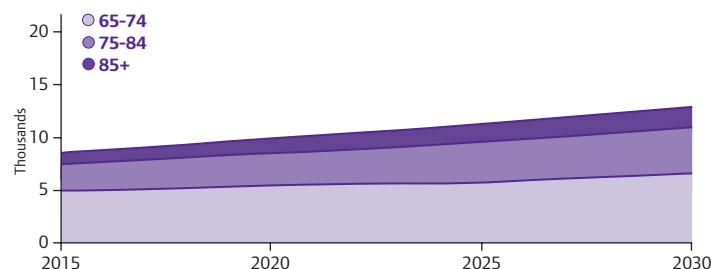
In the short term there is sufficient supply of specialist accommodation for older people to meet local demand but there is a need to provide replacement care home capacity.



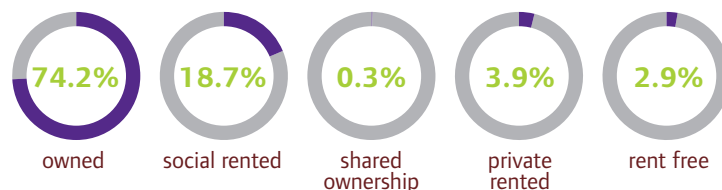
Character: A mainly urban area, including the towns of Leighton Buzzard and Linslade along with the surrounding villages of Eggington and Heath & Reach. It is the smallest of Central Bedfordshire's localities both in terms of area and population.



Population: From an overall population of 43,870 the numbers of those who are aged over 65 is 7,260. This is forecast to rise to 12,857 by 2030. The graph below shows the population of older people in Chiltern Vale from 2015 to 2030.



Housing: There are 19,121 dwellings in Leighton Buzzard locality. The tenure mix for households only occupied by people aged 65 is shown below.



Developments: There are plans for the regeneration of Leighton Buzzard's town centre. Leighton Buzzard is already growing to the south with new housing being developed to the A505. Further growth to the east of Leighton Linslade is set to deliver 2,500 new homes and associated infrastructure over the next ten years. Elsewhere settlement expansion is controlled by the Green Belt.

In the growth area to the south, Aldwyck Housing Association has recently completed development of Greenfields, an 81-apartment affordable extra care scheme. In addition, McCarthy and Stone completed a scheme of 30 retirement units in Leighton Buzzard in 2015.



Other relevant plans and documents

Leighton Buzzard Development Briefs: Land South of the High Street
 Leighton Buzzard Development Briefs: Bridge Meadow
 East of Leighton Linslade Framework Plan
 Leighton-Linslade Strategic Delivery Framework
 Leighton-Linslade Delivery Management Plan



Extra Care Supply and Demand

The existing extra care scheme at St Georges Court in Leighton Buzzard was built in 1977 and provides 28 affordable rental flats. It is managed by Hanover Housing Association. Aldwyck Housing Association has developed Greenfields extra care scheme in Leighton Buzzard delivering 81 new affordable apartments.



Care Home Supply and Demand

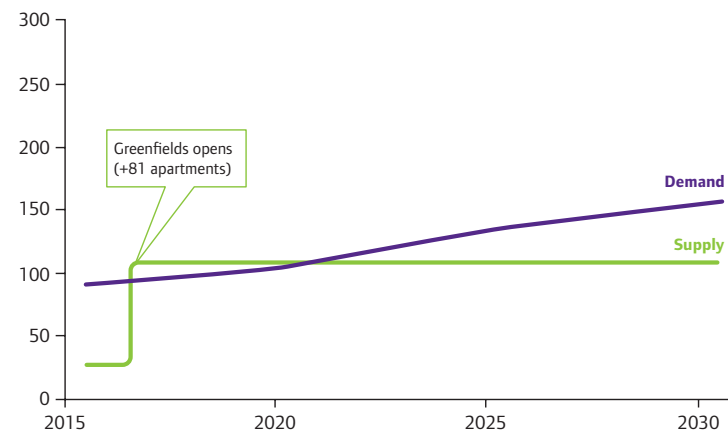
There are currently 367 care home places in 8 homes. 30 of these places are in Westlands, a home owned by Central Bedfordshire Council which it intends will be reprovided by new developments.

No new care home capacity is currently being constructed or planned.

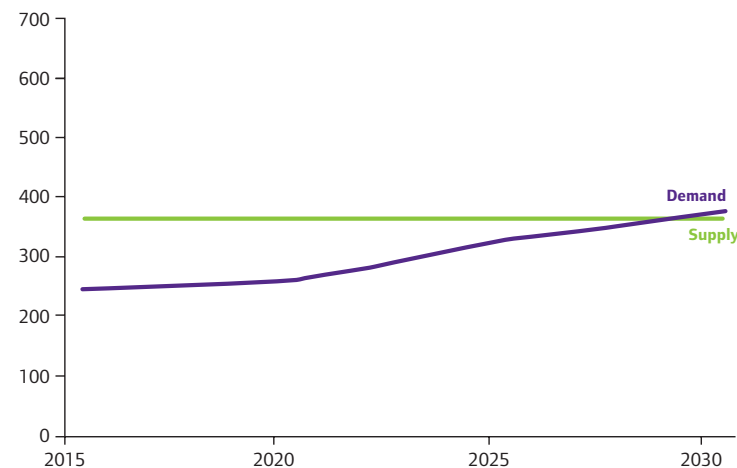
“There are currently 367 care home places in 8 homes. 30 of these places are in Westlands, a home owned by Central Bedfordshire Council.”

Market Opportunities in Leighton Buzzard

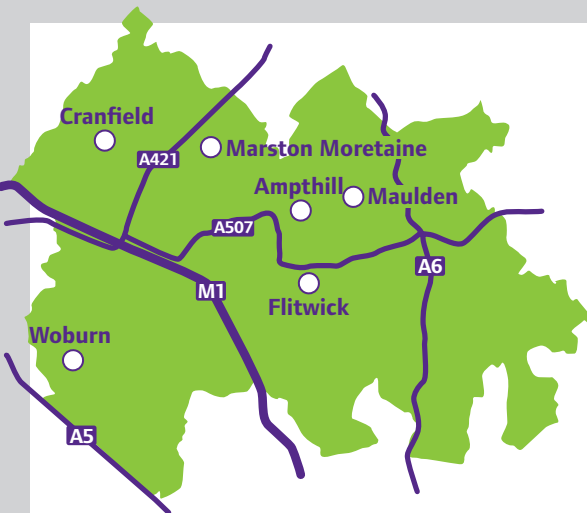
We want to reprovide the capacity in Westlands (30 places) by 2020 but currently no care homes are being built or are planned in this area.



Extra Care Housing Supply and Demand Forecast for Leighton Buzzard



Care Home Supply and Demand Forecast for Leighton Buzzard



There is a significant shortfall of extra care housing and care homes and this position will get worse without the development of new schemes.

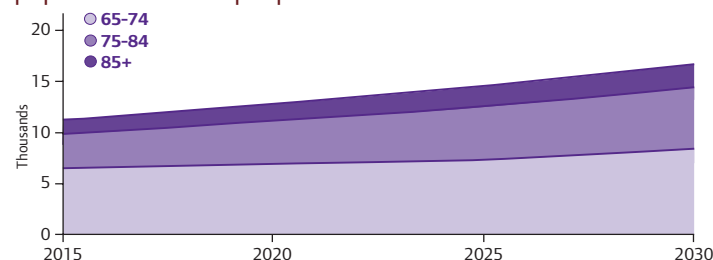
West Mid-Beds



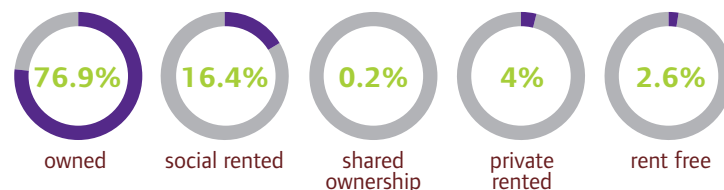
Character: A rural area with several villages and two small towns. The historic market town of Ampthill retains much of its regency character and neighbouring town Flitwick has leisure facilities and mainline rail links.



Population: West Mid Beds is Central Bedfordshire's most sparsely populated locality. From a population of 61,170 the numbers of those who are aged over 65 is 9,500. This is forecast to rise to 16,608 by 2030. The graph below shows the population of older people in West Mid Beds from 2015 to 2030.



Housing: There are 23,584 dwellings in West Mid-Beds. The tenure mix for households only occupied by people aged 65 is shown below.



Developments: There is regeneration planned for Flitwick focusing on the area around the railway station. Much of the rural area to the west of Ampthill and Flitwick are part of the Woburn estate and a new Centreparks opened there in 2014.

Housing growth is underway at Warren Farm, Ampthill (410 homes), and Steppingley Road and Froghall Road, Flitwick (400 homes). Of a total of around 5,150 new homes planned for West Mid-Beds up to 2030, 3750 are part of the Wixams development. Wixams is a new settlement to the north on the border with Bedford Borough. On the Bedford Borough side of Wixams, Extra Care Charitable Trust are constructing a 230 apartment extra care scheme with an estimated completion date of early 2019. The scheme is predominantly affordable housing but 40% will be available for sale and could therefore be purchased by Central Bedfordshire residents. Marston Moretaine is planned to expand by around 175 homes at Moreteyne Farm, whilst the area around Cranfield Airport and University will be the site for additional employment opportunities.



Other relevant plans and documents

Development Brief for Land West of Abbey Lane, Ampthill (Warren Farm)
 Wixam Park Master Plan Document
 Ampthill & Flitwick Strategic Delivery Framework
 Ampthill & Flitwick Delivery Management Plan



Market Opportunities in West Mid-Beds

The Council is looking for a site for an affordable extra care scheme in Ampthill or Flitwick that is close to local amenities. When a site is identified it is likely that the Council will undertake a competitive process to identify a Registered Provider to develop and operate the scheme.

There is demand for at least two new care homes in this area. In addition the Council intends to reprovide the capacity in Ferndale (30 places) by 2020.



Extra Care Supply and Demand

The existing extra care scheme at Lavender Court in Ampthill was built in 1996 and provides 27 affordable rental flats. It is managed by Hanover Housing Association. Central Bedfordshire Council has an ambition to develop an affordable extra care scheme close to local amenities in either Ampthill or Flitwick.

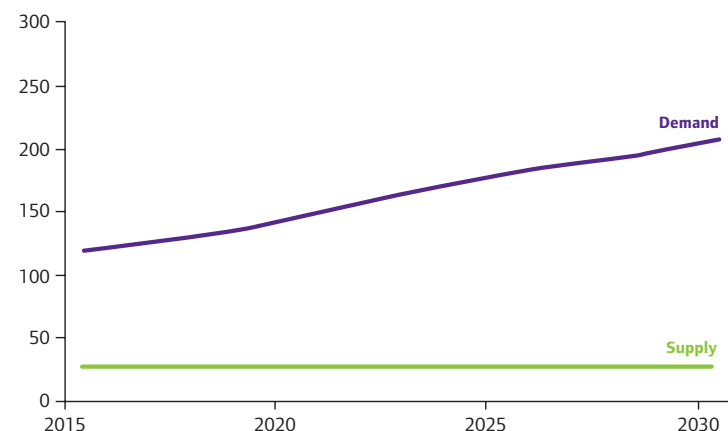


Care Home Supply and Demand

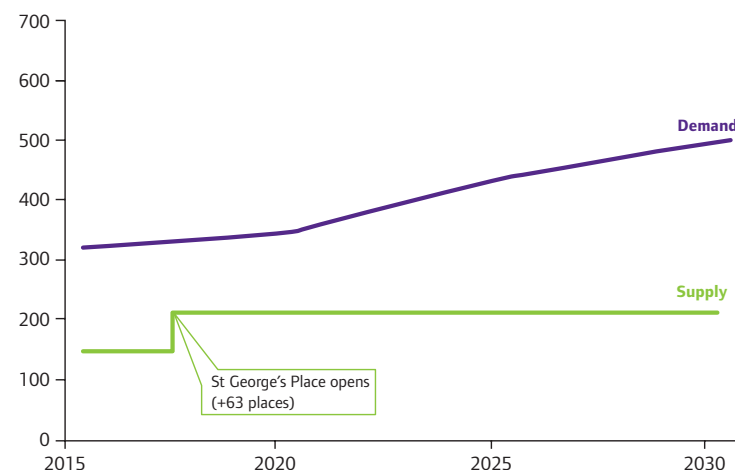
There are currently 147 care home places in 4 homes. 24 of these places are specialist dementia places block-purchased by NHS. 30 of the remaining places are in one home, Ferndale, owned by Central Bedfordshire Council which it is expected will be reprovided by new developments. There is planning consent for a care home at St George's Place, Ampthill but no completion date is set. If completed it would provide an additional 63 places. It is not yet clear whether or not this will be able to provide capacity to enable Ferndale to be replaced.

In March 2016 permission was granted for a 75-place care home at 101 Ampthill Road, Flitwick. When a timescale for its development becomes apparent it will be included in the supply forecast.

There are no other planning consents for care homes but the proposals for development at Moreteyne Farm, Marston Moretaine has provision for a care home. This has not yet been included in the supply forecast.



Extra Care Housing Supply and Demand Forecast for West Mid-Beds



Care Home Supply and Demand Forecast for West Mid-Beds

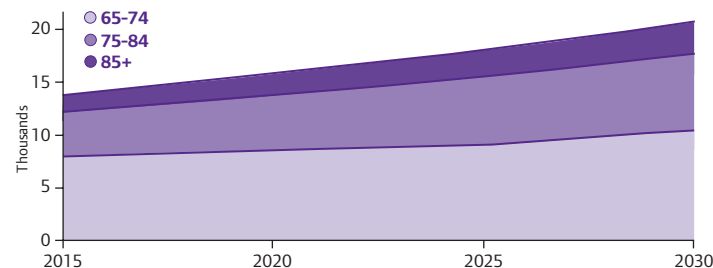
Ivel Valley



Character: A rural area with several medium and small market towns, including Biggleswade, Sandy, Shefford and Stotfold along with Arlesey, Henlow, Langford and Pottton. The A1 trunk road and mainline railway run through the locality.



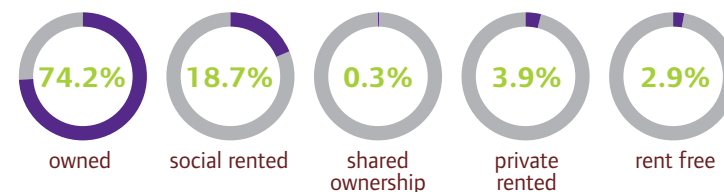
Population: From an overall population of 78,610 the numbers of those who are aged over 65 is 11,845. This is forecast to rise to 20,625 by 2030. The graph below shows the population of older people in Ivel Valley from 2015 to 2030.



The growth of Biggleswade provides opportunities to develop extra care accommodation and a replacement care home. However there are fewer opportunities in Sandy due to a shortage of suitable sites.



Housing: There are 32,048 dwellings in Ivel Valley. The tenure mix for households only occupied by people aged 65 or over is 74.2% owned, 18.7% social rented, 0.3% shared ownership, 3.9% private rented and 2.9% rent free. Aragon Housing Association is the main social landlord in Ivel Valley.



Developments: To the south Arlesey is set for growth with an additional 1000 homes and associated infrastructure in the next few years.



Other relevant plans and documents

Biggleswade Town Centre Strategy and Masterplan
Land East of Biggleswade Masterplan
Arlesey Cross Masterplan Document
Biggleswade Strategic Delivery Framework
Biggleswade Delivery Management Plan



Extra Care Supply and Demand

The existing extra care scheme at Quince Court in Biggleswade was built in 1990 and provides 30 affordable rental flats. It is managed by Aragon Housing Association. Central Bedfordshire Council has an ambition to develop an affordable extra care scheme close to local amenities in Biggleswade. Even if a 90-unit scheme is built there will be a shortfall of supply.



Care Home Supply and Demand

There are currently 358 care home places in 10 homes. 105 of these are in three homes owned by Central Bedfordshire Council. New care home developments in Biggleswade and Shefford have received planning consent. It may be possible to use these two new homes to replace capacity in two outdated Council-owned homes.

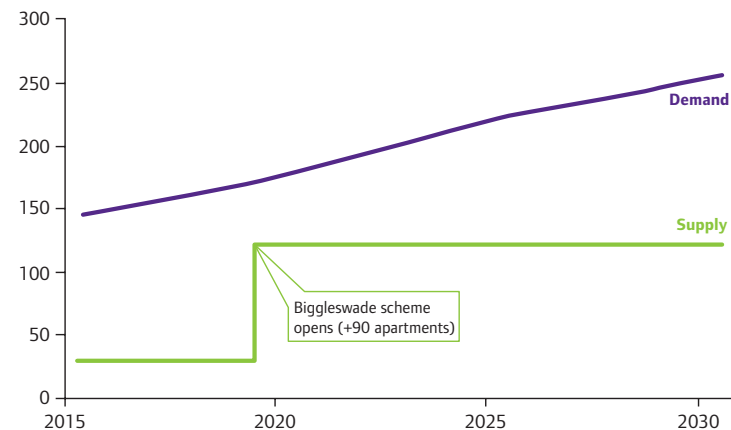
There is also planning consent for a 70-place care home at Stotfold. However its distance from Sandy would mean that it would not be a suitable replacement for Allison House, the Council-owned care home in Sandy.

“Biggleswade is undergoing expansion to the east which will deliver nearly 3000 homes.”

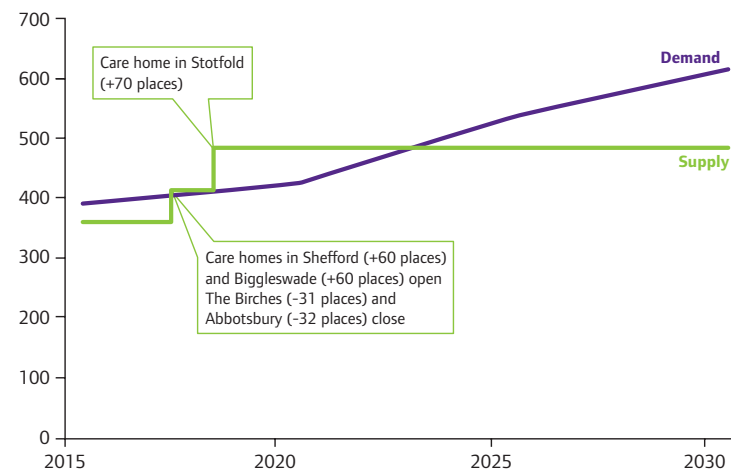
Market Opportunities in Ivel Valley

There is a lack of extra care in this area. The Council is investigating using its own sites to deliver an affordable extra care scheme in partnership with Registered Providers. The Council would support the delivery of a further extra care scheme in the locality – likely to be a mixture of affordable and open market apartments.

The Council intends to reprovide the capacity at Allison House (42 places) by 2020 but currently no care homes are being built or are planned in the Sandy area.



Extra Care Housing Supply and Demand Forecast for Ivel Valley



Care Home Supply and Demand Forecast for Ivel Valley

Important design characteristics for older person's accommodation

Thoughtful building design can make a big difference to the quality of life of the older people who use them and can be very cost effective.

The following design characteristics are based on national research and local practitioners' views and are what older residents favour in these types of accommodation.

Mainstream Homes

With good design, mainstream housing can be suitable for older people at little or no additional cost. Appropriate design features include:

- The ability to live on the ground floor and avoid the use of stairs. If stairs are unavoidable then residents need provision for a future stair lift or space for a platform lift.
- Smaller homes that are easy to manage, with a minimum of two bedrooms and gardens that are small and easy to maintain.
- En-suite bathrooms or an easy route from the main bedroom to the bathroom.
- Level access throughout.
- Layout, width of doors and corridors to allow for wheelchair access and turning circles in living rooms.
- Walls able to support adaptations such as grab rails.

- Sockets, switches and environmental controls at a convenient height.
- Low window sills to maximise natural light levels and so that people in bed or a wheelchair can see out.
- Sufficient sized parking space with the distance to the parking space kept to a minimum.
- Bathrooms to include easy access shower facilities.
- Level or gently sloping approach to the home and an accessible threshold.
- Energy efficient and economical heating system to help to keep energy costs as low as possible.

Extra Care

Good design is important to maximise the functionality and desirability of extra care housing. Appropriate design features include:

- Self-contained homes that are built with older people in mind, which can be easily adapted to accommodate increasing frailty.
- Hardwiring and wi-fi enabled Telecare and Telehealth equipment.

- A restaurant to give residents the option to eat a hot meal with friends and visitors.
- Modern building standards and energy efficient design to help to keep energy costs as low as possible.
- Maximise levels of natural light throughout the scheme and include windows with low window sills to allow people who are seated or in bed to easily see out of the windows.
- Equipment, signage, internal décor and landscaping that enable people who have physical, sensory or cognitive impairments to be as independent as possible.
- Fully accessible, landscaped outside space that is stimulating, contains seating and opportunities to be active.
- Communal facilities that are sufficient for the size of the scheme (ideally no less than 25% communal space), providing facilities and activities that are complimentary to those available in the local community and that facilitate a healthy and active lifestyle.
- Located close to local amenities in order to enhance the opportunities for residents to take part in the life of the local community. Residents should have easy access to shops, doctors, pharmacists and leisure activities.

Care Homes

Good care home design can provide a better quality of life for residents and reduce running costs. Appropriate design features include:

- En-suite facilities for all residents, including level access showers.
- Bedrooms that are no smaller than 12m².
- Bedroom layout to provide sufficient space for visitors and allow carers to access both sides of the bed.
- Fully wheelchair accessible, with lifts to allow easy access between floors.
- Attractive, comfortable and homely shared spaces, including dining facilities, sitting areas, activity spaces and space for receiving visitors in private. These should allow residents to participate in social, therapeutic, cultural, educational and daily living activities, either individually or with others.
- Ceilings able to support an overhead hoist and room layouts that can accommodate hoists.
- Equipment, signage, internal décor and landscaping that enable people who have physical, sensory or cognitive impairments to be as independent as possible.
- Maximise levels of natural light throughout the scheme and include windows with low window sills to allow people who are seated or in bed to easily see out of the window.
- Fully accessible and secure outdoor space that is designed and landscaped to provide residents with useable space in which to relax or take part in activities, with balconies to provide outdoor access for residents living on the upper floors.
- Lighting that is domestic in character but sufficiently bright to facilitate reading and other activities.
- Hardwiring and wi-fi enabled Telecare and Telehealth equipment.
- Ability for residents to control the temperature in their rooms.
- Design and layout should make it easy for the building to be maintained and decorated.



Achieving Success

This document is the beginning of the dialogue with organisations and individuals that are interested in delivering accommodation for older people. There are many ways in which Central Bedfordshire Council can work with you and a wide variety of assistance is available.

Meeting the Accommodation Needs of Older People's Team (MANOP)

The Council has a team dedicated to delivering its vision for accommodation for older people. They produced this document and are available to provide you with information and support. Within the team we have built up a wealth of knowledge and experience which we are happy to share with you. Equally importantly, we can help you connect with other areas of the Council and with other organisations to explore options and develop opportunities.

We are happy to talk to you about the opportunities we have set out here and how they can be brought to fruition. Of course we are sensitive to and will respect commercial confidentiality.

Customer and Market Intelligence

We have access to a wide range of data about Central Bedfordshire and its citizens. We are happy to share this with you. If you need bespoke data then we can work with you to enable you to obtain it quickly and economically.

Customer and Community Engagement

We can build on our existing customer and community engagement activities and experience to help you reach local

audiences, undertake consultation activities and explore market opportunities.

Partnership Development

We have contacts with a wide range of organisations in this field – architects, consultants, developers and care providers. We can help you connect with other organisations to develop commercial relationships and partnerships.

Procurement and Contracting

Our in-house procurement, contracting, contract management and legal services teams can provide advice to help you procure goods and services and set up and manage contracts with partners and suppliers.

Planning

We can guide you to the relevant planning policies for particular sites and give you information about other permissions in an area. The Council also offers a commercial service to provide Pre-Application Planning Advice and we can help you access this.

Land and Asset Management

Central Bedfordshire Council owns a significant amount of land in the area. This means that it has land that can be made available to deliver developments either in whole or in part. We also have an in-house team delivering land management, asset management and facilities management. The resources of this team can be made available to support new ventures.



“We are committed to helping individuals and businesses start-up, thrive and grow. We will help you find the support you need more easily, from a range of services available here in Central Bedfordshire, and beyond.”

Building Control Services

The Council's award-winning in-house Building Control would be happy to offer a competitive quote for building control services and offers unrivalled local knowledge.

Business Support

We are committed to helping individuals and businesses start-up, thrive and grow. We will help you find the support you need more easily, from a range of services available here in Central Bedfordshire, and beyond. We are working hard with a range of other organisations, both public and private, to offer the most comprehensive range of support that meets your needs exactly.

Our partners include Enterprise Agencies, Chambers of Commerce, Jobcentre Plus, the Federation of Small Businesses and our local Enterprise Partnership – SEMLEP.

Developing your business

We can help you secure, retain and develop the people you need to maintain and expand your business. Examples of what we can help with include:

- Resource recruitment initiatives to meet your business needs.
- Facilitate apprenticeships and traineeship programmes – secure government and European funding to support training and up skilling.
- Tailor courses for specific sectors and skills, supporting people into work.

Business grants and awards

Seeking out funding can be a minefield, so this is where you need a professional who can help navigate you through the various options. We will guide you and, if appropriate, support your funding application.

Relocation Support

Every year scores of businesses, large and small, choose to relocate and expand in Central Bedfordshire. We are on hand to make the whole process as straightforward and economic as possible.

If you are relocating into Central Bedfordshire we can provide a dedicated account manager to support you through the process.

Contact us

If you want to find out more or have a discussion about any aspect of accommodation for older people, please get in touch. You can:

Email us at: MANOP.Programme@centralbedfordshire.gov.uk

Call us on: 0300 300 4371

Write to us at: MANOP Team, Houghton Lodge, Houghton Close, Ampthill, MK45 2TG

Feedback

We want you to tell us what you think about this document. Your feedback is invaluable in keeping us thinking about the future and it will help us tailor our information and services to your needs. We want your feedback about the following topics:

- Have you found this Prospectus helpful?
- Which areas were most useful?
- In which areas would you like to see more information?
- How can we help you further?
- How can we keep you updated?

You can go online and give us your feedback at

www.centralbedfordshire.gov.uk/manop or send your views in to the contact details above.

Summary of Opportunities

Mainstream Housing

- Provisions for older people should be included in new residential developments.
- More mainstream housing needs to be designed with older people in mind. There is demand for homes without stairs, such as bungalows, ground floor apartments and apartments with lifts.
- Smaller scale developments within or on the edge of existing towns and villages would be attractive to many of our older residents as remaining in their local communities is important to them.
- Locating accommodation that is suitable for older people in or near to town and neighbourhood centres, gives residents easy access to goods and services and brings customers to local businesses.

Extra Care Housing

- The Council is actively promoting the development of extra care schemes across all tenure types.
- The Council will facilitate the delivery of one affordable extra care scheme in each locality area and two more in areas of high demand. We intend to work with local Registered Providers to deliver this aspiration and the focus in the coming years will be on delivering affordable extra care housing in the north.

- As over 75% of our older population own their homes there is a significant demand for open market extra care housing and there are currently no open market schemes in our area.

Care Homes

- The expansion of extra care housing should reduce the demand for residential and nursing care homes and shift their focus to supporting residents with more complex physical or medical care needs and those with moderate or severe dementia.
- The Council intends to reprovide the capacity in the five care homes that it owns and operates. To enable this new care homes are required in Biggleswade, Shefford, Flitwick, Sandy and Leighton Buzzard.
- There is a demonstrable need for new care homes in the north of our area in addition to reprovision options, especially in West Mid-Beds.
- The Council wants to raise the physical standards of care homes and is keen to work with any operators that wish to remodel or renovate.

Extra Care Scheme Site Requirements

Essential:

- ✓ 0.4 – 1.0ha for an 80 apartment scheme
- ✓ Location close to local amenities and town centre

Desirable:

- ✓ Location where there is scope for the scheme to be three or more storeys.

Care Home Site Requirements

Essential:

- ✓ 0.45ha minimum.
- ✓ Good transport links to ensure staff and visitors can easily access the home.

Desirable:

- ✓ Good road frontage, as visibility helps attract customers and staff.
- ✓ Close proximity to housing as many staff will walk to the site.

Contact us

If you want to find out more or have a discussion about any aspect of accommodation for older people, please get in touch. You can:

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Call us on: 0300 300 4371

Write to us at: MANOP Team, Houghton Lodge, Houghton Close, Ampthill, MK45 2TG

“As over 75% of our older population own their homes there is a significant demand for open market extra care housing and there are currently no open market schemes in our area.”



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Central Bedfordshire in contact

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