

THE FUTURE PICTURE

If you consider the overall number of people over retirement age now (60+) and the number in 2021, we will have an increase of approximately 3.6 Million people.

If we look at the age categories where older people often need to move to sheltered and housing with care, the following picture emerges.

	2006	2021
75-85	4,578,000	5,568,000
	an increase of 990,000 - if one estimates that only 5% of these would move in to a sheltered/retirement housing setting (currently 5% of all those of retirement age move to sheltered) that would mean we need another 49,500 retirement properties either for rent or sale by 2021; plus extra services that will be required for the other 940,000 who may well be starting to need some form of support.	
85 and over	2,654,000	3,176,000
	an increase of 522,000 - if one estimates that one in four of the over 85s will need some form of housing and care (as many may have dementia) that would mean another 130,500 extra care or residential care settings.	
90-100	455,000	607,000
	an increase of 152,000 - if one estimates that one in two very old people will need some form of housing and care that would mean another 76,000 extra care or residential care settings.	
100 and over	15,000	28,000
	an increase of 13,000 - if one estimates that two out of three will need an extra care or residential care setting that would mean another 8,700 housing with care settings.	

This means we may require another 50,000 retirement housing properties or an 8% increase in the current stock of 600,000 properties and over 200,000 housing and care type settings for those aged 85+

SOURCE: GOVERNMENT ACTUARY'S DEPARTMENT 1998 - BASED ON PROJECTION TABLES.

For further information contact

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a vision in focus



This document is the 20/20 project partners manifesto, which roadmaps the new initiatives and policies needed to achieve our vision for older peoples housing and care in 2020.

First Principles for the 20/20 Manifesto

- To eradicate the idea that older people are a burden and remember their past and continuing contribution to society.
- To fully appreciate that 'older people' are not a homogeneous group, that the language used to describe them must not be ageist and that we need to redress the stereotypes currently in use.
- To shape the types of support society offers people from older age groups so that they always aim to empower rather than disempower and above all, should meet their aspirations rather than their needs.
- To recognise that as a society we will not be able to afford expensive new build models of housing and care for the increasing numbers of 'very old'.
- To create choice for people from older age groups as currently there is no free market choice in the type of housing they move to if their current home does not meet their aspirations.
- To remember that information is power and that people from older age groups need to be informed in order to be able to make choices about their future.

In association with



In association with: Association of Retirement Housing Managers, Chartered Institute of Housing, Counsel and Care, Elderly Accommodation Counsel and Federation of Black Housing Organisations

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our vision for housing care and services for older people in 2020

HOW WE MAKE A DIFFERENCE

local government

regional housing boards

central government

housing and care providers

VISION 2006

- Every local authority has an Older Peoples' needs mapping exercise and older peoples' strategy completed – with an ongoing biannual review.
- The role / potential role of sheltered housing for rent and purchase has been clearly defined.
- Local authorities support research into housing and care needs of diverse communities.

- To liaise with local authorities on local housing assessments to inform future Regional Housing Strategies.

- Has ensured all local authorities have older peoples' strategies inclusive of housing and care options.
- Has ensured the local needs mapping links to the Regional Housing Strategies.
- Direct Payment options are available for older people.
- Developing funding streams for telecare services across all housing tenures.
- Language used in publications/policies aimed at older people is non ageist.
- Pilot use of NHS funded nursing care in 'Extra Care Plus' schemes to cater for older people with nursing needs.

- Sheltered housing providers have assessed their sheltered housing in relation to local authority Older Peoples' strategies.
- Sheltered Housing providers are starting to produce plans to consider de-commission / re-commission sheltered housing which is difficult to let or unsuitable for purpose.
- The role of sheltered housing in intermediate care has been explored with every local authority / Primary Care Trust.
- The current housing and care needs of tenants and owner occupiers from diverse communities are researched and recommendations for action published.
- Retirement housing providers re-evaluate the current role of Estate Managers, with a view to extending services to local communities.

VISION 2010

- A one-stop information centre on Housing and Care options for older people exists in every local authority.
- Telecare options are demonstrated at one-stop information centres.
- Local Authority strategies are automatically fed in to Regional Housing & Planning Strategies. The strategy is inclusive of necessary health provision through GPs and local hospitals.
- Local Authority strategy on sustainable communities links closely to Older Peoples' strategy – more 'life friendly' homes suitable for 'downsizers' are developed - releasing larger public sector housing for families.
- All new build and major refurbishments automatically specify Telecare wiring provision as a standard requirement
- Specialist nursing/high dependency units in extra care to provide higher level of care at a critical time of need.

- To take account of local authorities housing strategies and incorporate into regional housing and spatial strategies. These strategies should also acknowledge infrastructure needs such as provision of GPs and hospitals.

- An 0800 national advice line – supported by Government – is on hand to refer callers to their local information centre and/or help with enquiries.
- Funding support available for mixed tenure and flexible models of housing and care.
- Single Assessment Process is working with 'one form' self completion /care broker completion assessment available on line and from local advice centres.
- A government backed 'not for profit' equity release scheme is in use.

- Sheltered housing schemes have become the hub for local older people.
- Peripatetic services originate from the local hub for older people in the community.
- Older people purchasing /renting retirement properties have choice of room sizes with flexible designs at point of purchase.
- White goods and useful technology integral to all properties.
- Telecare services are automatic elements of prescribed housing and care packages. (Offered to sheltered housing tenants, retirement housing purchasers and people in their own homes as part of Single Assessment Process).
- Co-housing schemes for rent and purchase are available for smaller groups of older people who want to live together.
- Properties and communal facilities reflect aspirations of increasing numbers of male residents.
- A national qualification process for housing/care workers.

VISION 2015

- Information and service access centres for older people are established in local centres that incorporate housing, health, telecare, and assessments, with access to regular health checks. These would also signpost where to go for additional information about welfare benefits, and employment (Majority staff contingent are from older age groups).
- Local older people are able to pool direct payments to directly employ care assistants who work to job roles defined by them.
- Telecare is seen as a natural and real choice to enable people to live independently in their own home for longer.

- Regional Housing strategies fully integrated with Region Health Strategies.

- Amalgamation of all benefit sources for people over 55, incorporating Direct Payments, Housing Benefit, Attendance Allowance, Minimum Income Guarantees, Disability Living Allowance etc.
- Imaginative funding streams for new forms of housing.

- Fully 'inclusive' retirement housing options are made available from small developments to retirement villages.
- Private sector retirement housing offers flexible tenure models.
- 'Live-work' retirement schemes are located in city centres.
- 'Life friendly' housing for down-sizing 50+ inclusive of lifestyle telecare services.
- All Staff working in housing and care sector are trained with a holistic approach to service provision and carry out Single Assessment process / reviews with clients.
- Telecare menu of services offered to new tenants/lessees.
- All homes occupied by those over 65 to be equipped with entry level Telecare packages.

VISION 2020

A society where people will be able to access and benefit from the housing support, telecare and health services they aspire to, with a full knowledge of the options available to them now and in the future.

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