

## The potential impact of extra care on local housing need

*“Building one retirement apartment probably means a family home comes available, often with a garden and frequently crying out for energetic new occupiers to modernise it: that means homes for five or more people.”*



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## The potential impact of extra care on local housing need

This document investigates the potential impact on housing need in one area. It demonstrates the positive impact of the provision of extra care housing, the freeing up of building land through the demolition of unsuitable sheltered housing and re-allocation of family homes.

*“Just 20% of older-owner-occupiers moving would release 840,000 family sized homes to the market.”*  
*Shelter*

The limited availability of suitable older person's housing has contributed to the reduction in family homes available in local areas. The provision of extra care and other suitable housing for older persons has been investigated by Aster Living. The case studies indicate the wider effect in the marketplace.

The following are samples of the chains which emerged. Some simple but effective chains are quick to emerge and some take longer for the full effect to be felt...

## Study 1: St. Paul's Court

A couple with combined high care needs move into a two-bedroom flat in a new extra care scheme. They remain close to their family connections, their local network and are very happy at the scheme. They've moved from a four-bedroom family home they've occupied for 32 years. They have eight grown-up children, five living locally.

Their four-bedroom family home is used to house a family of seven people. Two single parent couples who have two and three children individually. They previously occupied two separate homes but wanted to become a joint family. They've been together for three years and need four bedrooms.

One of the properties is a precast reinforced concrete (PRC) property which the LA would like to demolish as part of an urban re-generation programme.

The other, a two-bedroom house, is used to house a couple with two children moving from an upper floor flat.

The upper floor flat is used to house a homeless single mum who's been housed in temporary accommodation for 12 months.

### Result:

**Seven adults and eight children suitably housed.**

### Source:

This is an Aster Living scheme.

Subsequent anecdotal evidence of the impact of freeing the four-bedroom home came from the local council several months later.

The feedback from the council included "Four-bedroom family homes which have not been sold under the right-to-buy are like gold dust".

## Study 2: St. Barnabas Court

A single adult with dementia moved into the dementia care unit at this extra care scheme. The customer moved from a three-bedroom family home. This property benefitted from an attached garage.

The three-bedroom family home is used to house a couple with three children. They're leaving a three-bedroom house due to a need for a disability annex. This is required for their nine year old child who is physically disabled. The garage will be extended to provide a downstairs bedroom and en suite bathroom.

The three-bedroom house is used to house a couple with three children who are moving from a two-bedroom maisonette.

The two-bedroom maisonette is used to house a couple with one child. They're moving from a privately rented bedsit.

### Result:

**Seven adults and seven children suitably housed.**

### Source:

This case describes a gentleman with dementia who came into St Barnabas Court's dementia wing following the death of his wife.

Subsequent anecdotal evidence of the impact of freeing the three-bedroom family home with a garage came from the local council.

## Study 3: Astor Court and Passmore Edwards Court

23 one and two-bedroom, flats are used to house 10 single adults and 13 couples freeing a total of ■ 12 three-bedroom houses ■ 7 two-bedroom houses ■ 2 two-bedroom bungalows ■ 2 one-bedroom flats. These properties are used to house a total of 38 adults and 47 children.

The properties these family households leave provide housing for a further 32 adults and 36 children. This includes three homes which are part of the urban re-generation programme, and five homes to accommodate people with physical disabilities.

The properties these households leave provide housing for a further 26 adults and 18 children. This group includes some homeless families.

**Result:**  
**133 adults and 101 children suitably housed.**

**Source:**  
This combination of cases are taken from initial lettings information informally gathered through the process of filling both Astor Court (in a regeneration area) and Passmore Edwards Court.

Subsequent lettings within this study are individually factual including:

- The range and numbers of properties released via the 23 lets
- Accommodation for people with physical disabilities, moving into family homes which had previously been adapted for the exiting customers (ramps and stair lifts)
- The housing of homeless families.

The overall impact of releasing family homes of these types can be analysed by applying the local authorities criteria (either points based choice based lettings or a register of need) for housing in one, two and three-bedroom properties. The table below shows the theoretical working:

Property type	Total number of properties released	Total number of adults moved	Total number of children moved
Movement into the extra care	-	36	-
3 bedroom-house	16	32	48
2 bedroom-house	13	26	26
2 bedroom-bungalow	2	4	2
1 bedroom-flat	10	15	5
2 bedroom-flat	8	12	12
Other (eg shared/hostel/sheltered)	8	8	8
<b>Total</b>	<b>57</b>	<b>133</b>	<b>101</b>

## Study 4: St. Paul's Court

4 properties are used to house single adults from a local council owned care home which has concrete cancer and is due for demolition.

This site of the care home was bought, developed and used to provide 22 family homes.

**Result:**  
**38 adults and 47 children suitably housed**  
*(This doesn't take into account the properties these families have moved from).*

**Source:**  
In this instance, the four customers came from Paternoster House care home, close to St Paul's Court. Paternoster House was a steel framed PRC construction which had concrete cancer so needed to be demolished. Subsequently we built 22 family homes on the site. The site also provided land to rebuilding the Church which previously occupied the St. Paul's site.

This example on its own shows the holistic impact, which is often missed when extra care housing is viewed in isolation.

## Conclusions

These studies show how the provision of a relatively small number of extra care housing flats:

- Provided subsequent housing for at least 209 adults and 163 children
- Makes best use of existing facilities
- Provides valuable re-housing opportunities from care homes and institutional care environments
- Extra care environments are quickly re-cycled as the average length of occupation is lower than other properties. The impact on the local housing community will continue as shown in these studies
- Providing attractive, alternative housing for older people can often free up existing property and land for re-development.

Extra care schemes and older people's housing for rent, sale and shared ownership boosts the availability of family housing. It also prevents, or at least delays, the need for vulnerable older people to move into higher forms of accommodation-based care.

Our findings within these studies link in with the government's Housing our Ageing Population: Panel for Innovation (HAPPI) report.

*"Building one retirement apartment probably means a family home comes available, often with a garden and frequently crying out for energetic new occupiers to modernise it: that means homes for five or more people."*

*"Good retirement housing involves plenty of space and light, accessibility, bathrooms with walk-in showers, the highest levels of energy efficiency... if the dangers of loneliness are to be replaced with opportunities for a good social life... Space for people to get together"... "And these benefits, quite enough in themselves, are greatly magnified by the release of acutely-needed family homes."*

*"Just 20% of older-owner-occupiers moving would release 840,000 family sized homes to the market."*

*Shelter*

*"Meeting the need for more suitable homes for older people also helps the next generation because family homes then become available. At a time of acute housing shortages and a general recognition that more house building is urgently required, this double benefit greatly magnifies the value of building retirement housing."*