

EVIDENCE OF NEED FOR CARE HOME PLACES IN SHIFNAL PARISH

The community consultation for the Neighbourhood Plan identified a call from residents for the provision of some appropriate housing for older people including a Care Home for older people in Shifnal. Some of this need can be met by the provision of more 1-2 bed units of accommodation which meet the Lifetime Home requirements.

It was identified by the Steering Group that there needed to be a review of the evidence of need for the provision of more Care Home places in Shifnal. A review of existing provision, current strategy for the care of older people and available population data has been carried out to assess whether there was an identifiable need for Care home places in the Plan period and beyond.

The current policy of Adult Services, Shropshire Council is ...“ *our care pathway and approach to adult care is focussed on supporting people to remain at home for as long as possible with admission to a care home as a very last resort as late as possible and for as short a time as possible.*”

However, they do say that more places across Shropshire for Nursing Care and Nursing care with Dementia “*would be welcome*”.

The population of older people currently 65 and over in Shifnal was 1398 (20.6 % of the population) as at 2011 census. Although similar to the rest of Shropshire this is 3.7% higher than the regional figure and 4.3% higher than nationally. 14.5% of all households in Shifnal were 1 person pensioner households at the time of the 2011 census.

There is one private Residential Home in Shifnal with 31 bedspaces which doesn't currently hold a waiting list and one sheltered style flat development run by South Staffordshire Housing Association with 33 units of warden supported flats of which 9 are available for shared ownership and the rest are rented.

NOTE:

There is a committee approval for an outline planning application for 100 units of housing and a 60 bed Extra Care Home on the outskirts of Shifnal. The development is currently awaiting finalisation of the section 106 agreement before the approval is actually issued. However, there is already information locally which says that so far a Provider has not been identified for this part of the proposed development and it may not go ahead but this is not clear. The application was, in part, on land allocated for employment use and the application put forward the case for Home on the basis it would provide employment.

The developer's statement of need for a Care home based on review of existing provision and population and need projections is summarised below and included in the review of evidence which accompanies this note.

The developer's statement of need identified an older population in Shifnal and within a 5 mile radius of 2915 residents 75+ (based on the mid-2010 census at the time the statement was done).

Applying nationally accepted standard ratios of care units per 1000 population over 75yrs a need was identified for 170 units in total (with 131 units of Extra Care, 29 unit dementia care and 10 units of diversions of older people from residential care) As there is no provision of this type of care in the area then the requirement is for 141 units of Extra Care and 29 units Dementia care.

With regard to the provision of Registered personal care the need was identified as 189 with 73 provided leaving a requirement for 116 units of Residential care (personal).

The need for Registered Nursing care is for 117 with no provision currently so the requirement is for 117 units of Registered Nursing Care.

(see details in the evidence document attached as an Appendix to this note).

In addition to this proposed development, a 3 year planning permission was granted on 17.9.14 for conversion and extension of the existing Uplands house, a listed building, to form an Extra Care Home Class C2 comprising 29 self contained apartments with communal facilities.

In their application for the conversion and extension of the Uplands house Uplands the developers cited existing documents and statements of need by the community for the provision of an extra care Home in Shifnal. The information they provided is copied in the attached note. At the time of writing this note (26/08/2015) there does not appear to have been any further progress with this development of the Extra Care Home on this site.

CONCLUSION

The evidence available shows that there is a need for the provision of Residential Care and Nursing Home places and Extra Care Places within Shifnal and the surrounding area with in the Plan period and beyond.

Document prepared on 26/08/2015

By Chris Raine Chair of the Neighbourhood Plan Steering Group

APPENDIX - CARE HOME PLACES IN SHIFNAL – IS THERE EVIDENCE OF NEED?

Comments below are from an email from Ruth Houghton – Head of service –Improvements and Efficiency Adult Services

“Firstly I need to stress that our care pathway and approach to adult care is focussed on supporting people to remain at home for as long as possible with admission to a care home as a very last resort as late as possible and for as short a time as possible.

Having said that it is also important to understand the type of care home that we would purchase places in:

1. For older people:

Residential care... should see a reduction in admissions as people can be supported at home

Residential with dementia... admissions do occur but only when all support at home is no longer possible

Nursing Care homes... there is a demand for this

Nursing care with dementia... this is the highest level of care and is required, there are limited number of places available across Shropshire so these sort of developments are welcomed.”

2. Younger adults <65 years

Wherever possible we prefer supported living in local communities for younger adults with a residential placement being our least preferred option but necessary sometimes for some younger adults a last resort

With regards to demand you would need demographic information which Tom Dodds can direct you to. With any plans for Shifnal you would I think also need to consider demand in Telford and Wrekin given the proximity and if a developer were to build a nursing care home for example they would certainly I would think be seeking placements from Telford as well.

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Population information from the Shifnal Parish Profile provided by the Research and Intelligence Team, Shropshire Council.

Source: 2011 Census, Office for National Statistics, © Crown Copyright 2014.

Total Population: 6776 (3356 males, 3420 females)

Household Population: 6746 (99.6%)

Households: 3030

Dwellings: 313

6 Communal Establishments 30 residents (0.4% of total population).

Retirement age:

20.6% (1398 people) of the population were aged 65 and over in March 2011. This compares with 20.7% at County level, 16.9% regionally and 16.3% nationally.

Over 85 year olds:

2.1% (141) of the population were aged 85 and over in March 2011. This compares with 2.7% at County level, 2.2% regionally and 2.2% nationally.

14.5% of all households were one-person pensioner households.

Provision of Unpaid Care

The question asked “do you look after, or give any help or support to family members, friends, neighbours or others because of either; a long term physical or mental ill health/disability? or because of problems related to old age?”

7% At the time of the Census 7% said that they were providing 1 to 19 hours of unpaid care a week. This is in line with the Shropshire figure of 7%

1% said they provided between 20 and 49 hours per unpaid care. This is in line with the Shropshire figure of 1%.

23% said they provided over 50 hours of unpaid care. This is slightly higher than the figure for Shropshire as a whole (2%) and England & Wales (2%).

Long Term Illness or Disability

The Census asked "Are your day-to-day activities limited a lot due to a health problem or disability which has lasted, or is expected to last, at least 12 months?"

8% said that their day-to-day activities limited a lot due to a health problem or disability. This is in line with the figure for Shropshire of 8%.

The percentage who reported their day-to-day activities were limited a little was 10%. This is in line with the Shropshire figure of 10%

Existing Provision for supported housing and Residential Care in Shifnal

Yew Tree Court is owned by South Staffs Housing and managed by Care Plus as sheltered style flatted accommodation. There is a resident warden and pull cord alarm system. There are 33 units, 9 of which are shared ownership and the rest for rent. Nomination rights for the rented units are through STAR, so I cannot answer the question as to whether there is a waiting list or not for flats but we never have any problems filling them. The criteria for all the units is that people have to be 55 or over unless the person has a disability and needs support to live independently, then we will consider people under 55.

Shared ownership flats are advertised by an Estate Agent, although the Warden holds a waiting list for them and you can fill out a form and apply.

Netherwood Residential Home

This is a private Residential home with 31 bedspaces in 19 single rooms and 6 shared rooms. 23 rooms have ensuite toilet and washing facilities.

They do not have a waiting list currently.

The nearest homes outside the Parish of Shifnal are at St Georges (2.6 miles) Telford a private 71 bed home providing nursing and residential care and at Brookside Telford,(3.1 miles) a 60 bed residential home provided by Sanctuary Housing Association.

The case for an Extra Care Nursing Home on the Stanton road/Lawton Road planning application from Gallaghers Estates Ltd.

https://pa.shropshire.gov.uk/online-applications/files/8AFB204A34FE7E18C816BECECFE53964/pdf/13_05136_OUT-CARE_DELIVERY_PLAN-2039166.pdf

CURRENT EXTRA CARE & OTHER CARE PROVISION WITHIN SHIFNAL AND SURROUNDING

We have looked at the Shifnal South and Cosford and surrounding wards which are within an approximate 5 mile radius of the application site which takes in the eastern wards of Telford and surrounding areas. We would suggest that people are willing to access residential or extra care accommodation within a 15 minute car journey from their home and given the expense of development of these resources and the need for access to staff, these developments are unlikely to be broadly provided across the District and County instead focussing on main towns or service centres with adequate community services, access to staff and good transport links.

(Worfield is a large ward so we have used an estimated half its population within the data to reflect the likelihood that people may choose a more local housing or care scheme in the southern parts adjoining Bridgnorth than something in Shifnal. The Wheaton Aston, Bishopswood and Lapley Ward lies within South Staffordshire DC boundaries and on its eastern fringe borders larger conurbations and the estimated population of the western side has been included within the data.) This exercise presents a realistic assessment of the local population for whom a care scheme may be appropriate i.e. residents aged 75+.

Within the next section the report will tie together the suggested supply of housing and care types identified above against the identified population aged 75+ as highlighted and totalling 2915 people (mid 2010 census).

4.1 Using the above population search area we have identified the following older person's specific residential (en-suite bedrooms only) or extra care schemes within the considered catchment area.

Netherwood, Haughton Village, Shifnal

Residential (personal) care. Only 13 rooms are en-suite. Private Personal care

Lake View Residential Care Home, Telford Residential (personal) care 60 bedrooms all en-suite

Sanctuary Personal care (Elderly Accommodation Council)

4.2 We found no extra care or very sheltered housing within the areas search the nearest being over 5 miles away in Telford. There are a number of retirement and sheltered housing properties within

the surrounding wards but as these do not provide on-site care we have excluded them from the search.

4.3 Using the same table we can see the current supply and shortfall of extra care housing within the area identified:

Older population 75 years and over (2010 census) 2915

Extra Care Housing Units Required:

Units of extra care/very sheltered housing (45 units/1000 pop.) 131

Units of dementia based housing (10 units/1000 pop.) 29

Diversion of older persons from residential care (3.5 units per 1000 pop.) 10

Sub Total 170

Current provision 0

Total required 170

Note

- a. These figures exclude inward migration which is a key issue for areas such as Shifnal.
- b. They do not account for local conditions such as competition or proximity to nearby population centres
- c. The figures for 'diversion from residential care' do not take into the local care market in terms of supply and cost.

LAND OFF STANTON ROAD, SHIFNAL CARE DELIVERY PLAN

4.4 This suggests a shortfall within Shifnal, and surrounding area, of 141 units of extra care for older people and an additional 29 units of specialist accommodation for people with dementia. We have included the measure of diversion from residential care as this is a key policy within the County Councils promotion of extra care housing.

4.5 Given the high levels of home ownership within the District amongst this group (77% within the Shifnal Ward) we would anticipate that any new provision would include ownership tenures.

4.6 With regard to the supply and demand for registered care (personal and nursing) within the same search area;

Older population 75 years and over (2010 census) 2915

Units of Registered Care (personal) (65 units/1000 population.) 189

Current provision 73

Shortfall 116

Units of Registered Care (nursing) (40 units/1000 population.) 117

Current provision 0

Shortfall 117

Note:

- a. These figures exclude inward migration which is a key issue for areas such as Shifnal.
- b. They do not account for local conditions such as competition or proximity to nearby population centres
- c. The figures for 'diversion from residential care' do not take into the local care market in terms of supply and cost.

5.0 POTENTIAL PROVISION ON-THE SITE

5.1 Having identified a demand for either residential or extra care we will now set out our thoughts on a potential proposal suited to the application site. This does not form a firm proposal as the final details on types and tenures will be subject to the requirements of the provider but sets a framework for care provision that meets the proven need. We consider that both residential care (personal or nursing) and extra care uses are appropriate for the application site (Use Class C2).

5.2 Within a C2 Extra Care scheme we would suggest that a development should meet the following criteria:

- It is independent living in self-contained accommodation meeting the required design and build standards for an older population.
- There is 24/7 care available on site to provide a sense of personal safety or the scheme is able to host a staff team able to provide onsite care and support to meet individual's needs.
- It provides secure safe accommodation for the residents and a 'home for life'.
- Meals could be available on site (subject to viability).
- There is choice about whether to get involved with activities and a choice whether to socialise with people or not.
- It could provide a community hub offering care and support to the wider population within Shifnal and the surrounding areas.

5.3 The supply and demand data indicates that the application site could provide a mix of apartment types and tenures and possibly include a 'well-being' centre as an integral part of the scheme, offering supportive communal and ancillary accommodation to enable residents and members of the community to retain their independence and receive care within their own property. In line with the Shropshire County Framework for Extra Care Housing we would suggest a minimum 50 unit scheme comprising of broadly the following mix of accommodation:

Accommodation Type Indicative Size M2 Number

1 Bed Flats 51-55 25

2 Bed flats 63-66 15

2 Bed Flats 70 + 10

Total 50 (50%)

Application by Redrow developments for the Conversion and extension of 'The Uplands' to form an 'extra care' care home (Class C2 Use) comprising 29 no. self contained apartments with communal facilities .

Extract from the planning application submitted in June 2014 and given approval under delegated powers in September 2014 – the developers evidence of the need for a Care Home in Shifnal

“2.2 SOCIAL AND ECONOMIC

The Shifnal Place Plan provides an overview of social, economic and environmental characteristics of the town.

In 2010, 22% of Shifnal’s population of approximately 6,800 was over 65. This is significantly over the national average of roughly of 16.5% and as such facilities for the elderly has been identified as a local need.

The Shifnal Town Plan of 2009 identified housing for the elderly as a community priority and the Local Joint Committee for the Shifnal and Sheriffhales area highlighted services for the elderly as a local need.

The Investing in Shropshire’s Future - Local Infrastructure and Investment Workshop with the Shifnal Parish Council in September 2010 identified the need for a care home within the town. There is a residential and day care facility for the elderly at Netherwood Care Home just to the north of Shifnal in the Village of Houghton. This has around 25 rooms rather than the self-contained units that an Extra Care facility would provide and that was identified as a need by the Shifnal

Community Toolkit Event in February 2011.

These proposals therefore address a clearly established need for housing for the elderly and the Extra Care nature of the development offers alternative care accommodation than that offered nearby and will also provide some services for the elderly.”

Document compiled on 26 August 2015.

By Chris Raine for the Neighbourhood Plan Steering Group.