

**21 July 2023**

**TITLE OF REPORT: Specialist and Supported Accommodation Needs Assessment and Strategy**

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## **Purpose of the Report**

1. To share with the Health and Wellbeing Board, a proposed new Specialist and Supported Accommodation Needs Assessment and Strategy for feedback and endorsement, prior to seeking Cabinet approval in September 2023.

## **Background**

2. Following the publishing of the People at the Heart of Care white paper in 2021, the Council commissioned consultancy firm Housing LIN to develop a Specialist and Supported Housing Needs Assessment and Strategy, to set a strategic framework with a clear evidence base for the commissioning and development of related provision.

3. In April 2023 the Department for Health and Social Care published 'Next steps to put people at the heart of care' which sets out an ambition for 'supporting people to remain independent at home'. It also outlines the need for local places to join up housing, health and care services, this includes providing more choice in local communities and creating the local conditions to increase the supply of specialist and supported housing.

4. A cross council working group was established in 2022 to take this work forward, including representation from Housing, Social Care, Public Health and Commissioning. The scope of the work was agreed to include children as well as adults to ensure a holistic and broad approach that can inform the future planning of related provision.

5. To develop the Specialist and Supported Accommodation Needs Assessment and Strategy we have engaged with relevant departments across the Council through individual meetings and larger discovery sessions/workshops to obtain data and information. The documents attached have therefore been developed collaboratively with feedback taken on board.

## **Draft Specialist and Supported Accommodation Needs Assessment**

6. The draft Specialist and Supported Accommodation Needs Assessment can be found in Appendix 1 and includes an assessment of need and demand for the following groups:

- Older People (55+)
- Adults with Learning Disabilities/Autism – including young people 'transitioning' to adult services
- Adults with Mental Health Needs
- People with Physical Disabilities/Long Term Conditions

- People who are homeless or at risk of homelessness including:
  - Single homeless individuals
  - Those subject to/fleeing domestic abuse
  - Young people
  - Refugees (including unaccompanied older children/asylum seeking children)
  - Those who have served in the armed forces

7. Both qualitative and quantitative data/information has been used to inform this document. It estimates the need and demand up to 2040 for each group listed above, for each type of provision and includes both rental and sale options where relevant. It also provides a breakdown of need and demand by geographical area where relevant (based on the five neighbourhood boundaries within the Gateshead area).

### **Draft Specialist and Supported Accommodation Strategy**

8. The draft Specialist and Supported Accommodation Strategy 2023 - 2033 can be found in Appendix 2 and sets out our strategic vision for specialist and supported accommodation in Gateshead:

‘The provision of good quality specialist, supported, and accessible homes is a part of creating a place where people can live well and thrive in Gateshead. Our vision is to secure the best quality of life we can for older people and people with support needs both now and in the future. This means delivering a range of specialist, supported and accessible homes that enable people to live independently, with support and care where necessary’.

9. The strategy is aimed at engaging a range of partners to enable delivery of our specialist and supported accommodation needs, including developers, registered providers, providers of care/support and the voluntary sector. The strategy sets out the following five key aims:

- a) To develop and enable the provision of a wide range of homes, including supported and specialist homes, that are suited to the needs of an ageing population.
- b) To commission and develop a range of specialist and supported housing, with associated care and support services, that enable adults with longer term care and support needs to have a home in the community.
- c) To commission and develop a range of specialist and supported housing, with associated support services, for young people and adults who are homeless, or who are at risk of homelessness.
- d) To enable and provide a range of accessible and adapted homes suited to the needs of people with physical disabilities and/or long-term conditions.
- e) To maintain and raise the standard and quality of supported housing services.

10. The strategy also contains a delivery plan with a proposed action list for each of the strategic aims. For each of the groups covered by the strategy it also includes:

- What is required, drawing on local policy and plans, stakeholder views, commissioner insights and the specialist and the supported housing need assessment
- A summary of need from the specialist and supported housing need

assessment

- Identified requirements for specialised and supported housing in the short – medium term (the period to 2030) and likely requirements in the longer term (from 2030)
- A summary of actions
- A summary of measures of success.

## **Recommendations**

**11.** The Health and Wellbeing Board is asked to:

- Consider the Draft Specialist and Supported Accommodation Needs Assessment and Strategy, providing any comments and endorsing prior to seeking Cabinet approval in September 2023.
- Endorse an annual review of the needs assessment by Council Officers to determine if need and demand remains the same or has changed
- Endorse developing a joint plan between health, housing and social care for implementation of the identified accommodation needs which incorporates financial information from all relevant services and aligns with plans for development in the borough.

**12.** The Board is asked to note that this report has been redacted to remove commercially sensitive information regarding the homelessness related commissioning intentions for young people and those with multiple and complex needs, which we have not yet approached the market for.

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Appendix 1

# Specialist and Supported Housing Needs Assessment

Report for Gateshead Council

Version: Final

June 2023

Housing Learning and Improvement Network

## Contents

Executive Summary.....	3
1. Introduction.....	5
2. Estimated need for specialist housing and accommodation: Older people.....	7
Contextual evidence: housing and accommodation for older people in Gateshead .....	7
Estimated need for housing and accommodation for older people in Gateshead .....	18
3. Estimated need for supported accommodation: Adults with learning disability/autistic people.....	27
4. Estimated need for supported housing: Adults with mental health needs.....	38
5. Estimated need for accessible housing: People with physical disabilities .....	50
6. Estimated need for supported housing: People who are homeless or at risk of homelessness .....	54
7. Summary findings: projected need for specialist and supported housing in Gateshead	58
Annexe 1: Demographic projections for the 55+, 65+ and 75+ populations .....	66
Annexe 2: Neighbourhood area boundaries and specialist housing for older people .....	76
Annexe 3: Estimates of need for housing for older people and housing with care.....	88

## Executive Summary

The scope of this specialist housing and supported housing needs assessment includes:

- Older people (55+ years).
- Adults with a learning disability/on the autistic spectrum, including young people 'transitioning' to adult services.
- Adults with mental health needs.
- Adults with physical disabilities/long term conditions.
- Individuals at risk of or recovering from homelessness, including:
  - Single homeless individuals, including offenders/ex-offenders, people recovering from drug/alcohol dependency, people with multiple/complex needs.
  - Vulnerable people subject to or fleeing domestic abuse.
  - Vulnerable young people.
  - Refugees, including unaccompanied older children/asylum seeking children.
  - Adults who have served in the armed forces.

Whilst the assessment is shown in relation to 'client cohorts', it is recognised that people's needs are often complex and that innovative approaches to housing and support that go beyond these 'cohort' definitions will be required and are indeed desirable.

### **Estimated need for specialist housing and accommodation: Older people**

*Housing for older people* (retirement housing for sale and for social/affordable rent). The estimated housing for older people net need to 2040 is c.670 homes of which c.270 homes are estimated to be required for social/affordable rent and c.400 are estimated to be required for shared ownership/sale.

*Housing with care* (extra care housing). The estimated housing with care net need to 2040 is c.435 homes of which c.305 homes are estimated to be required for social / affordable rent and c.130 homes are estimated to be required for shared ownership/sale.

*Residential care and nursing care*. The estimated residential care net need is not anticipated to increase significantly over the period to 2040. It is likely that residential care bed capacity will need to be increasingly focussed on older people with more complex social care needs, such as people living with dementia. The estimated nursing care net need to 2040 is c.230 bedspaces. It is likely that nursing care bed capacity will need to be increasingly focussed on older people with more complex health and social care needs, including people living with dementia.

### **Estimated need for supported accommodation: Adults with learning disability/autistic people**

In summary, an additional c.90 units of supported accommodation are estimated to be needed by 2030 for people with a learning disability/autistic people and an additional c.215 units by 2040.

Of these additional c.215 units, c.25 units are estimated to be for Shared Lives accommodation and c.190 units are estimated to be for supported housing.

### **Estimated need for supported housing: Adults with significant mental health needs**

There is an estimated net need for c.30 units of additional supported housing for people with significant mental health needs by 2030 and c.65 units of additional supported housing by 2040.

### **Estimated need for accessible housing: Adults with physical disabilities**

In summary, by 2040, it is estimated that there will be c.675 wheelchair users with an unmet need for accessible housing, of which:

- It is estimated that c.255 wheelchair users require *fully wheelchair adapted homes*, i.e. similar to Part M(4) Category 3 broadly equivalent to the Wheelchair Housing Design standard.
- This is the equivalent of a need for c.15 fully wheelchair-adapted homes required per year to 2040 for the all-age population.
- Among the working-age population, this is the equivalent of a need for c.6 fully wheelchair-adapted homes required per year to 2040.
- It is estimated that c.420 wheelchair users require *accessible and adaptable homes* (i.e. not fully wheelchair adapted dwellings), similar to Part M(4) Category 2, broadly equivalent to the Lifetime Homes standard.
- This is the equivalent of a need for c.25 accessible and adaptable homes required per year to 2040, for the all-age population.
- For the working age population, this is the equivalent of a need for c.10 accessible and adaptable homes required per year to 2040.

### **Other identified needs for supported and accessible housing**

*People who have served in HM armed forces/adult former asylum seekers*

It is assumed that the need for supported housing of these relatively small cohorts of people could be met through existing supported housing provision for people who are or have experienced homelessness and/or through the planned commissioning of additional supported housing capacity for people who have experienced homelessness.

## 1. Introduction

- 1.01 This is a report of research undertaken by the Housing Learning & Improvement Network (LIN)<sup>1</sup> based on a brief from Gateshead Council (GC) to undertake a Specialist and Supported Housing Needs Assessment.
- 1.02 GC has commissioned the Housing LIN to undertake an assessment the future need, over the next 10-20 years, for specialist and supported housing and accommodation.
- 1.03 The scope of this specialist housing and supported housing needs assessment includes:
- Older people (55+ years).
  - Adults with a learning disability/on the autistic spectrum, including young people 'transitioning' to adult services.
  - Adults with mental health needs.
  - Adults with physical disabilities/long term conditions.
  - Individuals at risk of or recovering from homelessness, including:
    - Single homeless individuals, including offenders/ex-offenders, people recovering from drug/alcohol dependency, and people with multiple/complex needs.
    - Vulnerable people subject to or fleeing domestic abuse.
    - Vulnerable young people (such as care leavers).
    - Refugees, including unaccompanied older children/asylum seeking children.
    - Adults who have served in the armed forces.
- 1.04 Work undertaken by consultancy Campbell Tickell in relation to the 'cohorts' above at risk of or recovering from homelessness has been reviewed and used as appropriate to identify need for specialist and supported housing.
- 1.05 Whilst the assessment is shown in relation to 'client cohorts', it is recognised that people's needs are often complex and that innovative approaches to housing and support that go beyond these 'cohort' definitions will be required and indeed desirable:
- An assumption that mainstream housing suitably designed and/or adapted will be appropriate for many people with care and/or support needs.
  - Opportunities for inter-generational living will form part of the required housing solutions.
  - Housing solutions may be multi-functional, e.g. providing a mix of mainstream housing, supported housing and potentially other facilities.

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<sup>1</sup> [www.housinglin.org.uk](http://www.housinglin.org.uk)



- All housing and supported accommodation for people with care and/or support needs should assist and facilitate inclusion in community life.
- 1.06 GC wishes to use this evidence base to inform its supported housing strategy and its other housing, planning, social care, investment and delivery plans. The council's objective is to support people with care/support needs to live independently in their homes through having a range of specialist and supported housing options available which enables this to happen.

### **Approach and method**

- 1.07 This specialist and supported housing need assessment covers a range of housing and accommodation types for all ages and needs including specialist housing for older people (e.g. retirement housing for sale, 'sheltered housing' and extra care housing), residential and nursing care, supported housing, accessible housing and Shared Lives. Where appropriate estimates of housing need are indicated for different tenure types.
- 1.08 Where the size of the relevant cohort populations permits, estimates of future housing and supported housing need are shown at Gateshead level and by locations within the borough (Central, West, East, South and Inner West).
- 1.09 Qualitative evidence from a sample of local citizens, voluntary and community organisations, housing providers and Council Officers has been used to inform estimates of housing and supported housing need.
- 1.10 A range of national and local quantitative evidence, as well as evidence from local policies has been used to inform estimates of need for specialist and supported housing including:
- National and local health, social care and housing data sets
  - Current population data for the relevant cohorts
  - ONS Census data and other ONS demographic data as relevant
  - Gateshead Joint Strategic Needs Assessment
  - Gateshead Social Care Market Position Statement
  - Gateshead Health and Wellbeing Strategy
  - Gateshead Housing Strategy
  - Gateshead Specialist and Supported Supplementary Planning Document
  - The Council's Our Statutory Homelessness Review
  - Gateshead Homelessness and Rough Sleeping Strategy

## 2. Estimated need for specialist housing and accommodation: Older people

- 2.01 This assessment is intended to identify the specialist housing and accommodation needs of older people, some of whom will also have care/support needs. This assessment of need includes estimated need for specialist housing for older people, such as retirement housing, 'sheltered' housing, extra care housing, and residential and nursing care provision.
- 2.02 The assessment of need for specialist housing and accommodation for older people draws on a range of evidence, including:
- Demographic context.
  - Health and care context.
  - Current provision of specialist housing and accommodation for older people.
  - Socio-economic context.
  - Local strategic evidence and local commissioner perspectives and intelligence.
  - The perspectives of older people and other stakeholders.

### Contextual evidence: housing and accommodation for older people in Gateshead

#### Demographic context

- 2.03 To produce an overview of the change in the older population in Gateshead, estimates for the 55+, 65+ and 75+ populations are used.
- 2.04 In order to produce demographic projections the following datasets have been used:
- *ONS Mid-2020 Population Estimates for Census Output Areas in the North East region of England*<sup>2</sup>. This has been used to generate population estimates at ward level.
  - *ONS 2021 census population estimates*<sup>3</sup>. The 2021 census population estimates have been used to provide an up-to-date estimate of the older population living in Gateshead.
  - *ONS 2018-based subnational projections for England*<sup>4</sup>. This has been used to estimate the projected growth of the populations, at ward and borough-level, projected to 2040.

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<sup>2</sup> ONS Mid-2020 Population Estimates for Census Output Areas in the North East region of England by Single Year of Age and Sex - Supporting Information; Table SAPE23DT10d

<sup>3</sup> ONS P02 Census 2021: Usual resident population by five-year age group, local authorities in England and Wales

<sup>4</sup> ONS 2018-based Subnational Population Projections for England; released in 2020

2.05 This data is used to identify the current age distribution of the older population in Gateshead and to identify trends in the older population. It is also used as a basis for the estimation of net housing and accommodation need for older people in Gateshead to 2040. Table 1 shows the projected population at 55+, 65+ and 75+ for Gateshead to 2040, and table 2 shows the percentage change in these population cohorts to 2040.

Table 1. 55+, 65+ and 75+ population for Gateshead to 2040.

Age cohort	2023	2025	2030	2035	2040
55+	67,720	70,305	71,405	71,569	72,515
65+	40,862	43,549	46,950	49,336	49,991
75+	19,891	22,097	23,062	24,953	27,493

Source: ONS 2021 census and ONS 2018-based subnational population projections

2.06 Table 1 shows that both the 65+ and 75+ population cohorts are projected to increase to a greater extent than the overall 55+ population. This is significant because the 65+ and 75+ population cohorts are more likely to need specialist housing and accommodation.

Table 2. Percentage change in the 55+, 65+ and 75+ population for Gateshead to 2040.

Age cohort	2023	2025	2030	2035	2040
55+	1.8%	3.8%	5.4%	5.7%	7.1%
65+	2.7%	6.6%	14.9%	20.7%	22.3%
75+	7.5%	11.1%	15.9%	25.4%	38.2%

Source: ONS 2021 census and ONS 2018-based subnational population projections

2.07 Table 2 shows the most significant growth is in the 75+ population in Gateshead, compared to the 55+ and 65+ populations. However, both the 65+ and the 75+ population cohorts are projected to grow at a significantly higher rate than the 55+ population to 2040.

2.08 The estimation of housing / accommodation need shown later in this section is based on the projected growth of the 65+ population and the 75+ population cohorts which have been selected, based on previous research carried out by the Housing LIN indicating that these are the most likely population cohorts to need and to move to specialist housing and accommodation designated for older people.

2.09 To provide local context to the projected change in the 55+, 65+ and 75+ populations for Gateshead, changes in the same population cohorts are shown at Annexe 1 in relation to other councils in the north east of England region.

2.10 Using 2018-based ONS Subnational Population Projections data<sup>5</sup>, the older populations for Gateshead and other councils in the north east have been projected for the years 2023, 2025, 2030, 2035 and 2040. The tables in Annexe 1 show the population projections for Gateshead and other councils in the north east up to 2040 for the 55+, 65+ and 75+ populations respectively.

<sup>5</sup> ONS 2018-based Household Population Projections for England: detailed data for modelling and analysis – principal projections.

## Health and care context

- 2.11 Gateshead's average life expectancy at birth is 79.5 years<sup>6</sup>, which is higher than the North East regional average life expectancy of 78.9 years, but below the average life expectancy for England of 81.5 years<sup>7</sup>.
- 2.12 The demand for residential and nursing care is partly influenced by the local prevalence of dementia amongst the older population, as well as by other health and care needs. Table 3 shows the prevalence of dementia in Gateshead.<sup>8</sup>

Table 3. Number of people 65+ with dementia and dementia prevalence as a percentage of the total 65+ population (2020).

Area	Number of people 65+ with dementia in 2020	Percentage of people 65+ with dementia out of total 65+ population	Annual estimated % growth in people 65+ with dementia	Projected number of people 65+ with dementia to 2040
Gateshead	2,527	6.1%	2.0% p.a.	3,437
North East region	22,225	4.09%	3.2% p.a.	35,027
England	422,973	3.97%	6.53% p.a.	919,966

Source: NHS Digital, Recorded Dementia Diagnoses publications

- 2.13 Note that the figures for projected number of people 65+ with dementia in 2040 is based on projected growth rates from Wittenberg et al (2019)<sup>9</sup>.
- 2.14 The current prevalence of dementia among the 65+ population (6.1%) in Gateshead is higher than both the North East average (4.09%) and the English average prevalence (3.97%).

Table 4. Prevalence of dementia in Gateshead and north east region local authorities (2022).

Locality	Number of people aged 65+ with Dementia per 1,000 population (65+)
<b>Gateshead</b>	<b>61</b>
Newcastle	56
South Tyneside	54
North Tyneside	52
Tees Valley	51
Sunderland	51
Northumberland	47
County Durham	47
<b>North East region</b>	<b>50</b>
<b>England</b>	<b>41</b>

Source: Gateshead Council

<sup>6</sup> Public Health England: [Public Health Outcomes Framework - Gateshead](#)

<sup>7</sup> ONS: 2020 National life tables – England

<sup>8</sup> Gateshead Council

<sup>9</sup> Projections of older people with dementia and costs of dementia care in the United Kingdom, 2019–2040; Care Policy and Evaluation Centre, London School of Economics and Political Science

- 2.15 Table 4 shows that Gateshead has the highest rate of dementia amongst people aged 65+ in the north east (as at 2022).

### **Specialised housing and accommodation for older people**

- 2.16 Data from the Elderly Accommodation Counsel's (EAC)<sup>10</sup> national database of older people's housing provision was reviewed to confirm the current supply in Gateshead. This includes social and private sector housing for older people.

- 2.17 The following definitions of older people's housing and accommodation are used to describe the different types of housing and accommodation for older people:

- 2.18 *Housing for Older People (HfOP)*<sup>11</sup>: social housing sector retirement housing and age-designated housing for affordable rent and private sector retirement housing for sale. The most common types of Housing for Older People are:

- *Sheltered housing for social/affordable rent*: These schemes typically offer self-contained accommodation commonly available for social rent. They are usually supported by a part-time/visiting scheme manager and 24-hour emergency help via an alarm. There are often communal areas and some offer activities. Most accommodation is offered for social or affordable rent, based on need, by local councils or housing associations.
- *Private sector retirement housing*: This is typically similar to sheltered social housing, but it is usually built by private developers for market sale. Once all the properties have been sold, the scheme is sometimes run by a separate management company that employ a scheme manager and organise maintenance and other services.

- 2.19 *Housing with care (HwC)*<sup>12</sup>: (often referred to as 'extra care housing' when provided by housing associations and local authorities and 'assisted living' by private sector providers). Housing with care is designed for older people, some with higher levels of care and support needs. Residents live in self-contained homes. It typically has more communal facilities and offers access to onsite 24/7 care services, which includes assistance with meal preparation, washing and other daily duties. Often includes a 24/7 alarm system, presence of a scheme manager and a team of support staff.

- 2.20 *Residential care home*<sup>13</sup>: a residential setting where a number of older people live, usually in single rooms, and have access to on-site social care services. 24/7 onsite personal social care services include help with washing and dressing. Residential care homes do not consist of self-contained units.

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<sup>10</sup> Elderly Accommodation Counsel housing data (Q4 2019)

<sup>11</sup> EAC - [HousingCare Glossary](#)

<sup>12</sup> <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/what-is-extra-care/>

<sup>13</sup> [NHS: Care homes](#)

2.21 *Nursing care home*<sup>14</sup>: similar to a residential care home, but additionally providing care from qualified nurses. There will always be 1 or more qualified nurses on duty to provide nursing care. These are sometimes called 'care homes with nursing'. The Care Quality Commission states that in addition (to a residential care home), "qualified nursing care is provided, to ensure that the full needs of the person using the service are met." Nursing care homes do not consist of self-contained units.

2.22 The following table shows the current provision of housing for older people and housing with care in Gateshead compared to other north east region local authorities. The purpose of this comparison is to place the current provision of specialist and supported accommodation for older people in Gateshead into a regional context, i.e. how the current provision of these types of accommodation in Gateshead compares to other local authorities in the north east.

Table 5. Housing for Older People (HfOP) and Housing with Care (HwC) in Gateshead and north east local authorities. Number of units.

Local Authority	HfOP (units)				HwC (units)			
	Sale / shared ownership	Rent*	Total	Prev. Rate per 1000	Sale / shared ownership	Rent*	Total	Prev. Rate per 1000
<b>Gateshead</b>	<b>213</b>	<b>2,416</b>	<b>2,629</b>	<b>65</b>	<b>0</b>	<b>332</b>	<b>332</b>	<b>16</b>
County Durham	931	9,587	10,518	93	0	990	990	19
Darlington	188	1,842	2,030	90	0	42	42	4
Hartlepool	89	1,221	1,310	70	0	410	410	50
Middlesbrough	201	2,227	2,428	99	0	42	42	4
Newcastle upon Tyne	435	2,622	3,057	68	53	297	350	17
North Tyneside	281	2,331	2,612	60	0	234	234	12
Northumberland	516	3,219	3,735	45	59	135	194	5
Redcar and Cleveland	183	4,761	4,944	153	40	162	202	13
South Tyneside	299	2,128	2,427	77	0	112	112	8
Stockton-on-Tees	101	1,112	1,213	32	0	178	178	10
Sunderland	270	1,606	1,876	33	187	722	909	35
<b>North East comparator Average</b>	<b>309</b>	<b>2,923</b>	<b>3,232</b>	<b>70</b>	<b>28</b>	<b>299</b>	<b>328</b>	<b>16</b>
<b>England</b>	<b>151,683</b>	<b>432,391</b>	<b>584,074</b>	<b>55</b>	<b>13,629</b>	<b>46,176</b>	<b>59,805</b>	<b>12</b>

Source: Elderly Accommodation Counsel (2019)

N.B. Prev. denotes prevalence rate – the number of units per 1,000 population aged 65+ (for HfOP) and 75+ (for HwC)

\*Affordable and social rent

2.23 Gateshead's prevalence of housing for older people is below the North East comparator average prevalence, however, it is above the English prevalence.

<sup>14</sup> [NHS: Care homes](#)

- 2.24 With respect to housing with care, Gateshead's prevalence is below the North East comparator average, however it is higher than the English average prevalence.
- 2.25 Further details about the supply of Housing for Older People and Housing with Care is shown in Annexe 2 including quantity of units, provider, tenure and location.
- 2.26 Table 6 below shows the how specialist housing provision for older people is distributed across the five neighbourhood areas in Gateshead.

Table 6. Specialised housing for older people provision (units) by tenure and neighbourhood within Gateshead.

Neighbourhood	HfOP (units)			HwC (units)		
	Sale/ shared ownership	Rent	Total	Sale / shared ownership	Rent	Total
Central	86	456	542	0	89	89
East	0	411	411	0	121	121
Inner West	62	334	396	0	0	0
South	46	481	527	0		
West	19	734	753	0	122	122
<b>Total (Gateshead)</b>	<b>213</b>	<b>2,416</b>	<b>2,629</b>	<b>0</b>	<b>332</b>	<b>332</b>

Source: Elderly Accommodation Counsel

Table 7. Current provision of residential and nursing care beds in Gateshead and north east local authorities

Local Authority	Residential care (beds)	Prevalence	Nursing care (beds)	Prevalence
<b>Gateshead</b>	<b>1,008</b>	<b>52</b>	<b>485</b>	<b>25</b>
County Durham	2,468	47	3,000	57
Darlington	694	65	438	41
Hartlepool	547	66	318	39
Middlesbrough	960	88	636	58
Newcastle upon Tyne	1,035	49	1,558	74
North Tyneside	752	38	804	40
Northumberland	1,632	43	1,716	45
Redcar and Cleveland	694	45	388	25
South Tyneside	640	45	527	37
Stockton-on-Tees	995	58	943	55
Sunderland	1,136	44	1,301	50
<b>Comparator average</b>	<b>1,047</b>	<b>50</b>	<b>1,010</b>	<b>48</b>
<b>England total</b>	<b>209,154</b>	<b>41</b>	<b>216,227</b>	<b>42</b>

Source: Gateshead Council/Care Quality Commission (2022)

- 2.27 Table 7 shows the current provision of residential care and nursing care in Gateshead compared to other north east region local authorities. It should be noted that local intelligence from Gateshead commissioners is that residential and nursing care beds can be used flexibly to meet the changing needs of older people (i.e. at any given time, for example, the beds in use as residential and nursing may be different to the figures in table 7). The prevalence of residential care in Gateshead is above both the North East comparator average and the England prevalence rate.

2.28 With respect to nursing care Gateshead’s prevalence rate is significantly below both the North East comparator average and the English average prevalence rate.

**Socio-economic context**

2.29 At the most recent census, home ownership among 65+ households in Gateshead was 65.6%<sup>15</sup>, which is significantly below the equivalent English home ownership rate of 80%. The table below shows the tenure distribution in Gateshead amongst 65+ households.

Table 8. Tenure for 65+ households in Gateshead.

<b>Tenure</b>	<b>Number of households with a member aged 65+</b>	<b>Percentage of total households with a member aged 65+</b>
Owned / Shared Ownership	22,296	65.6%
Social rented	10,311	30.3%
Private Rented	1,391	4.1%
<b>All tenures</b>	<b>33,998</b>	<b>100%</b>

Source: ONS/Nomis 2011 census

2.30 The Income Deprivation Affecting Older People Index (IDAOPI)<sup>16</sup> score is a measurement of people aged 60+ living in relative poverty; a higher score for a local authority implies a higher level of relative poverty.

2.31 Gateshead’s IDAOPI score is 19.4% and it is ranked 6<sup>th</sup> most deprived out of north east region local authorities. The comparison between Gateshead’s IDAOPI and other local authorities in the north east is shown in table 9 below.

<sup>15</sup> Office for National Statistics / Nomis (2011 census). Tenure by occupation by age - Household Reference Persons. Nomis Table DC4604EW (released in 2013).

<sup>16</sup> Local Government Association: [IDAOPI score](#) – based on data from MHCLG



Table 9. IDAOPI score for Gateshead and north east local authorities, ordered from least deprived to most deprived authorities.

Ranking (among CIPFA comparator authorities)	Local authority	IDAOPi score (%)
<b>Least Deprived</b>		
1	Northumberland	11.5%
2	Darlington	15.2%
3	North Tyneside	16.0%
4	Stockton-on-Tees	16.0%
5	Redcar and Cleveland	16.8%
6	Durham	17.0%
<b>7</b>	<b>Gateshead</b>	<b>19.4%</b>
8	South Tyneside	21.4%
9	Sunderland	21.7%
10	Newcastle upon Tyne	21.8%
11	Hartlepool	22.8%
12	Middlesbrough	23.3%
<b>Most deprived</b>		

Source: DLUHC (2019; updated in 2022)

2.32 In comparison to the English average deprivation (IDAOPi) amongst older people, Gateshead is relatively more deprived compared with the English average level of deprivation of 14.2%.

### Local strategic evidence and intelligence

#### *Housing Strategy 2019-2030*<sup>17</sup>

2.33 A key objective under the category 'Housing Supply' in the Council's Housing Strategy is:

*"Securing the right mix of housing (tenure and type) in the right locations, to meet population projections, support independent living of older people, disabled and vulnerable residents, and deliver our targets for sustainable economic and housing growth"*

2.34 The Housing Strategy also states a need for:

*"A range of aspirational and affordable mainstream homes that provide for our growing older population, and households that include people with disabilities, that will allow them to live independently and cost effectively for longer."*

#### *Specialist and Supported Housing: Supplementary Planning Document*<sup>18</sup>

2.35 The *Specialist and Supported Housing: Supplementary Planning Document*<sup>19</sup> states:

<sup>17</sup> Gateshead Council: [Gateshead Housing Strategy 2019-2030](#)

<sup>18</sup> Gateshead Council: Specialist and Supported Housing – [Supplementary Planning Document 2022](#)

<sup>19</sup> Gateshead Council: Specialist and Supported Housing – [Supplementary Planning Document 2022](#)

- *"In identifying the requirement for extra care, the Council is seeking to ensure there is sufficient to reduce demand on higher cost services whilst avoiding oversupply that could destabilise the market."*
- *"The Council is seeking to reduce reliance on residential nursing and care homes by ensuring a sufficient supply of alternative support and supported accommodation."*
- *"Having a range and sufficiency of this form of accommodation [Independent supported living i.e. Sheltered, Promoting Independence, Respite] is important in reducing over-reliance on residential and nursing homes, reducing pressures on the number of very high-cost home care packages."*

#### *Market Position Statement*<sup>20</sup>

2.36 The Council's Market Position Statement (MPS) states:

- *"The demand on Older Person's services has been increasing year on year due to the increase in life expectancy and the number of people diagnosed with dementia. The Council's approach is to increase resources in enablement and preventative services to reduce future demand on long term statutory services in the next 3 years. It is expected the number of older people who are eligible for long term services will decrease with an increase in the number accessing low level support."*

2.37 The MPS states a number of commissioning statements, which include:

- *"To reduce the number of long term general residential care placements"*
- *"To maximise the use of reablement to minimise the need for long term home care packages"*
- *"To support new extra care developments across the borough."*
- *"To increase our Shared Lives provision for older people as an alternative to building based respite provision"*

2.38 It additionally states that the market opportunities are:

- *"Planning of up to 3 new extra care services in the borough which will include those with dementia needs to be in operation by 2025"*

#### **Perspectives of older people and other stakeholders**

2.39 The evidence regarding the housing perspectives of older people has been drawn from:

- A sample of local older people.
- Local community organisations such as Age UK.

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<sup>20</sup> Gateshead Council: Market Position Statement 2019-20

- Local providers of Housing for Older People and Housing with Care such as Home Group, JJH, Thirteen Anchor, Karbon.
- 2.40 The evidence from these sources is summarised below.
- 2.41 Older people are seeking housing options that enable them to live independently for as long as possible.
- 2.42 Older people are a diverse group with different views, experiences and opportunities about where they might live in later life. The range of housing types available needs to reflect this diversity.
- 2.43 The majority of older people would prefer to remain living in their existing homes than move to specialist accommodation. People are seeking support to remain living where they are now such as with adaptations, aids, technology to support independence as well as care/support staff.
- 2.44 There is currently a crisis in relation to recruiting and retaining the care workforce which is likely to limit the specialist housing and accommodation options for older people.
- 2.45 However, some older people are interested in and willing to 'rightsize/downsize' provided that an alternative home is sufficiently attractive and meets their requirements.
- 2.46 People are seeking properties that:
- Adapt to their changing needs across the life-course
  - Provide good quality, affordable accommodation with less maintenance and upkeep requirements
  - Provide spacious, modern accommodation with a good sense of community
- 2.47 Moving to properties with an age-designation is a 'marmite issue'; for some people it is their preference whereas others would prefer to live in a mixed-age community.
- 2.48 The majority of people would prefer a property with 2 bedrooms although 1 bedroom is preferred by others.
- 2.49 More people are likely to consider moving to specialist accommodation if it is affordable, aspirational and accessible and meets the requirements at 2.47.
- 2.50 The majority of existing sheltered housing in Gateshead is not attractive enough to encourage people to consider moving before they need it. Existing sheltered housing typically lacks well designed communal spaces that are attractive and that have the flexibility to be used for a variety of purposes
- 2.51 A local example of best practice in relation to contemporary housing for older people is Home Group's Watergate Court. Many research participants see this as an attractive place to live although affordability is a concern for some. This housing scheme has a variety of communal spaces that are ergonomically designed with communal areas being used for multiple purposes, including the use of different

colour schemes and flooring, and appropriately designed and attractive seating, to maximise the flexibility and use of these communal areas.

2.52 Older people are seeking better access to information and advice about their housing and support options. People need help to weigh up the cost implications of moving and to understand what options are available to them. The majority of people would prefer to use offline i.e. in person methods of communication.

2.53 The evidence of need based on Registered Provider and other housing provider insights is:

- There is a need for flexible housing with care models that enable people to transition easily should they need care; for example Watergate Court extra care housing scheme which includes a dementia 'wing'.
- There is considerable interest amongst RPs in developing new older person's accommodation that is attractive and 'aspirational'. There is interest in a dialogue with the Council about different housing models that are suited to older people.
- There is a recognition that older sheltered stock will need to be reviewed and updated where this is feasible and cost effective in order to provide a more contemporary housing offer.
- Registered Providers are seeking a dialogue with the Council in relation to the impact of the analogue to digital switch over in 2025 and how technology can better support the independence of older customers.

2.54 The evidence of need based on commissioner insights is:

- There is a need for an increased range of choices for older people, including modern age designated housing without care and large communal facilities but there is also a need for further provision of extra care housing.
- There is a need to improve existing sheltered housing so that it provides a contemporary offer that is more fit for purpose.
- There is a need for shared agreements with neighbouring local authorities about movement across local authority boundaries for specialist housing.

## Estimated need for housing and accommodation for older people in Gateshead

### **Approach: considerations and assumptions**

2.55 The contextual evidence and assumptions set out in paragraphs 2.56 to 2.72 are used as a basis for estimating need for specialist housing and accommodation for older people in Gateshead to 2040.

2.56 Data about the existing supply of older people's designated housing and accommodation in Gateshead is used as a baseline of current provision. This data is drawn from the Elderly Accommodation Counsel (EAC) and the Care Quality

Commission (CQC). This research did not include a qualitative assessment of any of this specialised housing/accommodation, for example existing 'sheltered housing', therefore no assumptions are made about its future 'fitness for purpose'.

- 2.57 ONS 2021 census<sup>21</sup> and 2018-based population projections data are used to identify relevant older populations in Gateshead.<sup>22</sup> Based on evidence from our advisory work with housing providers and local authorities in relation to specialised housing and accommodation for older people, the following population bases are used for estimating future need for housing and accommodation for older people, reflecting the typical ages of moves to these types of specialist housing and accommodation:
- The 75+ population as the average age benchmark in relation to the need for housing with care (extra care housing), residential care and nursing care.
  - The 65+ population as the average age benchmark in relation to the need for housing for older people (retirement housing for affordable rent and for sale).
- 2.58 Approximately 65% of households headed by a person aged 65+ in Gateshead are homeowners (table 8). In comparison to local authorities in the north east Gateshead has a median level of relative deprivation amongst the 60+ population based on comparison of the IDAOPI score (para 2.31). We have used this evidence to inform assumptions regarding the tenure breakdown of need for specialist housing amongst older people. Given this evidence estimates of future need are assumed to require c.60% for shared ownership/sale and c.40% for social/affordable rent for housing for older people (retirement housing for sale/shared ownership and for affordable rent), however the actual tenure split for new development of specialist housing for older people will be dependent on the socio-economic profile of a locality.
- 2.59 In relation to housing with care (extra care housing), given residents will typically have a care/support need as well as a housing need and the council's policy to commission additional extra care housing, including as a direct alternative to residential care for older people eligible for local authority funded care, a tenure split of 70% affordable rent and 30% shared ownership/sale has been assumed.
- 2.60 In terms of the health and care profile of the older population in Gateshead evidence indicates that average life expectancy is slightly higher than the average for the North East region, however it is below the England average. The number of people aged 65+ with dementia is projected to increase in Gateshead by 2040. The increasing incidence of dementia is a factor affecting likely need for extra care housing and care home beds.
- 2.61 Based on the Housing LIN's previous experience of local authority commissioning and placement funding practice and the views and experience of Gateshead Council commissioners, it is reasonable to assume that up to 20% of placements into residential care could be substituted with living in housing with care (extra care

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<sup>21</sup> ONS P02 Census 2021: Usual resident population by five-year age group, local authorities in England and Wales

<sup>22</sup> ONS 2018-based household projections for England: detailed data for modelling and analysis

housing). Gateshead Council commissioners estimate that 78 older people placed in care homes could potentially have move to extra care housing as an alternative.

- 2.62 Evidence in relation to the preferences of older people to move (i.e. 'downsizing'/'rightsizing') to types of housing/accommodation designated for older people is an influencing factor in estimating need for housing/accommodation; the Housing LIN has drawn on qualitative<sup>23</sup> and quantitative research it has conducted with people aged 65+ over the last five years<sup>24</sup> across England, including with older people in Gateshead. In summary this evidence indicates:
- Older people are seeking wider choices in the range of housing and accommodation options that will facilitate independent living. Including, for example, level access homes such as bungalows. In some cases, this will be a move to alternative accommodation and for others this is about adapting their current home or bringing in care/support if this is required.
  - Based on the Housing LIN's research, c.25-30% of older people aged 65+ are potentially interested in and willing to 'downsize'/'rightsize' and move to specialised housing and accommodation for older people. This evidence from the Housing LIN's research with older people indicates that:
    - c.50% are interested in moving to a form of specialist age-designated housing (HfOP and HwC), primarily retirement housing (for sale) and modern sheltered housing (for social/affordable rent), followed by housing with care (extra care housing).
    - c.50% are interested in moving to 'age friendly' housing that meets age related needs but is not age-designated housing.
- 2.63 There is very limited interest in a move to residential care or nursing care as a choice of specialist accommodation; most moves to these types of accommodation are as a result of, for example, an acute health and/or care episode or crisis. This evidence is based on qualitative and quantitative research carried out by the Housing LIN, where participants typically only support a move to a care home where this is dictated by health-related needs.
- 2.64 A comparative analysis has been undertaken that compares the current supply or 'prevalence' of different types of housing and accommodation for older people (older people's housing for social/affordable rent, older people's retirement housing for sale, extra care housing for social/affordable rent and for sale, residential and nursing care) in Gateshead with other local authorities in the north east along with the all-England averages for supply of older people's housing and accommodation. This

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<sup>23</sup> Housing LIN qualitative research with over 1000 older people: focus groups, 1:1 interviews and residents' forums consulted in order to obtain the views of older people with respect to their preferences and needs related to specialist housing, adaptations and later life.

<sup>24</sup> Housing LIN quantitative research: approximately 1500 survey responses completed by people aged over-60 about their preferences for specialist housing and accommodation for older people.

identifies how supply in Gateshead compares to other north east local authorities and across England generally. This is shown in the tables below.

Table 10. Prevalence rates (i.e. the number of units per 1,000 population aged 65+) Housing for Older People in Gateshead, alongside the north east average and all-England prevalence rates. (2022 prevalence).

Area	Prevalence of HfOP
Gateshead	65
North east average	70
England	55

Source: EAC/Housing LIN 2022

Table 11. Prevalence rates (i.e. the number of units per 1,000 people aged 75+) Housing with Care in Gateshead, alongside the north east average and all-England prevalence rates. (2022 prevalence).

Area	Prevalence of HwC
Gateshead	16
North east average	16
England	12

Source: EAC/Housing LIN 2022

Table 12. Prevalence rates (i.e. the number of bedspaces per 1,000 population aged 75+) of residential and nursing care in Gateshead, alongside the north east average and all-England prevalence rates. (2022 prevalence).

Area	Prevalence of Residential care	Prevalence of Nursing care
Gateshead	52	25
North east average	50	48
England	41	42

Source: Care Quality Commission/Housing LIN 2022

2.65 The comparisons show that:

- For Housing for Older People, Gateshead's level of provision is below the North East comparator average, however, is higher than the English prevalence rate.
- For Housing with Care, Gateshead's level of provision is in line with the North East average prevalence, however slightly higher than the English prevalence rate.
- For residential care, Gateshead is slightly higher than the North East average prevalence and higher than the English prevalence rate.
- For nursing care, Gateshead is significantly below both the North East average and the English prevalence rate.

2.66 In relation to the impact of the Covid-19 pandemic, any assumptions based on emerging evidence are tentative given that the impact of the pandemic on the specialist housing and accommodation sector for older people is not yet clear. At this stage considerations based on tentative evidence could suggest in the medium to longer term:

- There is potential for a downward shift in preference for use of residential care amongst older people.

- There is potential for a preference amongst older people for remaining in their existing home, with care if required.

2.67 However, in Gateshead in the short-term post pandemic, use of residential care has temporarily increased due to hospital discharge pressures and significant issues in recruiting and retaining social care staff to provide care to people in their own homes.

2.68 In relation to each of the types of housing and accommodation for older people, assumptions are summarised below:

*Housing for Older People:*

2.69 Need is likely to increase as a consequence of:

- an increase in the 65+ population;
- relative undersupply of housing for older people for shared ownership/sale compared with housing for older people for social/affordable rent;
- research conducted by the Housing LIN over the last 5 years with older people, including in Gateshead, which indicates an interest in moving to housing better suited to older people.

*Housing with Care:*

2.70 Need is likely to increase as a consequence of:

- a significant increase in the 75+ population;
- council policy intent to offer extra care housing as an option for older people with care needs, including in place of residential care - the Council's Market Position Statement states that the Council's intends *"to support new extra care developments across the borough"*;
- research conducted by the Housing LIN over the last 5 years with older people including in Gateshead, which indicates an interest in moving to housing better suited to older people;
- increasing prevalence of dementia related needs and other health/care needs amongst the 75+ population.

*Residential care and nursing care*

2.71 The Council's Market Position Statement states that the Council's *"approach is to increase resources in enablement and preventative services to reduce future demand on long term statutory services in the next 3 years. It is expected the number of older people who are eligible for long term services to remain constant over the next 3 years due to the enablement and prevention"*, and *"to reduce the number of long term general residential care placements"*.

2.72 Whilst the 75+ population is increasing over the period to 2040, in this policy context need for residential care may flatline or potentially decrease, however the need for nursing care is likely to increase, as a consequence of:



- the potential for the impact of the Covid-19 pandemic to reduce demand in the *longer term* for residential care (particularly amongst local authority funded placements and self-funders for residential care);
- the unsuitability of some care homes to cater for people living with dementia and other complex care needs – care home capacity will need to be able to support older people with complex care and health needs;
- an increase in the demand for housing with care, in part due to council policy intent to offer extra care housing as an option for older people with care needs, particularly in place of residential care.
- however, the need for nursing care is likely to increase due to projected growth in the 75+ population and a commensurate increasing prevalence of dementia related needs and other complex health/care needs amongst the 75+ population.

### **Projections: estimates of future need for housing and accommodation for older people**

2.73 Table 13 shows the anticipated likely need (prevalence rate) and the associated estimated need (units/bedspaces) for each type of housing and accommodation for older people:

- 2022 current provision. The number of units for that type of housing/accommodation, using data from the Elderly Accommodation Counsel and the Care Quality Commission about specialised housing and accommodation provision.
- 2022 prevalence rate. The prevalence rate, i.e. the number of housing units/beds per 1,000 older people<sup>25</sup>, based on population data from the ONS 2021 census and ONS 2018-based population projections. It is also based on data from the Elderly Accommodation Counsel's and Care Quality Commission's specialised housing/accommodation data (for units/beds).
- 2040 anticipated prevalence rate. An estimate of the likely need (prevalence rate) based on the considerations and assumptions that are set out above.
- 2040 estimated gross need. An estimate of the total number of units/bedspaces of housing and accommodation for older people that will be needed, based on estimated need (prevalence rates) for 2040 and the applicable projected 65+ or 75+ population for 2040.
- 2040 estimated net need. A calculation of the additional number of units/bedspaces that are estimated to be required by 2040, in order to meet the estimated need for that type of housing/accommodation. It is the 2040 estimated need minus the 2022 current provision.

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<sup>25</sup> Population 65+ for housing for older people; population 75+ for housing with care and residential/nursing care

Table 13. Current provision and estimated need for specialist housing and accommodation for older people, to 2040 in Gateshead.

Housing/accommodation type	2022 current provision	2022 prevalence rate	2040 anticipated prevalence rate	2040 estimated gross need	2040 net need
Housing for Older People (homes)	2,629	65	66	3,299	670
Housing with Care (homes)	332	16	30	768	436
Residential care (beds)	1,008	52	40	1,023	15
Nursing care (beds)	485	25	28	716	231

NB. Figures may not sum due to rounding

2.74 The estimated gross need for housing and accommodation for older people is shown for 2023 (current need), 2025, 2030, 2035 and 2040 in table 14. The estimated net need is shown in table 15, which shows the estimated need additional to the current supply. Net need is not cumulative.

Table 14. Estimated gross need for housing and accommodation for older people to 2040, in Gateshead.

Housing / accommodation type	Estimated need in 2023	Estimated need by 2025	Estimated need by 2030	Estimated need by 2035	Estimated need by 2040
Housing for Older People (homes)	2,656	2,842	3,075	3,244	3,299
Housing with Care (homes)	463	524	579	662	768
Residential care (bedspaces)	1,018	1,019	1,019	1,020	1,023
Nursing care (bedspaces)	500	560	590	644	716

2.75 The estimated net need for housing and accommodation for older people is shown disaggregated for 2023 (current net need), 2025, 2030, 2035 and 2040 in table 15. This shows the estimated number of homes/bedspaces required to meet estimated need in 2023 and by 2025, 2030, 2035 and 2040. Net need is not cumulative. Estimated need for housing for older people and housing with care are shown by locality at Annexe 3.

Table 15. Estimated net need (i.e. net of current supply) for housing and accommodation for older people to 2040 in Gateshead.

Housing / accommodation type	Estimated net need in 2023	Estimated net need by 2025	Estimated net need by 2030	Estimated net need by 2035	Estimated net need by 2040
Housing for Older People (units):	27	213	446	615	670
<i>For rent</i>	11	85	178	246	268
<i>For sale</i>	16	128	268	369	402
Housing with Care (units):	131	192	247	330	436
<i>For social / affordable rent</i>	92	135	173	231	305
<i>For sale / shared ownership</i>	39	58	74	99	131
Residential care (beds)	10	11	11	12	15
Nursing care (beds)	15	75	105	159	231

NB. Figures may not sum due to rounding

2.76 In summary, the estimated net need requirements for specialist housing and accommodation for older people for Gateshead by 2040, are shown in table 16.

Table 16. Housing and accommodation for older people, net estimated need to 2040, in Gateshead.

Housing type and use class	Estimated number of homes/bedspaces needed by 2040
Housing for older people (retirement housing for sale/for affordable rent). Use class C3	c.670 homes: <ul style="list-style-type: none"> <li>c.270 for social/affordable rent</li> <li>c.400 for sale / shared ownership</li> </ul>
Housing with care (extra care housing). Use class C3/C2	c.435 homes: <ul style="list-style-type: none"> <li>c.305 for social/affordable rent</li> <li>c.130 for sale /shared ownership</li> </ul>
Residential care. Use class C2	c.15 bedspaces
Nursing care. Use class C2	c.230 bedspaces

2.77 *Housing for older people* (retirement housing for sale and for social/affordable rent). The estimated housing for older people net need to 2040 is c.670 homes of which c.270 homes are estimated to be required for social/affordable rent and c.400 are estimated to be required for shared ownership/sale. Based on the qualitative evidence about older people's housing preferences (paragraph 2.62) it is assumed that potentially up to 50% of this estimated need could be met through the provision of mainstream housing that is designed for and accessible to older people even if it is not technically 'designated' for older people, for example housing that is 'care ready' and suited to ageing as distinct from 'retirement housing'. This may include mainstream housing to accessible and adaptable standards M4(2) and M4(3).

2.78 *Housing with care* (extra care housing). The estimated housing with care net need to 2040 is c.435 homes of which c.305 homes are estimated to be required for social / affordable rent and c.130 homes are estimated to be required for shared

ownership/sale. This will meet the housing and care needs of older people who are self-funders as well as older people who need rented accommodation and are eligible for social care funded by the Council. This need could be met in part through mixed tenure development of extra care housing.

- 2.79 *Residential care and nursing care.* The estimated residential care net need is not anticipated to increase over the period to 2040. It is likely that residential care bed capacity will need to be increasingly focussed on older people with more complex social care needs, such as people living with dementia. The estimated nursing care net need to 2040 is c.230 bedspaces. It is likely that nursing care bed capacity will need to be increasingly focussed on older people with more complex health and social care needs, including people living with dementia. This is aligned with the Council's integrated residential/nursing care delivery model.

### 3. Estimated need for supported accommodation: Adults with learning disability/autistic people

- 3.01 The intention of this assessment is to identify the future supported accommodation needs of people with learning disability/autistic people.
- 3.02 The assessment of need for housing and supported accommodation draws on a range of evidence, including:
- Demographic context: current population and projected population of people with learning disabilities/autistic people.
  - Current provision of housing and supported accommodation.
  - Evidence from people with learning disabilities/autistic people and other local stakeholders.
  - Local policy context.
  - Local commissioner perspectives and intelligence.

#### *Establishing the population baseline*

- 3.03 In order to identify the population trends in relation to people with a learning disability/autistic people that have social care needs, data provided by Gateshead Council has been used<sup>26</sup>, alongside data from the NHS Short- and Long-term Support (SALT)<sup>27</sup> dataset and Gateshead's Joint Strategic Needs Assessment (JSNA)<sup>28</sup>.
- 3.04 The number of adults aged 18+ with learning disability/autistic people in Gateshead is approximately 550 individuals (2020/21), according to data from Gateshead Council and NHS SALT data. The housing/accommodation status of these 550 individuals is shown below.

#### *Identifying the current housing/accommodation status and characteristics of the baseline population.*

- 3.05 SALT data has also been used to provide data for the accommodation status for adults that have a learning disability/autistic people.
- 3.06 Table 17 shows the housing/accommodation status of the 550 individuals.

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<sup>26</sup> Gateshead Council: Internally held data on number of individuals with a primary support reason as learning disability support

<sup>27</sup> NHS Digital: [Short- and Long-term Support Return for Gateshead \(2021/22\)](#); accessed via Adult Social Care Finance Return Data Pack

<sup>28</sup> Gateshead Joint Strategic Needs Assessment: Information on the number of people with learning disabilities living in their own home or with family

Table 17. Housing/accommodation status of baseline population.

Accommodation/housing provision	Number of people accommodated	Percentage of people accommodated
For the population of adults with learning disabilities/on the autistic spectrum, the accommodation/housing provision and types:	550 adults learning disabilities/autistic people	
Residential care/nursing care	40	7%
Shared Lives (adult placement)	32	6%
Supported housing/supported living (shared supported housing)	150	27%
Supported housing/supported living (self-contained housing)	24	4%
1: 1 24/7 living arrangements	32	6%
Living with family/friends/informal carers	214	39%
Living in mainstream housing	58	11%

Source: SALT 2020/21 & Gateshead Council

- 3.07 Data regarding the number of people with mental health needs, people with learning disabilities and other working age adults with care needs living in care homes and in supported living (supported housing) has been provided by Gateshead Council commissioners.
- 3.08 This shows that the current supply of supported housing for people with learning disabilities/autistic people (174 housing units in total) is made up of:
- 150 units in 43 shared supported housing properties. 86% of supported housing for people with learning disabilities/autistic people is shared supported housing ranging in size from 2 people sharing to 6 people sharing a house.
  - 24 units of self-contained supported housing in 6 schemes, which represents 14% of the supported housing for people with learning disabilities/autistic people. These are typically more recent supported housing developments.
- 3.09 32 people are living on their own with a 1:1 24/7 support package. Some, but not all, of these individuals have high/complex support needs.

*Evidence from people with learning disabilities/autistic people and other local stakeholders*

- 3.10 The evidence regarding the housing perspectives of people with a learning disability/autistic people has been drawn from focus groups and interviews with:
- A small sample of local people with learning disabilities/autistic people, including some people already living in supported housing.
  - Local community organisations such as Your Voice Counts.
  - Local providers of supported housing such as Gateshead Council, Home Group, Riverside.

- 3.11 The evidence from this engagement with local people and other stakeholders is summarised below.
- 3.12 Most people with a learning disability/autistic people don't want to live in a care home; care homes are not seen as aspirational or places that enable independence.
- 3.13 The majority of people with a learning disability are living with their families, which does suit some people, however some people would like to move on from the family home. This position is not sustainable for some people, for example adults with learning disabilities who are living with older parents/carers or with carers whom have health conditions.
- 3.14 There is a need for an increased range of good quality supported accommodation for people with a learning disabilities/autistic people (for example as summarised at paragraph 3.30).
- 3.15 The majority of people are seeking self-contained accommodation that enables them to live as independently as possible. For some people this may be a general needs property with an appropriate package of care/support not necessarily supported housing.
- 3.16 Some people would prefer to live in shared accommodation; this tends to be younger people where living with friends may be a preference and resembles the housing preference/experience of other young people their age living without a disability.
- 3.17 People with a sole diagnosis of autism tend to have sensory needs and social behaviours which make living in shared accommodation challenging. Self-contained accommodation is preferred, and properties may need to be adequately adapted to meet a range of sensory related needs, for example with sound proofing, different types of lighting, careful use of colour schemes. It is also necessary to consider how robust housing materials and fitments may need to be for individuals with complex support needs. Having access to green space will be an important consideration for some people.
- 3.18 Some people who are seeking supported accommodation are looking for small-scale supported housing schemes, for example supported housing developments with 8-10 self contained dwellings.
- 3.19 Having access to communal space both indoors and outdoors is important for people's health and wellbeing.
- 3.20 Location is important. People with a learning disability/autistic people are seeking housing with good access to shops and amenities and where they feel safe.
- 3.21 Supported housing should enable tenants to have a sense of community as well as remain part of the local community. This is about linking residents to external social activities, volunteering and employment opportunities and in some cases it may be through the provision of communal space in supported housing schemes.
- 3.22 Some examples of best practice within Gateshead include Home Group's recent supported housing scheme and Gateshead Council's supported housing

developments including self contained flats and 4 bungalows. Research participants living at these schemes liked living there.

- 3.23 People are seeking support navigating the housing system and accessing supported accommodation. Information needs to be 'learning disability and autism-friendly', for example, people are seeking easy-read tenancy agreements.
- 3.24 Evidence from discussions with Registered Providers and other housing providers indicates:
- There is interest in additional development of self-contained units of supported housing for people with a learning disability.
  - There is an increase in people with a learning disability/on the autistic spectrum that also have a mental health diagnosis who may need quite bespoke housing options.

#### *Local policy context and local commissioner perspectives and intelligence*

- 3.25 Discussions were held with commissioners and operational managers from Adult Social Care to sense test local evidence and to establish a future housing vision, including the types of housing and supported accommodation required. Existing local plans and policies were reviewed.
- 3.26 The Council's Market Position Statement, 2020 – 2022 includes objectives of:
- *Improving the housing and support offer for people living semi-independently in the community, working alongside housing, social care and voluntary and community organisations.*
  - *Development of an accommodation pathway for those people who can be supported in the community and continue discussions with partners to facilitate the development of a choice of accommodation for people with a learning disability which adheres to the principles of Transforming Care.*
- 3.27 The Council's Specialist and Supported Housing SPD<sup>29</sup> states:
- *"The Council is committed to enabling people with short or long-term care or support needs, wherever appropriate, to choose, or be accommodated safely in, suitable mainstream accommodation that will allow them to live in their own home as independently as possible with bespoke and flexible support."*
  - *"There is recognition that extra care accommodation can also meet the needs of some younger adults with long-term conditions including learning disabilities, physical disabilities, dementia."*
- 3.28 The Council's vision for housing for people with learning disabilities drawing on local evidence of housing needs, stakeholder views and commissioners' insights is set out below. There is a desire to develop a housing pathway which includes a mix of

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<sup>29</sup> Gateshead Council: Specialist and Supported Housing – [Supplementary Planning Document 2022](#)



housing and supported accommodation, which offer people different housing choices, from housing options with 24/7 support through to access to mainstream housing with packages of care/support tailored to individuals' needs

- a) The council wishes to make less use of residential care as this is not seen as an accommodation option that promotes independence.
- b) There is a need for a small number of specialist supported housing schemes for people with complex care and support needs, including 24/7 support, which for example can also provide 'step down' accommodation for people being discharged from inpatient or care home settings.
- c) There is a need for small 'clusters' of self-contained supported housing, both for people who need 24/7 support and for people with lower support needs.
- d) There needs to be a mix of types of supported housing which enables people to have housing choices. This will include self-contained accommodation but shared supported housing will be preferred by some people.
- e) There is a need for fully wheelchair adapted homes for people with learning disabilities who also have significant physical disabilities.
- f) There is a need for an increased range of tenure choices, such as home ownership through the Home Ownership for people with Long Term Disabilities (HOLD) scheme.
- g) Shared Lives options will be increased as a complementary housing offer alongside supported housing or individuals accessing mainstream housing.
- h) People with learning disabilities need to be able to better access mainstream general needs housing within the wider community. This can be a realistic option for people where floating support or individualised care/support packages are provided.

3.29 As part of developing these housing options as part of a more extensive housing pathway, the following actions are being taken:

- Some existing shared housing schemes need to be reviewed and their future use considered, particularly where there are voids.
- There is a need for supported housing with lower service charges to enable people to access employment opportunities.

*Projecting future adult population with a learning disability/on the autistic spectrum for Gateshead.*

3.30 Based on evidence in relation to the population of people with learning disability/autistic people and evidence from Council Officers and their local partners, it is assumed that there will be growth of the adult population of people with a

learning disability/autistic people to 2040. The population projection amongst people with learning disabilities/autistic people to 2040 in Gateshead is shown in table 18.

3.31 This is based on the following assumptions:

- This includes assumed population growth from:
  - An increasing older population of adults with learning disabilities/autistic people adjusted for estimated mortality
  - Young people with learning disabilities/autistic people whom 'transition' to become adults eligible for social care.
- A net increase of c.9 people based on the estimated number of young people 'transitioning' to adult social care each year (estimated to be c.17 young people per year based on both DfE data and data from Gateshead Council) and the estimated mortality per year amongst the population cohort (estimated to be 8 people per annum based on NHS mortality data). This growth is applied to the number of people with a learning disability/autistic people known to the Council in terms of being in receipt of social care services.

Table 18. Estimated population of adults with learning disabilities/autistic people aged 18-64 in Gateshead projected to 2040.

2022	2023	2025	2030	2035	2040
550	559	578	623	685	730

Source: NHS SALT (2020/21); NHSE (2021/22); DfE (2021/22)

*Assumptions in relation to different housing/supported housing types to estimate housing need of the population of adults with learning disabilities/autistic people to 2040.*

3.32 This is based on:

- Comparison with England average 'benchmarks' of the use of different types of housing/accommodation for people with learning disability, such as residential care.
- Projections in relation to population growth.
- Assumptions about trends in need for different types of housing and supported housing, drawing on evidence from engagement with people with learning disabilities/autistic people, with local stakeholders and with commissioners

3.33 Gateshead's use of residential care is below both the North East average and the England average (table 19). However, in the context of the Council's objectives (i.e. to reduce the use of residential care), it is assumed that the use of residential care will likely decrease.

Table 19. Adults with learning disabilities (SALT) that are accommodated in residential care (excluding nursing care) in Gateshead compared to North East region and England.

	<b>Gateshead</b>	<b>North East</b>	<b>England</b>
Use of residential care	7%	21%	17%

Source: SALT & Gateshead Council. N.B. The percentages reflect the number of adults aged 18-64 that have a learning disability (SALT) that are in residential care, out of the total number of adults with a learning disability/autistic people (SALT).

3.34 The following assumptions have been applied to the projected need for accommodation for adults with a learning disability/autistic people:

- Evidence from commissioners is that there is a need to develop a wider range of supported accommodation, including more self-contained accommodation (as set out in paragraph 3.28).
- An ongoing increase is assumed amongst the population of people with learning disabilities/on the autistic spectrum in Gateshead. This includes assumed population growth from:
  - A growing older population of adults with learning disabilities/autistic people adjusted for mortality.
  - Young people with disabilities ‘transitioning’ becoming adults eligible for social care.
- The use of residential care is anticipated to decrease by at least c.50% by 2040, including the use of out of borough placements., with a wish to decrease the use of out of borough placements further.
- The need for mainstream housing with a care/support package is expected to increase slightly due to the increase in the overall population of adults with a learning disability/autistic people.
- Living with family/friends/informal carers: based on similar assessments with local authorities elsewhere, it is assumed that the percentage of people living with family carers, particularly older carers will decrease by c.20% by 2040 as a proportion of older carers are no longer in a position to be able to accommodate and support their adult children with learning disabilities. Some recent developments of supported housing in Gateshead have enabled older carers to remain close to their adult children.
- A modest level of growth has been assumed for Shared Lives.
- Supported housing/supported living is expected to increase due to the increasing overall population, a reduction in the use of residential care and a decrease in people living with family carers. However, it is assumed that the need for shared supported housing may decrease due to an increasing preference and need amongst people with learning disabilities/autistic people for self-contained accommodation, voids in existing shared housing schemes and lack of compatibility in terms of people moving into existing shared housing (for example due to the complexity of people’s needs). It is assumed that the majority

of the growth in need for supported housing will be for self-contained accommodation.

- Evidence from the Council's Accommodation and Support Group about housing need amongst people with learning disabilities/autistic people has identified:
  - A need for 17 units of supported housing urgently, 31 units in the next 12/24 months and potentially up to 68 units required beyond that period. Of these people, at least 5 individuals require wheelchair adapted homes.
  - 21 people who are funded via Continuing Health Care that have a need for supported accommodation.
- Amongst the identified population of people with learning disabilities/autistic people, the Council has identified that there are c.18 individuals who are likely to require 'bespoke' housing and support solutions due to the complexity of their needs (for example properties that are highly adapted and/or located in relatively isolated locations)<sup>30</sup>.
- The anticipated need, based on the assumptions above that are used as part of estimating future housing need, are shown in table 20.

Table 20. Estimating future housing/supported accommodation need: housing/ accommodation type assumptions for change in level of need.

<b>Accommodation/housing type</b>	<b>Prevalence of provision (as % of total pop.) 2022</b>	<b>Assumed anticipated need (as % of total pop.) 2040</b>
Residential/nursing care	7%	3%
Shared Lives (adult placement)	6%	8%
Supported housing (shared supported housing)	27%	15%
Supported housing (self-contained supported housing)	4%	35%
1:1 24/7 living arrangements	6%	6%
Living with family/informal carers	39%	24%
Mainstream housing	11%	10%
<b>Total</b>	<b>100%</b>	<b>100%</b>

NB. Totals may not sum due to rounding

3.35 The estimated net need for housing and supported housing for people with learning disabilities/autistic people is shown in detail in table 21 and in summary in table 22. Table 21 shows the number of homes/units currently available to meet need, the number of homes/units required to meet unmet need, this unmet need projected to 2025, 2030, 2035 and 2040. Estimated need for supported accommodation is summarised in table 22.

<sup>30</sup> Bespoke Housing Need for People with Complex Needs (2023)

Table 21. Gateshead: Housing and supported accommodation need for adults with learning disability/autistic people projected to 2040

	Current provision & pop. (2022)	Existing supply of housing & accom. (%)	Adult pop. 2023	By 2023 est. need for housing & accom. (%)	Adult pop. 2025	By 2025 est. need for housing accom. (%)	Adult pop. 2030	By 2030 est. need for housing & accom. (%)	Adult pop. 2035	By 2035 est. need for housing & accom. (%)	Adult pop. 2040	By 2040 est. need for housing & accom. (%)
<b>Population</b>	<b>550</b>		<b>559</b>		<b>578</b>		<b>623</b>		<b>685</b>		<b>730</b>	
<b>Housing &amp; accommodation types</b>												
Residential/nursing care	40	7%	36	7%	32	6%	28	5%	23	3%	18	3%
Shared Lives (adult placement)	32	6%	32	6%	34	6%	39	6%	45	7%	55	8%
Supported housing (shared housing)	150	27%	137	25%	131	23%	125	20%	121	18%	110	15%
Supported housing (self-contained housing)	24	4%	59	11%	85	15%	134	22%	198	29%	257	35%
1:1 24/7 living arrangements	32	6%	33	6%	36	6%	39	6%	43	6%	46	6%
Living with family / friends / informal carers	214	39%	204	36%	199	35%	193	31%	185	27%	172	24%
Mainstream housing	58	11%	58	10%	60	10%	65	10%	70	10%	73	10%
<b>Totals</b>	<b>550</b>	<b>100%</b>	<b>559</b>	<b>100%</b>	<b>578</b>	<b>100%</b>	<b>623</b>	<b>100%</b>	<b>685</b>	<b>100%</b>	<b>730</b>	<b>100%</b>

Source: NHS SALT data 2020/21 and Gateshead Council. NB Totals may not sum due to rounding

Table 22. Net additional units of supported accommodation required for people with a learning disability/autistic people in Gateshead to 2040

	<b>Net additional homes required in 2023</b>	<b>Net additional homes required by 2025</b>	<b>Net additional homes required by 2030</b>	<b>Net additional homes required by 2035</b>	<b>Net additional homes required by 2040</b>
Shared Lives	0	2	7	13	23
Supported housing	22	43	85	145	193
<b>Total</b>	<b>22</b>	<b>45</b>	<b>92</b>	<b>158</b>	<b>216</b>

- 3.36 In summary, an additional c.90 units of supported accommodation are estimated to be needed by 2030 for people with a learning disability/autistic people and an additional c.215 units by 2040.
- 3.37 Of these additional c.215 units, c.25 units are estimated to be for Shared Lives accommodation and c.190 units are estimated to be for supported housing.
- 3.38 There is a need to develop a housing and accommodation 'pathway' for people with learning disabilities/autistic people.
- 3.39 This pathway of additional housing and supported housing options is required, in part, to reduce reliance on residential care to accommodate people. It is assumed that the number of people living in care home beds will decrease by c.50% by 2040. It is assumed that in future people who may have used residential/nursing care will use supported housing with 24/7 support as an alternative.
- 3.40 The estimated need indicates that the following 'components' of this housing pathway are required.
- 3.41 Supported housing or people with the most complex support needs. In some instances this may require bespoke individualised housing options, however it is often possible to meet this type of housing need in carefully designed and commissioned supported housing. This will include people identified as having the 'most complex' need and may include some people who are CHC funded. For example, a supported housing scheme in Kirklees, capital funded in part by NHS England, provides an example of this type of bespoke supported housing development<sup>31</sup>.
- 3.42 There is a need for of supported housing consisting of a small number of self contained flats (c.6 units). This is typically a small 'cluster' of flats with 24/7 support. An example of this type of supported housing scheme is Mulberry Lodge, Basingstoke which has been designed and capital funded by Hampshire County Council<sup>32</sup>.

<sup>31</sup> <https://www.choicesupport.org.uk/about-us/housing/housing-development>

<sup>32</sup> <https://documents.hants.gov.uk/adultservices/Extra-Care-Younger-adults-Brochure-2020.pdf>

3.43 There is a need for additional small 'clusters' of self-contained supported housing that provides supported housing, both for people who no longer need 24/7 supported housing and people who need a supportive environment before moving to independent housing. This the equivalent of the 'concierge' type of supported housing schemes (typically 8-10 self contained units) that have been developed recently in Gateshead.

3.44 Some of the need for supported housing can be met through an expansion of provision of Shared Lives.

3.45 There is a need for some people with learning disabilities/autistic people to have better access to mainstream general needs accommodation and to be supported with floating support to enable people to live within the community.

3.46 These supported housing requirements to 2030 are summarised below.

2023:

- 1 additional specialist supported housing development for people with the most complex needs. 5-6 s/c units. 24/7 support
- 1 additional 'cluster' of self-contained supported housing scheme. 6 s/c units. 24/7 support
- 1 additional 'concierge' type of self-contained supported housing scheme. 8-10 s/c units. Support level to be determined (less than 24/7)

2025

- 1 additional specialist supported housing development for people with the most complex needs. 5-6 s/c units. 24/7 support
- 1 additional 'cluster' of self-contained supported housing scheme. 6 s/c units. 24/7 support
- 1 additional 'concierge' type of self-contained supported housing scheme. 8-10 s/c units. Support level to be determined (less than 24/7)

2030:

- 3 additional 'clusters' of self-contained supported housing schemes. 6 s/c units. 24/7 support
- 2 additional 'concierge' type of self-contained supported housing schemes. 8-10 s/c units. Support level to be determined (less than 24/7)

## 4. Estimated need for supported housing: Adults with mental health needs

- 4.01 The intention of this assessment is to identify the housing and supported housing needs of people with significant mental health needs (who are in contact with specialist mental health services).
- 4.02 The assessment of need for housing and supported housing draws on a range of evidence, including:
- Demographic context: current population and projected population of people with significant mental health needs.
  - Current provision of housing and supported accommodation.
  - Evidence from people with mental health needs.
  - Local policy context.
  - Local commissioner perspectives and intelligence.

### *Population baseline*

- 4.03 To provide an estimate for the number of people with significant mental health needs the following data sources have been used:
- Mental Health Services Data Set (MHSDS) from NHS Digital. Data for the Newcastle and Gateshead CCG area shows that there were 4,170 adults aged 18-64 years in contact with specialist mental health services (2021/22). Based on Gateshead having c.39% of the overall population of Newcastle and Gateshead combined, it is assumed that 1,626 adults aged 18-64 years in Gateshead have contact with specialist mental health services.
  - NHS Digital - Mental health service users on Care Programme Approach (CPA)<sup>33</sup> – to provide a baseline figure of the number of adults with a significant mental health related need in Gateshead. It should be noted that this ‘population’ may not capture people with other support needs who may also have mental health related needs, for example some people who are or are at risk of homelessness.
  - Data from Gateshead Council<sup>34</sup>: number of adults with a mental health related need receiving adult social care that are known to the council, including those living in supported housing, care homes and Shared Lives schemes. This is a smaller population cohort than the CPA population (as not all CPA clients will require social care or have a need for supported housing).

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<sup>33</sup> NHS Digital: Care Programme Approach: Mental health service users on Care Programme Approach: % of mental health service users (end of quarter snapshot); accessed via [OHID Fingertips](#)

<sup>34</sup> Gateshead Council: Internally held data on number of individuals with a mental health related need



- Gateshead’s Joint Strategic Needs Assessment (JSNA)<sup>35</sup>.

4.04 The data from the MHSDS indicates that there are c.1,625 adults aged 18-64 years who have contact with specialist mental health services. The data from NHS Digital shows that there were estimated to be 591<sup>36</sup> individuals with a mental health related need registered on the CPA in 2019/20. These are adults with significant mental health needs. This is used as a baseline figure for the number of adults with significant mental health needs in Gateshead.

4.05 The data from Gateshead Council shows that there were 155 individuals between the age of 18 to 64 people with a mental health related need receiving a social care service from the Council, including people living in supported housing, care homes and Shared Lives schemes in Gateshead in 2021/22.

*Current housing/accommodation status*

4.06 The housing/accommodation status of the people aged 18-64 with a mental health related need is shown below, based on MHSDS data and the council’s data.

4.07 This includes the population of adults aged 18-64 with a significant mental health need disaggregated by the following accommodation categories:

- No./% living in residential/nursing care.
- No./% living in supported housing.
- No./% living in mainstream housing as tenants and/or homeowners.

Table 23. Accommodation: adults aged 18-64 in Gateshead with a mental health need.

Housing & accommodation type	Number of people	Percentage of total
Mainstream housing	532	90%
Supported housing / Supported Living	25	4%
Residential care/nursing care	24	4%
Shared Lives	5	Less than 1%
1:1 24/7 living arrangements	5	Less than 1%
<b>Total</b>	<b>591</b>	<b>100%</b>

Source: MHSDS 2021/22. Gateshead Council.

4.08 Data regarding the number of people with mental health needs, people with learning disabilities and other working age adults with care needs living in care homes and in supported living (supported housing) has been provided by Gateshead Council commissioners.

4.09 This shows that the current supply of supported housing for people with mental health needs is limited; of that which is available, over 50% is in traditional shared

<sup>35</sup> Gateshead Joint Strategic Needs Assessment: Information on the number of people with learning disabilities living in their own home or with family

<sup>36</sup> NHS Digital data for adults with a mental health related need registered on the CPA is shown for Newcastle and Gateshead CCG. The data has been adapted to estimate the number of individuals registered on the CPA in Gateshead alone, based on ONS population data (39% of the combined Gateshead and Newcastle population is comprised of Gateshead).

supported housing, i.e. where people have a bedroom but share the communal facilities with other tenants. There is only one self-contained supported housing scheme for people with mental health needs, which has 5 self contained flats.

- 4.10 4% of people with a significant mental health need are estimated to be living in supported housing and 4% are living in residential/nursing care homes.
- 4.11 A small number of people (5 individuals) have 1:1 24/7 support living arrangements; this may include people with complex needs including mental health needs along with learning disability and/or autism related needs.

#### *Projecting future population of people with a mental health need*

- 4.12 Estimates of population growth take account of factors such as younger people with mental health related needs becoming adults and an ageing population.
- 4.13 Data from PANSI<sup>37</sup> indicates an estimated reduction of c.3% in the number of people aged 18-64 years in Gateshead who are predicted to have two or more psychiatric disorders to 2040. However, local evidence from commissioners indicates an increasing trend of adults with serious mental illness being referred to mental health services. This local intelligence is also supported by data from the NHS Digital Quality and Outcomes Framework data.
- 4.14 Based on data from the NHS Quality and Outcomes Framework<sup>38</sup> regarding the population with severe mental illness, a 1.8% increase per year in this population is projected.
- 4.15 Based on the increase of 1.8% per year, the projected adult population with significant mental health needs for each five-year period to 2040 is shown in table 24.

#### *Evidence from people with mental health needs and local stakeholders*

- 4.16 The evidence regarding the housing perspectives of people with significant mental health needs has been drawn from the following stakeholders:
- A small sample of local residents.
  - Local community organisations such as Mental Health Concern.
  - Local providers of supported housing such as Oasis Community Housing, Home Group.
- 4.17 The key messages from these stakeholders are summarised below.
- 4.18 There is no desire amongst people with a mental health need to live in residential care settings.

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<sup>37</sup> <https://www.pansi.org.uk/>

<sup>38</sup> NHS Digital: Quality and Outcomes Framework – 2012-2021: Number of adults with severe mental illness in Newcastle and Gateshead CCG; accessed via [OHID Fingertips](#)

- 4.19 There is a need for an increase in supported housing across Gateshead for people with a mental health need, particularly accommodation that supports people with complex mental health needs.
- 4.20 There is a need for more step-down accommodation that supports people to transition from acute hospital settings to supported accommodation.
- 4.21 In many cases, people with a mental health need would prefer and are able to live in mainstream housing with support. If supported housing is needed, self-contained accommodation is typically preferred over shared accommodation, which builds on peoples' strengths and capabilities.
- 4.22 The majority of people who need supported accommodation are seeking small-scale supported housing schemes.
- 4.23 For people with a mental health need having access to green space is important for their health and wellbeing.
- 4.24 People are seeking to live in locations with good access to public transport, shops, amenities and support services.
- 4.25 Where people with mental health needs are living successfully independently within the community, they are often receiving regular input from a housing support worker, and they are well connected to community support services. Having access to support groups and community is important.
- 4.26 People with a range of mental health needs report that the existing process for finding alternative accommodation, whether in the private rented sector or through choice-based lettings, is often very challenging which can cause further anxiety and stress. Often people need support with this from community organisations to help with navigating access to housing.
- 4.27 Evidence from discussions with Registered Providers and other housing providers indicates:
- There is a changing resident profile in older person's accommodation to include 'younger' older people (e.g. people aged 55-65 years) with mental health needs. This is thought to be due to a lack of alternative supported accommodation.
  - Mental health diagnosis has increased substantially in the last 5 years, for example including complex diagnosis and 'co-morbidity' with autism, which has meant an increased demand for supported housing but also floating support services.
  - That people with 'dual diagnosis' (e.g. mental health needs and autism) find access to appropriate housing difficult. There is a need for a wider range of housing provision for these individuals.

*Local policy context and local commissioner perspectives and intelligence*

- 4.28 The Council's Market Position Statement, 2020 – 2022 includes an objective of:

- *“Improving the housing and support offer for people living semi-independently in the community, working alongside housing, social care and voluntary and community organisations”*

4.29 The Council's Specialist and Supported Housing SPD<sup>39</sup> states:

- *“The Council is committed to enabling people with short or long-term care or support needs, wherever appropriate, to choose, or be accommodated safely in, suitable mainstream accommodation that will allow them to live in their own home as independently as possible with bespoke and flexible support.”*

4.30 The Council's vision for a housing pathway for people with mental health needs, drawing on evidence of need for specialist and supported housing, the views of local stakeholders and commissioner insights is:

- There is a desire and need to develop an accommodation 'pathway' for people with significant mental health needs (who are in contact with/supported by specialist mental health services). This includes having the following mix of housing and types of supported accommodation.
  - a) There is a need for reduced reliance on residential care to house people and an increased need for a range of alternative housing options.
  - b) There is a need for a small number of specialist supported housing schemes for people with complex mental health needs, including 24/7 support, which can also provide 'step down' accommodation for people being discharged from inpatient settings.
  - c) There is a need for small 'clusters' of self-contained supported housing that provides short to medium term (e.g. up to 2 years) supported housing, both for people who no longer need 24/7 supported housing and people who need a supportive environment before moving to independent housing.
  - d) There is a need for people with a mental health needs to have better access to mainstream general needs accommodation and to be supported with floating support to enable people to live independently in the community.
  - e) There is a wish to expand community support networks as a model of support as this enables people to live in mainstream accommodation as well as providing support to access community life.

*Assumptions about the need for different housing/supported accommodation types (i.e. the relative percentage of each housing/accommodation type) to be applied the estimated population to 2040 to identify projected housing/supported housing need*

4.31 This is based on:

- Projections in relation to population growth.

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<sup>39</sup> Gateshead Council: Specialist and Supported Housing – [Supplementary Planning Document 2022](#)

- Assumptions about trends in need for different types of housing and accommodation.
- 4.32 Research by the Housing LIN with people with mental health needs, including in Gateshead, indicates that:
- There is no desire to live in residential care settings.
  - There is a need for supported housing that supports recovery and independence.
  - There is a need for supported housing with significant support on site that enables people to 'step down' from acute hospital settings.
  - There is a requirement for access to mainstream housing with support as required.
- 4.33 Evidence from commissioners is that there is a need to develop an accommodation 'pathway' for people with significant mental health needs (as set out in paragraph 4.30).
- 4.34 The following assumptions have been applied to the estimates of housing and supported housing need for people with significant mental health needs:
- The adult population with a significant mental health need is comprised of the number of service users on the CPA with a mental health need (source: NHS Digital).
  - The population growth of the adult population with a mental health need is 1.8% per year. (Source: Quality and Outcomes Framework (QOF), NHS Digital).
  - Nursing and residential care use is assumed to decrease by at least 50% by 2040.
  - Growth in population of adults with significant mental health needs and any reduction in need for residential / nursing care, is reflected in growth in need for supported housing and mainstream housing.
  - There is a modest level of increase in need assumed for Shared Lives.
  - Need for mainstream housing is calculated as the difference in the CPA population and the population in supported housing, Shared Lives and residential/nursing care.

*Identifying estimated future housing and supported accommodation need for people with mental health needs*

- 4.35 This identifies changes in net housing and supported housing requirements to meet projected housing need and changes in the types of housing/supported housing required. This is based on applying the assumptions above to the current housing/supported housing provision. This is then adjusted for identified population change over time.

4.36 Table 24 shows estimated need for housing/supported accommodation for people with significant mental health needs in Gateshead to 2040.

Table 24. Estimated need for housing/supported housing for people with significant mental health needs in Gateshead to 2040

	<b>Adult pop. 2022</b>	<b>Existing supply of housing &amp; accom. types (%)</b>	<b>Adult pop. 2023 and estimated need for accomm.</b>	<b>Estimated need for housing &amp; supp. accom. (%)</b>	<b>Adult pop. 2025 and estimated need for accomm.</b>	<b>Estimated need for housing &amp; supp. accom. (%)</b>	<b>Adult pop. 2030 and estimated need for accomm.</b>	<b>Estimated need for housing &amp; supp. accom. (%)</b>	<b>Adult pop. 2035 and estimated need for accomm.</b>	<b>Estimated need for housing &amp; supp. accom. (%)</b>	<b>Adult pop. 2040 and estimated need for accomm.</b>	<b>Estimated need for housing &amp; supp. accom. (%)</b>
<b>Population</b>	<b>591</b>		<b>601</b>		<b>623</b>		<b>676</b>		<b>729</b>		<b>782</b>	
<b>Housing &amp; accommodation types</b>												
Mainstream housing	532	90%	538	90%	553	89%	591	87%	633	87%	674	86%
Supported housing	25	4%	30	5%	39	6%	56	8%	70	10%	88	11%
Residential/nursing care	24	4%	23	4%	21	3%	19	3%	15	2%	10	1%
1:1 24/7 support living arrangements	5	1%	5	1%	5	1%	5	1%	5	1%	5	1%
Shared Lives	5	1%	5	1%	5	1%	6	1%	6	1%	7	1%
<b>Totals</b>	<b>591</b>	<b>100%</b>	<b>601</b>	<b>100%</b>	<b>623</b>	<b>100%</b>	<b>676</b>	<b>100%</b>	<b>729</b>	<b>100%</b>	<b>782</b>	<b>100%</b>
<b>Net additional supported housing requirement (units)</b>			<b>5</b>		<b>14</b>		<b>31</b>		<b>45</b>		<b>63</b>	

Source: Gateshead Council (2022) & NHS Digital (2019/20)

Table 25. Net additional need for supported housing to 2040

Type of accommodation	Net additional homes required (2023)	Net additional homes required (2025)	Net additional homes required (2030)	Net additional homes required (2035)	Net additional homes required (2040)
Supported housing	5	14	31	45	63

- 4.37 Tables 24 and 25 indicate that there is an estimated net need for c.30 units of additional supported housing for people with significant mental health needs by 2030 and c.65 units of additional supported housing by 2040.
- 4.38 There is a need to develop a housing and accommodation 'pathway' for people with significant mental health needs (who are in contact with/supported by specialist mental health services) as set out at paragraph 4.30.
- 4.39 This pathway of additional housing and supported housing options is required, in part, to reduce reliance on residential care to accommodate people. It is assumed that the number of people living in care home beds will decrease by c.50% by 2040. It is assumed that in future people who may have used residential/nursing care will use supported housing with 24/7 support as an alternative.
- 4.40 The estimated need indicates that the following 'components' of this housing pathway are required.
- 4.41 There is a need for of specialist supported housing for people with complex mental health needs as short to medium term accommodation (for example for up to 2 years) consisting of a small number of self contained flats (c.5 -6 units). This is typically a small 'cluster' of flats with 24/7 support, which can also provide 'step down' accommodation for people being discharged from inpatient settings. An example of this type of supported housing scheme is the London Borough of Greenwich mental health high support scheme, which provides supported housing with 24/7 support for people with serious mental health needs, for example being discharged from inpatient settings or leaving a residential care setting.
- 4.42 There is a need for additional small 'clusters' of self-contained supported housing (similar to recent supported housing developments in Gateshead) that provides medium term supported housing (for example for up to 3 years), both for people who no longer need 24/7 supported housing and people who need a supportive environment before moving to independent housing. This the equivalent of the 'concierge' type of supported housing schemes (typically 8-10 self contained units) that have been developed recently in Gateshead. Another example of this type of supported housing scheme is Salveson House, London. This is operated by One Housing and provides contemporary (new build) self contained 1 bed flats in a cluster of 12 units for people with long term/complex mental health needs.
- 4.43 There is a need for people with significant mental health needs to have better access to mainstream general needs accommodation and to be supported with floating support to enable people to live within the community. This could include expanding



community support networks as a model of support as this would enable people to live in mainstream accommodation as well as providing support to access community life.

4.44 These supported housing requirements to 2030 are summarised below.

2023:

- 1 additional specialist supported housing scheme for people with complex mental health needs. 5-6 s/c units. 24/7 support

2025:

- 1 additional 'concierge' type of supported housing scheme. 8-10 s/c units. Support level to be determined (less than 24/7)

2030

- 1 additional specialist supported housing scheme for people with complex mental health needs. 5-6 s/c units. 24/7 support
- 1 additional 'concierge' type of supported housing scheme. 8-10 s/c units. Support level to be determined (less than 24/7)

## 5. Estimated need for accessible housing: People with physical disabilities

5.01 The intention of this assessment is to identify the housing needs of people with physical disabilities, many of whom will require accessible properties, some of whom will also have care/support needs, for example due to long term health conditions. This assessment of need covers estimated need for accessible housing, including for wheelchair users.

### **Contextual evidence from stakeholders**

- 5.02 The evidence regarding the housing perspectives of people with a physical disability has been drawn from:
- A small sample of local residents.
  - Local providers of supported housing such as Home Group, Anchor, JJH, Thirteen, Karbon, Riverside, Oasis Community Housing.
- 5.03 The majority of people with a physical disability would typically prefer to live in adapted mainstream housing with any care/support they require rather than in supported housing. There is a need for additional accessible housing, including fully wheelchair accessible housing, in Gateshead.
- 5.04 People are seeking properties that are a 'home for life' and enable them to live there as long as possible.
- 5.05 The majority of adaptations required for adults with physical disabilities are grabrails, ramps and level access showers.
- 5.06 People are also seeking improved access to aids and adaptations that enable them to stay in their current homes. For example, through a better understanding of and access to Disabled Facilities Grants.
- 5.07 People with physical disabilities are often seeking larger properties as they need space to store equipment and some people may need an extra bedroom for an overnight carer as well as level access requirements.
- 5.08 People with physical disabilities are seeking to live in areas with good access to shops, amenities and support services.
- 5.09 The evidence of need based on insights from Registered Provider indicates:
- There is an increase in tenants seeking aids and adaptations.
  - There is an increased need for wheelchair adapted properties.
- 5.10 The evidence of need based on commissioner insights is:
- There is a need for additional bungalow accommodation to be developed as part of the mix of housing types on general needs housing development sites.

- There is an ongoing need for housing adapted to both M4(2) and M4(3) standards, however, there needs to be careful matching of people in need for fully wheelchair adapted homes. This reflects the current approach of the council which has an ongoing planning policy for 25% of homes on new housing developments over 15 dwellings to be built to M4(2) standards.

### **Estimate of need for accessible housing**

- 5.11 The method for estimating the total number of wheelchair user households in Gateshead with an unmet need for accessible housing is based on methods derived from two complementary estimation models:
- The Horizon Housing model<sup>40</sup> *'Still minding the step?'* This is used to estimate the number of wheelchair user households that have an unmet housing need.
  - The Habinteg Housing Association model;<sup>41</sup> this is used to estimate the number of wheelchair user households with an unmet need for either fully wheelchair adapted or accessible housing.
- 5.12 The method outlined in the Horizon Housing model draws upon evidence from:
- The English Housing Survey<sup>42</sup> (EHS), from which the following data has been derived:
    - The proportion of wheelchair users that use a wheelchair exclusively indoors and the equivalent proportion of wheelchair users using a wheelchair exclusively outdoors.
    - Data about unmet accessible housing need for wheelchair user households.
  - The Scottish Household Survey<sup>43</sup> (SHS), from which the following has been derived: data about the suitability of accommodation amongst wheelchair user households.
- 5.13 In addition to this, household population data for Gateshead<sup>44</sup> has been used to apply the method derived from the Horizon Housing model to produce local estimates of the number of wheelchair user households and wheelchair user households with unmet need for accessible housing.
- 5.14 Table 26 shows the household count data for Gateshead, data about wheelchair users and unmet need that may be applied to Gateshead.

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<sup>40</sup> Horizon Housing (2018): Still Minding the step? A new estimation of the housing needs of wheelchair users in Scotland; North Star Consulting and Research, CIH Scotland.

<sup>41</sup> Habinteg. Mind the Step: An estimation of housing need among wheelchair users in England.

<sup>42</sup> English Housing Survey 2014/2015: Unsuitable accommodation, by age and tenure.

<sup>43</sup> Scottish Household Survey 2015: Accommodation suitability.

<sup>44</sup> ONS 2018-based household projections for England: detailed data for modelling

Table 26. Wheelchair user households and unmet need for accessible housing.

<b>Data related to wheelchair user households</b>	<b>Percentage / value</b>	<b>Source</b>
Overall number of households in Gateshead	90,757	ONS 2018-based household projections (Stage 1 projections)
Percentage of households that have at least one wheelchair user	3.6%	SHS
Percentage of total households that use a wheelchair exclusively outdoors	2.3%	EHS
Percentage of total households where a wheelchair user uses a wheelchair exclusively indoors	0.4%	EHS
Percentage of total households where a wheelchair user uses a wheelchair all of the time	0.9%	EHS
Percentage of wheelchair user households (outdoor and/or continuous use) with an unmet housing need	19.1%	EHS
Percentage of wheelchair user households (indoor use only) with an unmet need for accessible housing	25.6%	SHS

Source: ONS 2018; Horizon Housing: Still Minding the step?

5.15 To produce estimates of need for accessible housing, the data (percentages) in table 26 are applied to the total number of households in Gateshead, following the method outlined in the Horizon Housing model. The method is as follows:

- Calculate the number of indoor-only wheelchair user households.
- Calculate the number of outdoor-only wheelchair user households.
- Calculate the number of wheelchair user households where the user uses the wheelchair continuously.
- Calculate the unmet housing need among indoor-only wheelchair user households.
- Calculate the unmet housing need among outdoor-only wheelchair user households.
- Calculate the unmet housing need among wheelchair user households using wheelchairs continuously.
- Calculate all unmet need among wheelchair user households.

5.16 Table 27 shows the application of this model for both Gateshead and for England.

Table 27. Estimate of number of households with a wheelchair user and an unmet need for accessible housing, for Gateshead and England. Method derived from Horizon Housing model

Steps	Gateshead estimate	England estimate
1. Calculate the number of indoor-only wheelchair user households	0.4% x 90,757 = <b>363</b>	0.4% x 23,868,499 = <b>95,474</b>
2. Calculate the number of outdoor-only wheelchair user households	2.3% x 90,757 = <b>2,087</b>	2.3% x 23,868,499 = <b>548,975</b>
3. Calculate the number of wheelchair user households where the user uses the wheelchair continuously	0.9% x 90,757 = <b>817</b>	0.9% x 23,868,499 = <b>214,816</b>
Subtotal: Steps 1 to 3	<b>3,267</b> wheelchair user households (3.6% of total number of households)	<b>859,265</b> wheelchair user households (3.6% of total number of households)
4. Calculate the unmet housing need among indoor-only wheelchair user households	25.6% x 363 = <b>93</b>	25.6% x 95,474 = <b>24,441</b>
5. Calculate the unmet housing need among outdoor-only wheelchair user households	19.1% x 2,087 = <b>399</b>	19.1% x 548,975 = <b>104,854</b>
6. Calculate the unmet housing need among wheelchair user households using wheelchairs continuously	19.1% x 817 = <b>156</b>	19.1% x 214,816 = <b>41,030</b>
7. Calculate all unmet need for accessible housing among wheelchair user households	93 + 399 + 156 = <b>648</b> (0.71% of total households)	24,441 + 104,854 + 41,030 = <b>167,325</b> (0.71% of total households)

Source: Horizon Housing (2018), English Housing Survey (2014/15), Scottish Household Survey (2015) and ONS 2018-based estimate for households in England.

- 5.17 Based on the Horizon model, there are estimated to be 648 wheelchair users in Gateshead that have an unmet need for accessible housing currently.
- 5.18 It is assumed that wheelchair users most likely to require a fully adapted property are indoor only and continuous wheelchair users, i.e. c.38% of estimated unmet need for accessible housing.
- 5.19 Of these c.650 households:
- It is estimated that c.250 fully wheelchair adapted homes are required i.e. similar to Part M(4) Category 3 broadly equivalent to the Wheelchair Housing Design standard.
  - It is estimated that c.400 accessible and adaptable homes are required (i.e. not fully wheelchair adapted homes) i.e. similar to Part M(4) Category 2 broadly equivalent to the Lifetime Homes standard.

- 5.20 The Habinteg model has the following underlying assumption that the majority of wheelchair users (60%) are age 65+, and the remaining (40%) are for working age adults and under-18s. This assumption is based on data from the English Housing Survey.
- 5.21 Application of the Habinteg model on age disaggregation of wheelchair users allows for the estimate of households that have an unmet need for accessible housing, generated from the Horizon model, broken down by age of wheelchair user.
- 5.22 The table below shows the projected growth in the number of wheelchair user homes with an unmet need, over the period to 2040. This is disaggregated by age group of the wheelchair users within those homes.

Table 28. Projected growth in number of wheelchair users with an unmet need for accessible housing to 2040, disaggregated by age group.

Year	Growth rate (relative to 2022)	Number of wheelchair users with need for accessible housing	Number of wheelchair users with need for accessible housing: working age adults	Number of wheelchair users with need for accessible housing: adults 65+
2023	-	648	259	389
2025	0.54%	651	260	391
2030	1.54%	658	263	395
2035	2.75%	666	266	400
2040	3.99%	674	270	404

Source: ONS 2019-based household projections for England; Habinteg Housing/Horizon Housing models

- 5.23 In summary, by 2040, it is estimated that there will be c.675 wheelchair users with an unmet need for accessible housing, of which:
- It is estimated that c.255 wheelchair users require *fully wheelchair adapted homes*, i.e. similar to Part M(4) Category 3 broadly equivalent to the Wheelchair Housing Design standard.
  - This is the equivalent of a need for c.15 fully wheelchair-adapted homes required per year to 2040 for the all-age population.
  - Among the working-age population, this is the equivalent of a need for c.6 fully wheelchair-adapted homes required per year to 2040.
  - It is estimated that c.420 wheelchair users require *accessible and adaptable homes* (i.e. not fully wheelchair adapted dwellings), similar to Part M(4) Category 2, broadly equivalent to the Lifetime Homes standard.
  - This is the equivalent of a need for c.25 accessible and adaptable homes required per year to 2040, for the all-age population.
  - For the working age population, this is the equivalent of a need for c.10 accessible and adaptable homes required per year to 2040.

5.24 Table 29 shows the estimated need for accessible homes to 2040 for the all-age population and the population aged 0-64 years (i.e. children and working age population).

Table 29. Estimated need for accessible homes to 2040 for the all-age population and the population aged 0-64.

People with physical disabilities	Estimated need (homes) by 2023	Estimated need (homes) by 2025	Estimated need (homes) by 2030	Estimated need (homes) by 2035	Estimated need (homes) by 2040
(All age population)					
• Fully wheelchair adapted homes	15	30	105	180	255
• Accessible/adaptable homes	25	50	175	300	420
<b>Total</b>	<b>40</b>	<b>80</b>	<b>280</b>	<b>480</b>	<b>675</b>
(0-64 years population)					
• Fully wheelchair adapted homes	6	12	42	72	102
• Accessible/adaptable homes	10	50	70	120	170
<b>Total</b>	<b>16</b>	<b>62</b>	<b>112</b>	<b>192</b>	<b>272</b>

5.25 The above estimate of a need for c.675 accessible homes in Gateshead to 2040, is disaggregated by each neighbourhood area, according to the population composition of the neighbourhoods.

5.26 In order to disaggregate the unmet need (table 33) by each neighbourhood, estimates for the population<sup>45</sup> across all age groups, for each ward, has been aggregated to neighbourhood level, and the relative composition of each neighbourhood's proportion of Gateshead's population is used to disaggregate the estimates of need for accessible homes.

5.27 The neighbourhood-level disaggregation for unmet need for accessible housing is shown in the table below.

Table 30. Projected unmet need for accessible homes, by 2040 disaggregated by each neighbourhood in Gateshead.

Year	Central	East	Inner West	South	West
2040	144	118	115	149	149

Source: ONS 2020 ward population estimates & ONS 2018-based subnational population projection

5.28 This indicates that there is an ongoing need for housing adapted to both M4(2) and M4(3) standards which is addressed through the current approach of the council which has an ongoing planning policy for 25% of homes on new housing developments over 15 dwellings to be built to M4(2) standards.

<sup>45</sup> ONS Mid-2020 Population Estimates for 2020 Wards and 2021 LAs in England and Wales by Single Year of Age and Sex, Persons - Experimental Statistics; Table SAPE23DT8a

## 6. Estimated need for supported housing: People who are homeless or at risk of homelessness

- 6.01 Gateshead Council undertook a Statutory Homelessness Review in 2021 and subsequently developed a Homelessness and Rough Sleeping strategy, which was approved in January 2022. It is part of the brief for this specialist and supported housing need assessment that it does not duplicate evidence, including evidence of need for supported housing, from the Homelessness Review 2021.
- 6.02 This specialist and supported housing need assessment has reviewed work commissioned by Gateshead Council from Campbell Tickell (outlined below) to identify the specialist and supported housing need requirements and to project these identified needs into the future, and to identify the supported housing needs of other cohorts who may be at risk of homelessness including people who are armed forces veterans or who are refugees/asylum seekers.
- 6.03 Gateshead Council has commissioned Campbell Tickell to complete an assessment of need for supported housing and housing related support services for people who are homeless or at risk of homelessness, and subsequent commissioning and procurement plans. Three 'clusters' of customer groups have been defined as being included in this need assessment:
- Vulnerable people subject to or fleeing domestic abuse (DA).
  - Homeless and those with Multiple complex needs (i.e. households having three or more of the following support needs recorded: Mental Health, Substance Misuse, Offending, Domestic Abuse and/or Rough sleeping).
  - Young People.
- 6.04 Work undertaken by consultancy Campbell Tickell in relation to the 'cohorts' above at risk of or recovering from homelessness has been reviewed and used as appropriate to identify need for specialist and supported housing. We have added evidence from qualitative work undertaken by the Housing LIN with a sample of people who have experienced homelessness and other local stakeholders in Gateshead.
- 6.05 As requested by the council, this section provides a summary of the identified specialist and supported housing needs, as appropriate, of these three cohorts.

### **Vulnerable people subject to or fleeing domestic abuse**

#### *A. Population baseline*

- 6.06 The Commissioning and Procurement Plan for Domestic Abuse produced by Campbell Tickell states that, an analysis of demand has been carried out based on the H-CLIC data analysed by Gateshead, as well as other data. The H-CLIC data has been analysed over a two-year period.



- 6.07 Domestic abuse (DA) has been defined as those households whose main reason for homelessness or threat of homelessness is related to Domestic Abuse, where a homelessness duty is owed.
- 6.08 The Gateshead Homelessness Review Report 2021<sup>46</sup> identified that across the four quarters, Gateshead had the highest proportion (22%) of households who were homeless due to domestic abuse when compared to England (12%), North East (14%), Darlington (14%), North Tyneside (12%) and South Tyneside (12%) as of July-September 2020. The level is consistently higher in Gateshead than the average in England and the North East. Similarly, the proportion of households owed a duty with support needs due to domestic abuse was also higher in Gateshead (21.2%) when compared to England (10.9%), North East (15.4%), Darlington (17%), North Tyneside (16.9%) and South Tyneside (12.7%) as of July-September 2020.

*B. Current housing/accommodation status*

- 6.09 There is an existing commissioned DA refuge provision with 6 units. A further 9 units of dispersed accommodation for DA are being funded by the local authority as a temporary measure to increase capacity pending the Council's review of accommodation and support, with no ongoing commitment.
- 6.10 Although other supported housing provision accepts individuals with a history of domestic abuse, the demand analysis is specifically focused on DA provision for those whose main reason for homelessness is DA.
- 6.11 Gateshead also has two in-house Domestic Abuse Services, delivered by Children's Services and the Housing department. These provide direct support to victim-survivors, children, and perpetrators of domestic abuse. This service generally works with victims who are at high levels of risk but may take those at lower levels of risk i.e. where there are child protection concerns.
- 6.12 Gateshead also has a number of non-commissioned, charitable services such as Oasis Community Housing's Empower programme, which provides emotional support and counselling to survivors of domestic abuse.

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<sup>46</sup> Gateshead Council: [Homelessness Review Report](#) (July 2021)

*C. Evidence from vulnerable people subject to or fleeing domestic abuse and local stakeholders*

6.13 The Housing LIN has undertaken qualitative research with people subject to or fleeing domestic abuse and with organisations that support them in other regions which indicates that:

- While refuge services are an essential part of the response to domestic abuse for many victims/survivors who are in crisis and need a place of safety, it should be offered amongst the other options available including temporary accommodation.
- A range of housing choices are needed; for some this might be single occupancy units whereas others might require shared supported accommodation.
- Support to remain at home safely and safe self contained 'dispersed' properties (rather than 'refuge' provision) where this is not possible is desirable. This is consistent with the policy direction for perpetrators to be moved rather than victim/survivors.
- There is a need to increase tenancy sustainment options so that people experiencing domestic abuse can remain safely in their home when it is their choice.
- There is a need to increase supply of genuinely affordable accommodation and move on options from refuge services, supported accommodation and any other type of temporary accommodation.

### **Homelessness and multiple complex needs and Rough Sleeper Initiative (RSI)**

6.14 Multiple and complex needs (MCN) is defined as a household having 3 or more support needs recorded out of Mental Health, Substance Misuse, Domestic Abuse, Offending or Rough sleeping.

#### *A. Population baseline*

6.15 The Commissioning and Procurement Plan for Homelessness and multiple complex needs and rough sleepers produced by Campbell Tickell states that an analysis of demand has been carried out based on the H-CLIC data analysed by Gateshead, as well as other data. The H-CLIC data has been analysed over a two-year period.

#### *B. Support profile and current housing/accommodation status*

6.16 There are 80 units of supported housing currently commissioned in 9 properties. Some of the properties have a combination of commissioned and non-commissioned units.

6.17 In addition, there is specific accommodation for rough sleepers funded in Gateshead – 4 units of Rough Sleeper Accommodation Programme (RSAP) dispersed properties which will be delivered from summer 2023 by Tyne Housing and 15 units of Next Steps Accommodation Programme (RSAP) dispersed properties provided as an inhouse service.

6.17 There are also currently 6 RSI funded direct access beds (4 for Gateshead and 2 for South Tyneside) and 10 RSI funded supported accommodation beds based on Housing First principles (7 for Gateshead and 3 for South Tyneside).

### **Young People**

6.19 Young People at risk of homelessness are defined as a person aged 16-25 with support needs which mean they are at risk of homelessness.

#### *A. Population baseline*

6.20 The Commissioning and Procurement Plan for Young People with Support Needs produced by Campbell Tickell states that an analysis of demand has been carried out based on the H-CLIC data for Gateshead, as well as other data. The H-CLIC data has been analysed over a two-year period.

#### *B. Current housing/accommodation status*

6.21 There are 43 units of existing commissioned supported housing under the Social and Independent Living Service (SAILS) programme, 25 units delivered by Oasis Aquila, i.e. 68 units in total.

6.22 There are also 30 'taster flats' provided by Gateshead Council.

## 7. Summary findings: projected need for specialist and supported housing in Gateshead

- 7.01 Table 34 below shows projected net need for different types of specialist and supported housing for the client cohorts covered by this needs assessment.
- 7.02 Table 34 identifies:
- Estimated current unmet need at 2023 (homes).
  - Estimated need by 2025 (homes).
  - Estimated need by 2030 (homes).
  - Estimated need by 2035 (homes).
  - Estimated need by 2040 (homes).
- 7.03 In relation to the need for different tenure options, for most cohorts this is a need for affordable rented supported housing (although it is recognised that supported housing rents are typically higher, sometimes considerably higher, than general needs housing for affordable rent); where a need for other tenure types is identified, e.g. for sale/shared ownership, this is specifically highlighted in table 34.
- 7.04 The previous sections of this need assessment set out where it is possible for identified need for specialist and supported housing to be disaggregated by locality, specifically for specialist housing for older people and accessible housing for people with physical disabilities. The population sizes of the other cohorts are typically smaller making disaggregation by locality less feasible and meaningful.
- 7.05 Whilst the assessment is shown in relation to 'client cohorts', *it is recognised that people's needs are often complex and that innovative approaches to housing and support that go beyond these 'cohort' definitions will be required and indeed desirable:*
- An assumption that mainstream housing suitably designed and/or adapted will be appropriate for many people with care and/or support needs.
  - Opportunities for *inter-generational living* will form part of the required housing solutions.
  - Housing solutions may be *multi-functional*, e.g. providing a mix of mainstream housing, supported housing and potentially other facilities.
  - All housing and supported accommodation for people with care and/or support needs should assist and facilitate *inclusion in community life*.
  - This is consistent with current national policy (e.g. from the Social Care White Paper) which places a stronger emphasis on the role of preventative approaches, including the role of housing, i.e. approaches to supporting people to remain living in their own homes, in both mainstream housing and supported housing, including the use of home adaptations and digital technology to support and

promote the independence of older people and other people with care/support needs.

Table 34. Specialist and supported housing need for Gateshead (number of homes).

	<b>Cohort of people and housing and accommodation type</b>	<b>Estimated current unmet need at 2023 (homes)</b>	<b>Estimated need by 2025 (homes)</b>	<b>Estimated need by 2030 (homes)</b>	<b>Estimated need by 2035 (homes)</b>	<b>Estimated need by 2040 (homes)</b>
<b>A</b>	<b>Older people</b>					
1	Housing for older people <ul style="list-style-type: none"> <li>• for social rent/affordable rent</li> <li>• for sale/shared ownership<sup>47</sup></li> </ul> <b>Total</b>	10 15 <b>25</b>	85 125 <b>210</b>	180 270 <b>450</b>	245 370 <b>615</b>	270 400 <b>670</b>
2	Housing with care: <ul style="list-style-type: none"> <li>• for social rent/affordable rent</li> <li>• for sale/shared ownership<sup>48</sup></li> </ul> <b>Total</b>	90 40 <b>130</b>	135 55 <b>190</b>	175 75 <b>250</b>	230 100 <b>330</b>	305 130 <b>435</b>
3	Residential care (beds)	10	11	11	12	15
4	Nursing care (beds)	15	75	105	159	230
<b>B</b>	<b>People with learning disabilities/autistic people</b> <ul style="list-style-type: none"> <li>• Shared Lives</li> <li>• Supported housing<sup>49</sup></li> </ul> <b>Total</b>	0 22 <b>22</b>	2 43 <b>45</b>	7 85 <b>92</b>	13 145 <b>158</b>	23 193 <b>216</b>
<b>C</b>	<b>People with significant mental health needs:</b> <ul style="list-style-type: none"> <li>• Supported housing<sup>50</sup></li> </ul> <b>Total</b>	<b>5</b>	<b>14</b>	<b>31</b>	<b>45</b>	<b>63</b>

<sup>47</sup> The split between market sale and shared ownership will typically depend on the site and location, however it is reasonable to assume a 50%/50% split

<sup>48</sup> As per note 47

<sup>49</sup> Most of this need is for rented supported housing; however some of this need may be met through Home Ownership for people with Long term Disabilities programme from Homes England.

<sup>50</sup> Most of this need is for rented supported housing; however some of this need may be met through Home Ownership for people with Long term Disabilities programme from Homes England.

	<b>Cohort of people and housing and accommodation type</b>	<b>Estimated current unmet need at 2023 (homes)</b>	<b>Estimated need by 2025 (homes)</b>	<b>Estimated need by 2030 (homes)</b>	<b>Estimated need by 2035 (homes)</b>	<b>Estimated need by 2040 (homes)</b>
<b>D</b>	<b>People with physical disabilities:</b> All age population <sup>51</sup> (children/working age)					
	• Fully wheelchair adapted homes	15 (6)	30 (12)	105 (42)	180 (72)	255 (102)
	• Accessible/adaptable homes	25 (10)	50 (20)	175 (70)	300 (120)	420 (170)
	<b>Total</b>	<b>40 (16)</b>	<b>80 (32)</b>	<b>280 (112)</b>	<b>480 (192)</b>	<b>675 (272)</b>

### **Estimated need for specialist housing and accommodation: Older people**

7.06 *Housing for older people* (retirement housing for sale and for social/affordable rent). The estimated housing for older people net need to 2040 is c.670 homes of which c.270 homes are estimated to be required for social/affordable rent and c.400 are estimated to be required for shared ownership/sale. Based on the qualitative evidence about older people's housing preferences (paragraph 2.62) it is assumed that potentially up to 50% of this estimated need could be met through the provision of mainstream housing that is designed for and accessible to older people even if it is not technically 'designated' for older people, for example housing that is 'care ready'

<sup>51</sup> Based on the tenure breakdown of the population in Gateshead, it may be expected that this need would be c.58% for home ownership and c.42% for social/affordable rent.

<sup>52</sup> The Council's Homelessness Strategy seeks to mitigate and reduce the incidence of homelessness through a range of interventions. Without preventative mitigations/interventions need for supported housing for homelessness cohorts is assumed to increase by 2.45% per annum, derived from evidence from Crisis - Homelessness projections: Core homelessness in Great Britain (2017).

and suited to ageing as distinct from 'retirement housing'. This may include mainstream housing to accessible and adaptable standards M4(2) and M4(3).

- 7.07 *Housing with care* (extra care housing). The estimated housing with care net need to 2040 is c.435 homes of which c.305 homes are estimated to be required for social / affordable rent and c.130 homes are estimated to be required for shared ownership/sale. This will meet the housing and care needs of older people who are self-funders as well as older people who need rented accommodation and are eligible for social care funded by the Council. This need could be met in part through mixed tenure development of extra care housing.
- 7.08 *Residential care and nursing care*. The estimated residential care net need is not anticipated to increase significantly over the period to 2040. It is likely that residential care bed capacity will need to be increasingly focussed on older people with more complex social care needs, such as people living with dementia. The estimated nursing care net need to 2040 is c.230 bedspaces. It is likely that nursing care bed capacity will need to be increasingly focussed on older people with more complex health and social care needs, including people living with dementia. This is aligned with the Council's integrated residential/nursing care delivery model.

### **Estimated need for supported accommodation: Adults with learning disability/autistic people**

- 7.09 In summary, an additional c.90 units of supported accommodation are estimated to be needed by 2030 for people with a learning disability/autistic people and an additional c.215 units by 2040.
- 7.10 Of these additional c.215 units, c.25 units are estimated to be for Shared Lives accommodation and c.190 units are estimated to be for supported housing.
- 7.11 There is mostly a need for self-contained accommodation but shared supported housing does have a role in some cases, but it needs to be clear it is not typically a permanent housing solution.
- 7.12 Some existing shared housing needs to be reviewed and its future use considered, particularly where there are voids.
- 7.13 There is a need for an increased range of tenure choices; some of the identified need for supported housing could potentially be met through, for example, home ownership through the Home Ownership for people with Long term Disabilities<sup>53</sup> scheme.
- 7.14 People with learning disabilities need to be able to better access mainstream general needs housing within the wider community. This can be a realistic option for people where floating support or individualised care/support packages are provided.

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<sup>53</sup> <https://www.ownyourhome.gov.uk/scheme/hold/>

- 7.15 Shared Lives options need to be increased as a complementary housing offer alongside supported housing or individuals accessing mainstream housing.

**Estimated need for supported housing: Adults with significant mental health needs**

- 7.16 There is an estimated net need for c.30 units of additional supported housing for people with significant mental health needs by 2030 and c.65 units of additional supported housing by 2040.
- 7.17 There is a need to develop an accommodation 'pathway' for people with significant mental health needs (who are in contact with/supported by specialist mental health services). This includes having the following mix of housing and types of supported accommodation.
- 7.18 Reduced reliance on residential care to accommodate people and an increased need for a range of alternative housing options. It is assumed that the number of people living in care home beds will decrease by c.50% by 2040. It is assumed that in future people who may have used residential/nursing care will use supported housing with 24/7 support as an alternative.
- 7.19 There is a need for a small number (c.5 -10 units) of specialist supported housing units for people with complex mental health needs, including 24/7 support, which can also provide 'step down' accommodation for people being discharged from inpatient settings.
- 7.20 There is a need for additional small 'clusters' of self-contained supported housing (similar to the recent scheme developed in Gateshead) that provides short term supported housing, both for people who no longer need 24/7 supported housing and people who need a supportive environment before moving to independent housing.
- 7.21 There is a need for people with significant mental health needs to have better access to mainstream general needs accommodation and to be supported with floating support to enable people to live within the community. This could include expanding the KeyRing Scheme; this would enable people to live in mainstream accommodation with support.

**Estimated need for accessible housing: Adults with physical disabilities**

- 7.22 In summary, by 2040, it is estimated that there will be c.675 wheelchair users with an unmet need for accessible housing, of which:
- It is estimated that c.255 wheelchair users require *fully wheelchair adapted homes*, i.e. similar to Part M(4) Category 3 broadly equivalent to the Wheelchair Housing Design standard.
  - This is the equivalent of a need for c.15 fully wheelchair-adapted homes required per year to 2040 for the all-age population.



- Among the working-age population, this is the equivalent of a need for c.6 fully wheelchair-adapted homes required per year to 2040.
  - It is estimated that c.420 wheelchair users require *accessible and adaptable homes* (i.e. not fully wheelchair adapted dwellings), similar to Part M(4) Category 2, broadly equivalent to the Lifetime Homes standard.
  - This is the equivalent of a need for c.25 accessible and adaptable homes required per year to 2040, for the all-age population.
  - For the working age population, this is the equivalent of a need for c.10 accessible and adaptable homes required per year to 2040.
- 7.23 This indicates that there is an ongoing need for housing adapted to both M4(2) and M4(3) standards which is addressed through the current approach of the council which has an ongoing planning policy for 25% of homes on new housing developments over 15 dwellings to be built to M4(2) standards.

### **Other identified needs for supported, accessible and other types of housing**

#### *People who have served in HM armed forces/adult former asylum seekers*

- 7.24 Gateshead Council's Homelessness Review (2021) identified that there were 1,283 households with one or more support needs who were owed a homelessness duty during 2019/20 and 794 households who did not have any support needs, or their support needs were unknown. This indicates that c.62% of those who were owed a duty had support needs.
- 7.25 A minority of these households were identified as having support needs linked to 'served in HM armed forces' and 'former asylum seeker'.
- 7.26 In 2021/22 the evidence regarding these cohorts in relation to households owed a homelessness duty by support needs was:
- Former asylum seeker: 71 households
  - People who have served in HM armed forces: 17 households.
- 7.27 NB. Gateshead Council do not accommodate asylum seekers; these people are accommodated through a separate contact between the Home Office and Mears.
- 7.28 There is no recognised model for estimating the supported housing needs of these cohorts. It is assumed that the majority of these households' primary need is for mainstream housing with their support needs addressed, where appropriate, through floating support for housing related needs and/or other interventions. There is evidence that some single adult former asylum seekers need to access supported housing.
- 7.29 If it is assumed that c.10%-20% of these cohorts required supported housing before a move to independent housing this would suggest a need for supported housing of c.10-c.18 units per annum. It is assumed that these needs could be met through

existing supported housing provision for people who are or have experienced homelessness or through the planned commissioning of additional supported housing capacity for people who have experienced homelessness.

- 7.30 This suggests that there is no net additional need for supported housing for these cohorts but that existing or new supported housing services need to be sensitive to the specific support needs of former asylum seekers and/or people who have previously served in HM armed forces.

*Large households seeking housing*

- 7.31 There is evidence of larger families in housing need who require larger properties in order to accommodate their households. There is evidence that some of these households are asylum seekers.
- 7.32 These households are defined as requiring a home with 5+ bedrooms to accommodate their family.
- 7.33 Based on evidence from the Council in relation to households seeking housing where the size of the households is 6 persons or larger, there are c.325 households seeking a 'large property' in order to accommodate their family.
- 7.34 The majority of these households are experiencing overcrowding issues and, for some, medical needs, rather than identified support needs.
- 7.35 The primary identified need amongst these households is for larger family homes for affordable rent.

*Children and young people*

- 7.36 There is evidence of need for accessible and adapted homes amongst households with a disabled child.
- 7.37 There have been 91 Disabled Facilities Grant (DFG) awards made to children aged 17 year and under in the last 3 years.
- 7.38 There are currently 15 children on the waiting list for DFGs and 63 children awaiting adaptations to homes.

## Annexe 1: Demographic projections for the 55+, 65+ and 75+ populations

Table 35. 55+ population projected to 2040 for Gateshead, and its North East comparator authorities.

Local Authority	2023	2025	2030	2035	2040
<b>Gateshead</b>	<b>67,720</b>	<b>70,305</b>	<b>71,405</b>	<b>71,569</b>	<b>72,515</b>
County Durham	191,473	201,391	208,198	209,981	213,214
Darlington	38,076	40,420	42,150	42,888	43,703
Hartlepool	33,012	34,193	35,171	35,435	36,087
Middlesbrough	42,912	44,404	45,089	44,899	45,183
Newcastle upon Tyne	78,806	82,298	84,287	85,116	86,629
North Tyneside	73,629	77,250	81,185	83,744	86,541
Northumberland	136,466	144,205	150,898	154,016	157,130
Redcar and Cleveland	53,601	56,255	58,015	58,357	59,162
South Tyneside	53,822	56,015	57,398	57,776	58,685
Stockton-on-Tees	65,924	69,599	72,199	73,365	75,232
Sunderland	97,100	100,611	102,480	101,720	101,553
<b>Comparator average</b>	<b>77,712</b>	<b>81,412</b>	<b>84,040</b>	<b>84,905</b>	<b>86,303</b>
<b>England</b>	<b>18,060,451</b>	<b>19,053,023</b>	<b>20,139,116</b>	<b>20,884,346</b>	<b>21,718,208</b>

Source: ONS 2021 census & ONS 2018-based Subnational Population Projections.

Table 36. Percentage change in the 55+ population projected to 2040 for Gateshead, and its North East comparator authorities.

Local Authority	2025	2030	2035	2040
<b>Gateshead</b>	<b>3.8%</b>	<b>5.4%</b>	<b>5.7%</b>	<b>7.1%</b>
County Durham	5.2%	8.7%	9.7%	11.4%
Darlington	6.2%	10.7%	12.6%	14.8%
Hartlepool	3.6%	6.5%	7.3%	9.3%
Middlesbrough	3.5%	5.1%	4.6%	5.3%
Newcastle upon Tyne	4.4%	7.0%	8.0%	9.9%
North Tyneside	4.9%	10.3%	13.7%	17.5%
Northumberland	5.7%	10.6%	12.9%	15.1%
Redcar and Cleveland	5.0%	8.2%	8.9%	10.4%
South Tyneside	4.1%	6.6%	7.3%	9.0%
Stockton-on-Tees	5.6%	9.5%	11.3%	14.1%
Sunderland	3.6%	5.5%	4.8%	4.6%
<b>Comparator average</b>	<b>4.8%</b>	<b>8.2%</b>	<b>9.3%</b>	<b>11.1%</b>
<b>England</b>	<b>5.5%</b>	<b>11.5%</b>	<b>15.6%</b>	<b>20.3%</b>

Source: ONS 2021 census & ONS 2018-based Subnational Population Projections.

A1.01 Gateshead's 55+ population is estimated to increase by c.7% by 2040, which is below the average growth in the equivalent population amongst comparator councils (c.11%) and lower than the growth in the overall 55+ population for England (c.20%).

Table 37. 65+ population projected to 2040 for Gateshead, and its North East comparator authorities.

Local Authority	2022	2025	2030	2035	2040
<b>Gateshead</b>	<b>40,862</b>	<b>43,549</b>	<b>46,950</b>	<b>49,336</b>	<b>49,991</b>
County Durham	115,162	124,016	136,520	146,521	149,838
Darlington	22,946	25,081	27,831	30,041	31,065
Hartlepool	18,914	20,669	22,953	24,549	25,040
Middlesbrough	25,087	26,841	29,344	30,738	31,041
Newcastle upon Tyne	46,077	49,855	54,031	56,794	58,041
North Tyneside	44,574	47,880	53,288	57,284	59,509
Northumberland	85,276	93,142	103,842	111,315	114,553
Redcar and Cleveland	32,929	35,513	39,244	42,048	42,906
South Tyneside	32,073	34,439	38,052	40,573	41,108
Stockton-on-Tees	38,901	42,302	46,972	50,584	51,930
Sunderland	58,319	62,106	67,581	71,029	71,516
<b>Comparator average</b>	<b>46,760</b>	<b>50,450</b>	<b>55,551</b>	<b>59,234</b>	<b>60,545</b>
<b>England</b>	<b>10,759,722</b>	<b>11,568,979</b>	<b>12,829,672</b>	<b>13,959,826</b>	<b>14,678,859</b>

Source: ONS 2021 census & ONS 2018-based Subnational Population Projections

Table 38. Percentage change in the 65+ population projected to 2040 for Gateshead, and its North East comparator authorities.

Local Authority	2025	2030	2035	2040
<b>Gateshead</b>	<b>6.6%</b>	<b>14.9%</b>	<b>20.7%</b>	<b>22.3%</b>
County Durham	7.7%	18.5%	27.2%	30.1%
Darlington	9.3%	21.3%	30.9%	35.4%
Hartlepool	9.3%	21.4%	29.8%	32.4%
Middlesbrough	7.0%	17.0%	22.5%	23.7%
Newcastle upon Tyne	8.2%	17.3%	23.3%	26.0%
North Tyneside	7.4%	19.5%	28.5%	33.5%
Northumberland	9.2%	21.8%	30.5%	34.3%
Redcar and Cleveland	7.8%	19.2%	27.7%	30.3%
South Tyneside	7.4%	18.6%	26.5%	28.2%
Stockton-on-Tees	8.7%	20.7%	30.0%	33.5%
Sunderland	6.5%	15.9%	21.8%	22.6%
<b>Comparator average</b>	<b>7.9%</b>	<b>18.8%</b>	<b>26.7%</b>	<b>29.5%</b>
<b>England</b>	<b>7.5%</b>	<b>19.2%</b>	<b>29.7%</b>	<b>36.4%</b>

Source: ONS 2021 census & ONS 2018-based Subnational Population Projections.

7.39 Gateshead's 65+ population is estimated to increase by c.22% by 2040, which is below the average growth in the equivalent population amongst comparator councils (c.30%) and the overall 65+ population for England (c.36%).

Table 39. 75+ population projected to 2040 for Gateshead, and its North East comparator authorities.

Local Authority	2023	2025	2030	2035	2040
<b>Gateshead</b>	<b>19,891</b>	<b>22,097</b>	<b>23,062</b>	<b>24,953</b>	<b>27,493</b>
County Durham	54,312	61,886	67,249	73,554	82,064
Darlington	11,033	12,817	13,992	15,468	17,365
Hartlepool	8,500	9,895	10,761	12,004	13,623
Middlesbrough	11,268	12,503	13,658	15,265	16,993
Newcastle upon Tyne	21,695	24,740	26,637	29,587	32,597
North Tyneside	20,742	23,310	25,930	29,001	32,593
Northumberland	40,146	46,446	51,869	58,084	65,001
Redcar and Cleveland	15,913	17,905	19,238	21,147	23,721
South Tyneside	14,779	16,463	17,987	20,230	22,689
Stockton-on-Tees	17,662	20,247	22,327	25,021	28,165
Sunderland	26,721	29,633	32,257	35,762	39,361
<b>Comparator average</b>	<b>21,889</b>	<b>24,829</b>	<b>27,081</b>	<b>30,006</b>	<b>33,472</b>
<b>England</b>	<b>5,279,268</b>	<b>5,934,025</b>	<b>7,246,606</b>	<b>9,692,495</b>	<b>14,554,364</b>

Source: ONS 2021 census & ONS 2018-based Subnational Population Projections

Table 40. Percentage change in the 75+ population projected to 2040 for Gateshead, and its North East comparator authorities.

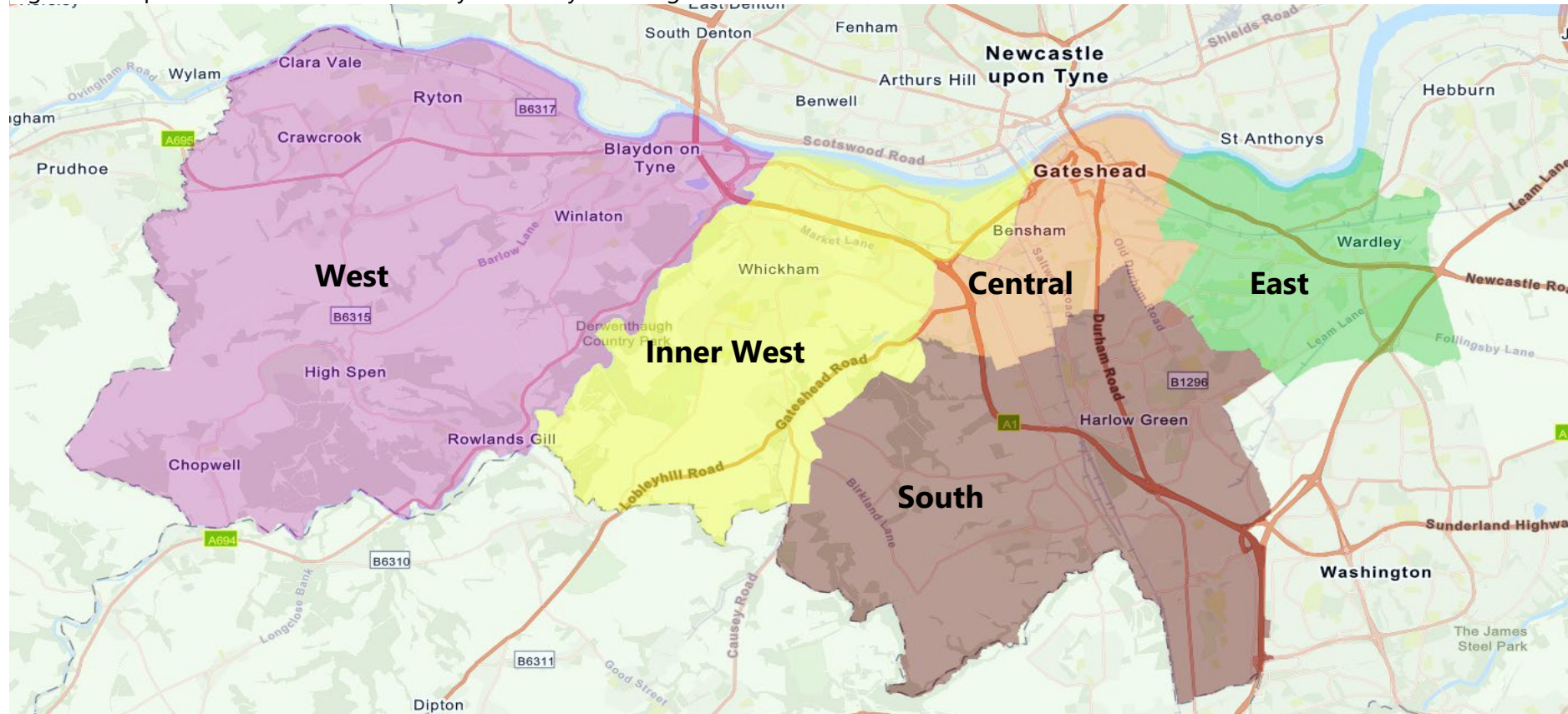
Local Authority	2025	2030	2035	2040
<b>Gateshead</b>	<b>11.1%</b>	<b>15.9%</b>	<b>25.4%</b>	<b>38.2%</b>
County Durham	13.9%	23.8%	35.4%	51.1%
Darlington	16.2%	26.8%	40.2%	57.4%
Hartlepool	16.4%	26.6%	41.2%	60.3%
Middlesbrough	11.0%	21.2%	35.5%	50.8%
Newcastle upon Tyne	14.0%	22.8%	36.4%	50.3%
North Tyneside	12.4%	25.0%	39.8%	57.1%
Northumberland	15.7%	29.2%	44.7%	61.9%
Redcar and Cleveland	12.5%	20.9%	32.9%	49.1%
South Tyneside	11.4%	21.7%	36.9%	53.5%
Stockton-on-Tees	14.6%	26.4%	41.7%	59.5%
Sunderland	10.9%	20.7%	33.8%	47.3%
<b>Comparator average</b>	<b>13.4%</b>	<b>23.7%</b>	<b>37.1%</b>	<b>52.9%</b>
<b>England</b>	<b>12.4%</b>	<b>22.1%</b>	<b>33.8%</b>	<b>50.2%</b>

7.40 Gateshead's 75+ population is estimated to increase by c.38% by 2040, which is below the equivalent population growth amongst comparator councils (c.53%) and the growth in the overall 75+ population for England (c.50%).

## Annexe 2: Neighbourhood area boundaries and specialist housing for older people

A1.02 The following figures provide an overview of the local authority boundary, the neighbourhood boundaries within Gateshead.

Figure 1. Map of Gateshead local authority boundary and neighbourhood boundaries.



Source: Neighbourhoods determined according to ward composition by Gateshead Council. Basemap source: Esri UK.

A1.03 The following definitions of housing and care homes for older people apply to the following tables, where each older person's housing scheme and care home in Gateshead is presented, along with scheme / care home specific details:

A1.04 **Housing for Older People (HfOP):** social sector sheltered and age-designated housing and private sector retirement housing:

- The most common types of Housing for Older People are:
  - Sheltered social housing: These schemes typically offer self-contained accommodation commonly available for social rent. They are usually supported by a part-time/visiting scheme manager and 24-hour emergency help via an alarm. There are often communal areas and some offer activities. Most accommodation is offered for rent, based on need, by local councils or housing associations.
  - Private sector retirement housing: This is typically similar to sheltered social housing, but it is usually built by private developers for market sale. Once all the properties have been sold, the scheme is sometimes run by a separate management company that employ the scheme manager and organise maintenance and other services.

A1.05 **Housing with care (HwC):** (often referred to as '**extra care housing**'<sup>54</sup> when provided by housing associations and local authorities and 'assisted living' by private sector providers)

- Housing with care is designed for older people, some with higher levels of care and support needs. Residents live in self-contained homes. It typically has more communal facilities and offers access to onsite 24/7 care services, which includes assistance with meal preparation, washing and other daily duties. Often includes a 24/7 alarm system, presence of a scheme manager and a team of support staff.

**A1.06 Residential care home**<sup>55</sup>

- A residential setting where a number of older people live, usually in single rooms, and have access to on-site social care services. 24/7 onsite personal social care services include help with washing and dressing. Residential care homes do not consist of self-contained units.

**A1.07 Nursing care home**<sup>56</sup>:

- Similar to a residential care home, but additionally providing care from qualified nurses. There will always be 1 or more qualified nurses on duty to provide nursing care. These are sometimes called 'care homes with nursing'. The Care Quality Commission states that in addition (to a residential care home), "qualified nursing

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<sup>54</sup> Housing LIN: [What is extra care](#)

<sup>55</sup> NHS: [Care Homes](#)

<sup>56</sup> NHS: [Care Homes](#)



care is provided, to ensure that the full needs of the person using the service are met." Nursing care homes do not consist of self-contained units.

Table 41. Older person's Housing for Older People (HfOP) and Housing with Care (HwC) schemes and associated information, by ward and neighbourhood.

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Swan Court	Accent	Affordable rent	HfOP	22	0	Dunstston and Teams	Inner West
Beverley Court	Anchor Hanover	Affordable rent	HfOP	20	0	Low Fell	South
Dunelm Close	Anchor Hanover	Affordable rent	HfOP	16	0	Birtley	South
Gilmour House	Anchor Hanover	Affordable rent	HfOP	22	0	Bridges	Central
Hanover Court	Anchor Hanover	Affordable rent	HfOP	25	0	Chowdene	South
Kestrel Mews	Anchor Hanover	Affordable rent	HfOP	20	0	Whickham North	Inner West
Meadowcroft Mews	Anchor Hanover	Affordable rent	HfOP	30	0	Lobley Hill and Bensham	Central
Shibdon Court	Anchor Hanover	Affordable rent	HfOP	31	0	Blaydon	West
Silver Court	Anchor Hanover	Affordable rent	HfOP	31	0	Deckham	Central
Vicarage Court	Anchor Hanover	Affordable rent	HfOP	30	0	Pelaw and Heworth	East
Walker View	Anchor Hanover	Affordable rent	HfOP	48	0	Felling	East
Carters Lodge	Bernicia Homes	Affordable rent	HfOP	19	0	Low Fell	South
Debdon House	Bernicia Homes	Affordable rent	HfOP	8	0	Dunston and Teams	Inner West
Denholm Lodge	Bernicia Homes	Affordable rent	HfOP	20	0	Dunston and Teams	Inner West

Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Glanton Court	Bernicia Homes	Affordable rent	HfOP	24	0	Dunston and Teams	Inner West
Holly Park View	Bernicia Homes	Affordable rent	HfOP	32	0	Felling	East
Lynnholme Court	Bernicia Homes	Affordable rent	HfOP	29	0	Deckham	Central
Pottersway	Bernicia Homes	Affordable rent	HfOP	12	0	Deckham	Central
Stephenson Terrace	Bernicia Homes	Affordable rent	HfOP	16	0	Felling	East
Underhill	Bernicia Homes	Affordable rent	HfOP	24	0	Low Fell	South
Wood Street	Bernicia Homes	Affordable rent	HfOP	12	0	Dunston Hill and Whickham East	Inner West
Brownsea Place	Castles & Coasts Housing Association	Affordable rent	HfOP	30	0	Deckham	Central
Castle Close	Castles & Coasts Housing Association	Affordable rent	HfOP	72	0	Whickham North	Inner West
Cragside Court	Castles & Coasts Housing Association	Affordable rent	HfOP	24	0	Lobley Hill and Bensham	Central
Tindale Drive	Castles & Coasts Housing Association	Affordable rent	HfOP	38	0	Whickham North	Inner West
Adair Terrace	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	12	0	Chopwell and Rowlands Gill	West
Basildon Court	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	8	0	Wardley and Leam Lane	East
Brandon Gardens Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	8	0	High Fell	South

Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Broom Lane Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	6	0	Dunston Hill and Whickham East	Inner West
Derwent Valley Cottages	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	12	0	Chopwell and Rowlands Gill	West
High Spen Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	6	0	Winlaton and High Spen	West
Joseph Hopper Terrace	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	10	0	Lamesley	South
Kibblesworth Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	6	0	Lamesley	South
Marley Hill Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	8	0	Whickham South and Sunnyside	Inner West
Parkside Court Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	6	0	Chopwell and Rowlands Gill	West
Stargate Lane	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	12	0	Ryton, Crookhill and Stella	West
Stella	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	12	0	Ryton, Crookhill and Stella	West
William Whiteley Homes	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	10	0	Crawcrook and Greenside	West

Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Windy Nook Bungalows	Durham Aged Mineworkers Homes Association	Affordable rent	HfOP	27	0	High Fell	South
Bede Court	Home Group Ltd	Affordable rent	HfOP	10	0	Chowdene	South
Chapel Close	Home Group Ltd	Affordable rent	HfOP	7	0	Lamesley	South
Ellison Place	Home Group Ltd	Affordable rent	HfOP	24	0	Chowdene	South
St Josephs Court	Home Group Ltd	Affordable rent	HfOP	16	0	Birtley	South
St Pauls Court	Home Group Ltd	Affordable rent	HfOP	12	0	Dunston and Teams	Inner West
Cohen Court	Home Prime	Affordable rent	HfOP	24	0	Saltwell	Central
Lawrence Hill Court	Housing 21	Affordable rent	HfOP	38	0	Wardley and Leam Lane	East
St James Bungalows	Housing 21	Affordable rent	HfOP	17	0	Felling	East
Albion View	Johnnie Johnson Housing Trust Ltd	Affordable rent	HfOP	12	0	Windy Nook and Whitehills	East
Blenheim Court	Johnnie Johnson Housing Trust Ltd	Affordable rent	HfOP	32	0	Windy Nook and Whitehills	East
Leuchars Court	Johnnie Johnson Housing Trust Ltd	Affordable rent	HfOP	22	0	Birtley	South
King James Hospital	King James Hospital	Affordable rent	HfOP	29	0	Bridges	Central
Breckonbeds Road	Railway Housing Association	Affordable rent	HfOP	6	0	Low Fell	South
Derwent Way	Railway Housing Association	Affordable rent	HfOP	12	0	Blaydon	West

Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
North Eastern Court	Railway Housing Association	Affordable rent	HfOP	30	0	Dunston Hill and Whickham East	Inner West
A J Cooks Cottages	Gateshead Council	Affordable rent	HfOP	36	0	Chopwell and Rowlands Gill	West
Bensham Court	Gateshead Council	Affordable rent	HfOP	127	0	Lobley Hill and Bensham	Central
Birtley Villas (1)	Gateshead Council	Affordable rent	HfOP	20	0	Lamesley	South
Birtley Villas (2)	Gateshead Council	Affordable rent	HfOP	20	0	Lamesley	South
Boltons Bungalows	Gateshead Council	Affordable rent	HfOP	26	0	Chopwell and Rowlands Gill	West
Burnside Rd/Leazes View/Woodlands	Gateshead Council	Affordable rent	HfOP	32	0	Chopwell and Rowlands Gill	West
Cheshire Avenue	Gateshead Council	Affordable rent	HfOP	29	0	Birtley	South
Conifer Close / Broom Close	Gateshead Council	Affordable rent	HfOP	53	0	Winlaton and High Spenn	West
Crocus Close/Daffodil Close	Gateshead Council	Affordable rent	HfOP	39	0	Blaydon	West
Croftside	Gateshead Council	Affordable rent	HfOP	16	0	Lamesley	South
East Lea	Gateshead Council	Affordable rent	HfOP	18	0	Blaydon	West
Emmaville / Simpsons Cottages	Gateshead Council	Affordable rent	HfOP	50	0	Ryton, Crookhill and Stella	West
Greenfields	Gateshead Council	Affordable rent	HfOP	66	0	Ryton, Crookhill and Stella	West
Harrison Court	Gateshead Council	Affordable rent	HfOP	27	0	Birtley	South

Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Joyce Close	Gateshead Council	Affordable rent	HfOP	40	0	Wardley and Leam Lane	East
Kateregina	Gateshead Council	Affordable rent	HfOP	42	0	Birtley	South
Kays Cott/Garvey Villa/Square Hses	Gateshead Council	Affordable rent	HfOP	48	0	Windy Nook and Whitehills	East
Lansbury Drive	Gateshead Council	Affordable rent	HfOP	32	0	Lamesley	South
Leyburn Place	Gateshead Council	Affordable rent	HfOP	32	0	Lamesley	South
McErlane Square	Gateshead Council	Affordable rent	HfOP	25	0	Pelaw and Heworth	East
Milvain Close	Gateshead Council	Affordable rent	HfOP	42	0	Deckham	Central
Mosspool/Lily Close	Gateshead Council	Affordable rent	HfOP	56	0	Blaydon	West
Mulgrave Villas	Gateshead Council	Affordable rent	HfOP	32	0	Bridges	Central
Pleasant Place ©	Gateshead Council	Affordable rent	HfOP	24	0	Bridges	Central
Pleasant Place (D)	Gateshead Council	Affordable rent	HfOP	17	0	Birtley	South
Rectory Hall	Gateshead Council	Affordable rent	HfOP	30	0	Whickham North	Inner West
Rydal Crescent/Hawesdale Crescent	Gateshead Council	Affordable rent	HfOP	28	0	Winlaton and High Spen	West
South Lea / Springwell Close	Gateshead Council	Affordable rent	HfOP	30	0	Blaydon	West
South Sherburn (1)	Gateshead Council	Affordable rent	HfOP	7	0	Chopwell and Rowlands Gill	West
South Sherburn (2)	Gateshead Council	Affordable rent	HfOP	24	0	Chopwell and Rowlands Gill	West

Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Southwood	Gateshead Council	Affordable rent	HfOP	67	0	Chopwell and Rowlands Gill	West
West Acres/Eastacres/Deneside	Gateshead Council	Affordable rent	HfOP	49	0	Blaydon	West
Whinney Close	Gateshead Council	Affordable rent	HfOP	28	0	Winlaton and High Spen	West
Wood Green	Gateshead Council	Affordable rent	HfOP	65	0	Pelaw and Heworth	East
Sunhill	Thirteen	Affordable rent	HfOP	32	0	Whickham South and Sunnyside	Inner West
The Fells	Anchor Hanover	Sale/SO	HfOP	19	0	Low Fell	South
Bowes-Lyon Court	FirstPort	Sale/SO	HfOP	31	0	Deckham	Central
Chase Court	FirstPort	Sale/SO	HfOP	40	0	Whickham North	Inner West
Dryden Court	FirstPort	Sale/SO	HfOP	55	0	Deckham	Central
Hollydene	Karbon Homes	Sale/SO	HfOP	19	0	Chopwell and Rowlands Gill	West
Robinswood	Karbon Homes	Sale/SO	HfOP	22	0	Low Fell	South
Rosefinch Lodge	Karbon Homes	Sale/SO	HfOP	5	0	Low Fell	South
Eslington Mews	Naylor's Commercial Property People	Sale/SO	HfOP	22	0	Dunston and Teams	Inner West
Callendar Court	Housing 21	Affordable rent	HwC	0	40	High Fell	Central
Fountain Court	Housing 21	Affordable rent	HwC	0	40	Lobley Hill and Bensham	East
Marigold Court	Housing 21	Affordable rent	HwC	0	41	Felling	East
Priory Court	Housing 21	Affordable rent	HwC	0	40	Wardley and Leam Lane	East

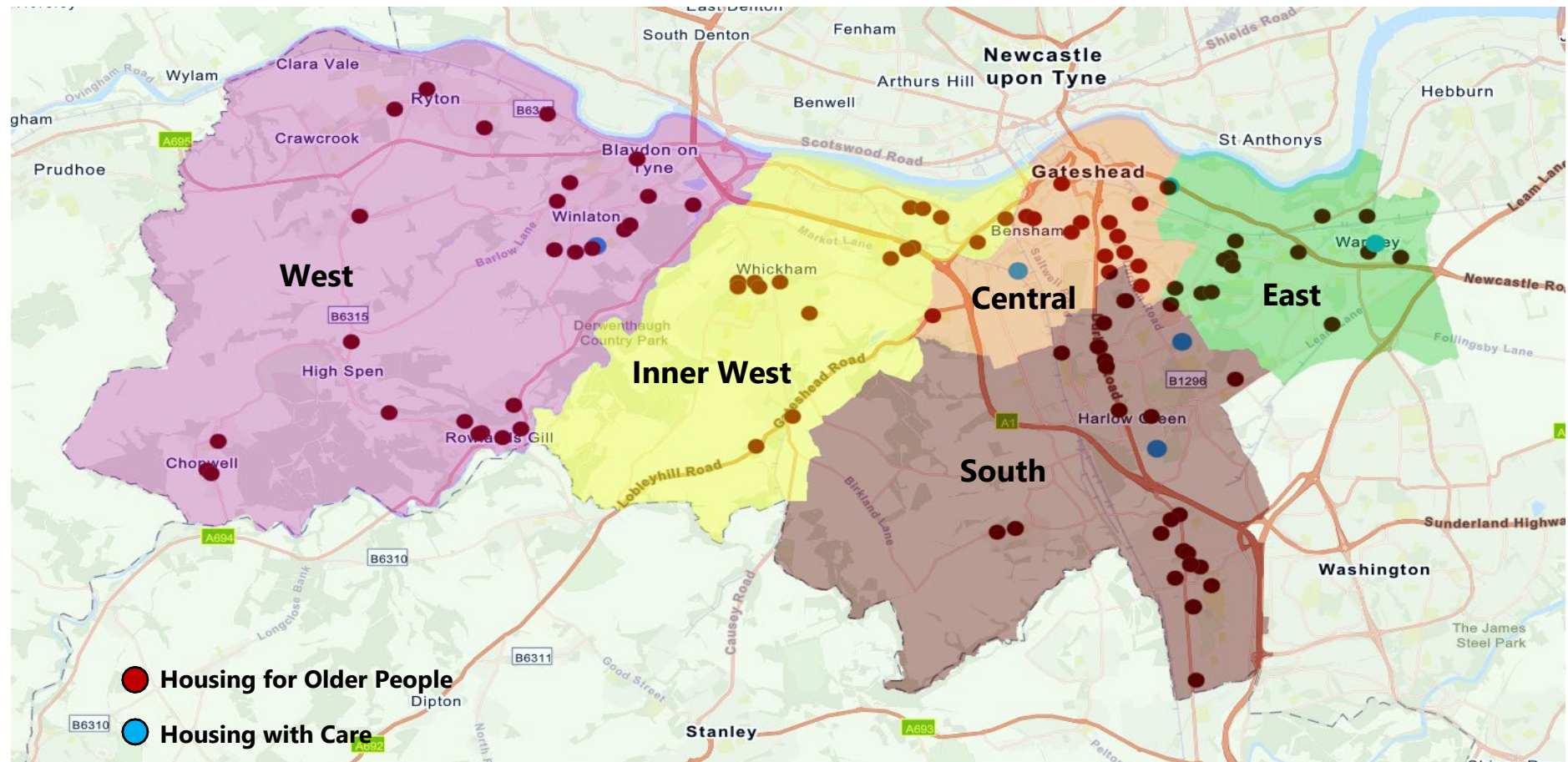


Specialist and Supported Housing Needs Assessment

<b>Scheme name</b>	<b>Operator</b>	<b>Tenure</b>	<b>Housing: primary type</b>	<b>HfOP units</b>	<b>HwC units</b>	<b>Ward</b>	<b>Neighbourhood</b>
Winton Court	Housing 21	Affordable rent	HwC	0	40	Wardley and Leam Lane	West
Angel Court	Gateshead Council	Affordable rent	HwC	6	49	Chowdene	Central
Watergate Court	Home Group	Affordable rent	HwC	0	82	Lobley Hill	West
Denton View	Gateshead Council	Affordable rent	HfOP	12	0	Blaydon	West

Source: Elderly Accommodation Counsel

Figure 2. Map showing existing older person's housing schemes: Housing for Older People (HfOP) and Housing with Care (HwC) in Gateshead.



Source: Elderly Accommodation Counsel. Basemap source: Esri UK.

## Annexe 3: Estimates of need for housing for older people and housing with care.

Estimated need for housing for older people and housing with care are shown by locality.

Table 42. Housing for Older People, projected net need (homes) to 2040, disaggregated by neighbourhood and tenure.

Locality		Net need in 2023	Net need by 2025	Net need by 2030	Net need by 2035	Net need by 2040
Central	Total	4	29	61	84	92
	<i>Social/affordable rent</i>	1	12	24	34	37
	<i>Sale / shared ownership</i>	2	17	37	50	55
East	Total	5	38	80	110	120
	<i>Social/affordable rent</i>	2	15	32	44	48
	<i>Sale / shared ownership</i>	3	23	48	66	72
Inner West	Total	5	41	86	118	129
	<i>Social/affordable rent</i>	2	16	34	47	51
	<i>Sale / shared ownership</i>	3	24	51	71	77
South	Total	6	50	106	145	159
	<i>Social/affordable rent</i>	3	20	42	58	63
	<i>Sale / shared ownership</i>	4	30	63	87	95
West	Total	7	54	114	157	171
	<i>Social/affordable rent</i>	3	22	46	63	68
	<i>Sale / shared ownership</i>	4	33	68	94	103

NB. Figures may not sum due to rounding

Table 43. Housing with Care (HwC), projected net need (homes) to 2040, disaggregated by neighbourhood and tenure.

<b>Locality</b>		<b>Net need in 2023</b>	<b>Net need by 2025</b>	<b>Net need by 2030</b>	<b>Net need by 2035</b>	<b>Net need by 2040</b>
Central	Total	17	25	32	43	57
	<i>Social/ affordable rent</i>	9	13	16	22	28
	<i>Sale / shared ownership</i>	9	13	16	22	28
East	Total	23	33	43	57	75
	<i>Social/ affordable rent</i>	11	17	21	28	38
	<i>Sale / shared ownership</i>	11	17	21	28	38
Inner West	Total	25	36	47	62	82
	<i>Social/ affordable rent</i>	12	18	23	31	41
	<i>Sale / shared ownership</i>	12	18	23	31	41
South	Total	33	48	62	83	109
	<i>Social/ affordable rent</i>	16	24	31	41	55
	<i>Sale / shared ownership</i>	16	24	31	41	55
West	Total	34	50	64	85	112
	<i>Social/ affordable rent</i>	17	25	32	43	56
	<i>Sale / shared ownership</i>	17	25	32	43	56

NB. Figures may not sum due to rounding

**Appendix 2**

**Specialist and supported housing strategy  
2023-2033**

**Gateshead Council**

Final version

June 2023

## **Foreword**

*To insert in final version*

## Contents

1. Introduction.....	4
2. Vision and ambition .....	5
3. Strategic context.....	6
4. Strategic aims .....	9
5. Ensuring the quality of supported housing.....	11
6. Managing and encouraging the supported housing market.....	13
7. Delivery plan .....	15
8. How the Council will deliver this strategy.....	36
Contact.....	37

## 1. Introduction

Gateshead Council has a strategic vision to '*make Gateshead a place where everyone thrives*'. Our five challenges include:

- Put people and families at the heart of everything we do.
- Tackle inequality so people have a fair chance.
- Support our communities to support themselves and each other.
- Invest in our economy to provide opportunities for employment, innovation and growth.
- Work together and fight for a better future for Gateshead.

Having a range of high quality specialist and supported housing is an essential part of delivering these commitments. This *Specialist and Supported Housing Strategy* contributes to our overall vision and together with other Council strategies and plans, it is the framework through which our specialist and supported housing aims and delivery priorities are set out.

This strategy covers the Council's approach to specialist, supported and accessible homes for

- Older people
- People with learning disabilities/autistic people
- People with mental health needs
- People at risk of homelessness, including people experiencing domestic abuse, young people (including 16/17 year olds, care experienced young people, young parents), people with multiple and complex needs (including rough sleepers, offenders, people with drug/alcohol related needs), refugees, and veterans.
- People with physical disabilities/long term conditions

The Council seeks to work with a range of partners to meet its specialist and supported housing objectives. The Council will ensure that the best use is made of existing provision, enabling additional development and brokering strong relationships with providers, to ensure it is of a high quality and that it meets the needs of local people.

This strategy is aimed at:

- Housing organisations that provide supported, specialist and mainstream housing, including those currently operating in Gateshead and those who may consider operating here.
- Support and care organisations that provide services in supported housing.
- Community organisations in Gateshead with an interest in specialist and supported housing.



## 2. Vision and ambition

*The provision of good quality specialist, supported and accessible homes is a part of creating a place where people can live well and thrive in Gateshead. Our vision is to secure the best quality of life we can for older people and people with support needs both now and in the future. This means delivering a range of specialist, supported and accessible homes that enable people to live independently, with support and care where necessary.*

We will deliver our ambitions through:

- Developing a range of new build specialist, supported and accessible homes over the next 10 years and beyond, that is tailored to reflect the identified needs within our local communities.
- Ensuring that support and care services, delivered by registered providers and other organisations, to people within supported housing as well as those living in mainstream housing, are effective in promoting people's wellbeing and independence.

Our ambition is to develop an extensive range of specialist and supported housing options, to cater for the wide-ranging needs of people in Gateshead.

This vision means that through this strategy we will commission and enable a wide range of specialist and supported housing that enables adults and young people to live independently in their communities, including:

- An increase in housing suited to older citizens, including access to support and assistance to remain living in their own homes and access to a wider range of high quality specialist accommodation that is suited to ageing well in later life.
- Reducing homelessness through the provision of high quality supported accommodation and 'move on' housing opportunities.
- A range of supported housing and move-on accommodation options for young people.
- Safe accommodation for people experiencing domestic abuse.
- The provision of a mix of supported housing options for people with learning disabilities/autistic people and people with mental health needs.
- The development of additional accessible and adapted homes that are suited to adults and children with physical disabilities and long term health conditions.
- Making effective use of technology to secure effective support and independent living.

The purpose of this strategy and the background work that has been undertaken, is in recognition of the Council's need to understand its supported and specialist housing requirements and to ensure that there is a sufficiency of appropriate and good quality supported housing to meet the needs of the growing numbers of older people, people with disabilities and people with support needs in Gateshead.

### 3. Strategic context

This specialist and supported housing strategy is influenced and informed by a range of local and national policies, summarised below.

#### *National context*

There are a number of national policy factors affecting the supported housing sector and which will influence the delivery of this strategy.

In October 2020 the Government published the *Supported housing: national statement of expectations*.<sup>1</sup> This set out the expectations of local authorities and of providers of supported housing in relation to, for example, understanding the need for supported housing and ensuring that supported housing is of a good quality, both in terms of the accommodation and the service. This was for guidance only, however since this was published, the Government has set out its intention to legislate to deliver improvements in supported housing.

More recently the Government has established the Supported Housing Improvement Programme (SHIP)<sup>2</sup> and made available funding to a number of Councils to deliver this programme locally. The programme is intended to support Councils to improve the quality of supported housing, both the accommodation and support services, through greater local scrutiny. Gateshead Council is participating in the Supported Housing Improvement Programme. Aligned with this work, the Council is establishing a Gateway for access to all housing and support services for people experiencing homelessness and a 'marketplace' for commissioning and procuring supported housing services.

The Government is currently supporting a private members bill, Supported Housing (Regulatory Oversight) Bill<sup>3</sup>. The Bill makes provision about the regulation of supported exempt accommodation, and makes provision about local authority oversight of, and enforcement powers relating to, the provision of supported exempt accommodation. Once this Bill becomes law it is expected that the Council will have new statutory powers and duties to regulate supported housing locally.

Over recent years long lease-based models of supported housing have come under scrutiny by the Regulator of Social Housing, particularly the governance and financial arrangements of some Registered Providers that lease all or most of their supported housing stock from other organisations. The Council will take account of the regulatory status of providers of supported housing in its approach to managing the quality of supported housing services (section 5).

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<sup>1</sup> <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

<sup>2</sup> <https://www.gov.uk/government/publications/supported-housing-improvement-programme-prospectus>

<sup>3</sup> [Supported Housing \(Regulatory Oversight\) Bill - Parliamentary Bills - UK Parliament](#)

The Adult Social Care Reform White Paper<sup>4</sup> includes a focus on housing, new models of care, digital and technology. A series of measures have been announced that specifically target the housing, housing with care, and technology markets with the aim of helping all people with care and support needs to live well, safely and independently. The Council will work with providers of supported accommodation to ensure that preventative approaches, such as the more extensive use of technology enabled care, are used to support older people and other people with support needs to live independently, both in supported housing and in general needs housing.

The Domestic Abuse Act (2021) places a duty on local authorities to provide support in safe accommodation for domestic abuse victims/survivors. Safe accommodation is: refuge accommodation; specialist safe accommodation; dispersed accommodation; Sanctuary schemes (Safe at Home); move-on accommodation; other forms of domestic abuse emergency accommodation. The associated statutory guidance<sup>5</sup> recognises that alternative housing options, whether refuges, social housing, or private accommodation, are key to ensuring victims/survivors are able to escape domestic abuse, and factor strongly in a victim's/survivor's decision making about whether they stay or leave a perpetrator.

Government policy on Housing for older and disabled people<sup>6</sup> guides Councils in preparing planning policies on housing for older and disabled people. This policy is reflected in the Council's Specialist and Supported Housing Supplementary Planning Document and further reinforced through this strategy.

#### *Local context*

This strategy is both informed by and supports the delivery of a range of other local policies set out below.

- *Thrive*. The Council has an overall strategic vision to 'make Gateshead a place where everyone thrives'. This strategy is intended to assist older people, disabled people and people with care/support needs to thrive and to live independently.
- *Health & Wellbeing strategy*. Give every child the best start in life; enable all children, young people and adults to maximise their capabilities and have control over their lives; create fair employment and good work for all; ensure a healthy standard of living for all; create and develop healthy and sustainable places and communities; strengthen the role and impact of ill health prevention. This strategy is intended to deliver good quality specialist and accessible homes for local people as part of improving health and wellbeing.
- *Market Position Statement*. This strategy will support delivery of the market position statement through, for example, provision of additional extra care housing and

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<sup>4</sup> Department of Health and Social Care: [People at the Heart of Care: adult social care reform white paper](#)

<sup>5</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1089015/Domestic\\_Abuse\\_Act\\_2021\\_Statutory\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1089015/Domestic_Abuse_Act_2021_Statutory_Guidance.pdf)

<sup>6</sup> <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

supported living services, that provide early intervention and preventative services that, for example, reduce the use of care homes.

- *Homelessness and rough sleeping strategy.* This strategy sets out the commissioning intentions for a range of supported housing services that support delivery of the Homelessness and rough sleeping strategy, including preventative support services.
- *Housing strategy.* This strategy will help to deliver a range of supported and specialist housing consistent with increasing the local housing supply.
- *Planning policy.* This strategy summarises the evidence base of need for specialist, supported and accessible homes, and it complements the Council's *Specialist and Supported Housing Supplementary Planning Document*, which sets out how the Council encourages, and where possible requires, development of accessible and specialist homes.
- *Draft Safe accommodation strategy.* This strategy sets out how Gateshead Council will meet the duty to provide support in safe accommodation for domestic abuse victim/survivors.
- *Integrated Adults and Social Care Services – Living Thriving Lives Plan:* This five-year plan sets out the vision and ambitions for adult social care to enable residents to live thriving lives, be independent and have access to personalised quality support when they need it. It focused on eight key areas: information and advice, enablement, home first principle, caregivers, technology, workforce, strengths-based practice and commissioning. There is an associated delivery plan.
- *Placement Sufficiency and Commissioning Strategy for Children in Care in Gateshead.* This strategy sets out the commissioning intentions for a range of supported housing services for young people in the context of the corporate parenting responsibilities of the Council towards young people in care/care experienced. Gateshead's Corporate Parenting Pledge sets out Gateshead's commitment and responsibilities as a corporate parent, which is to provide the best possible care and protection for children and young people in care, in terms of the Council's responsibilities as part of the Children's Act.
- *Youth strategy.* This is in development. It will include the roles of supported accommodation for young people with support needs.
- *Supported Housing Improvement Programme (SHIP).* The Council is part of the Government's Supported Housing Improvement Programme (SHIP).

## 4. Strategic aims

The strategic aims of this strategy are influenced and informed by the national and local policy context, the views and perspectives of local stakeholders, people with lived experience and Council Officers and their local partners, and the identified needs of local people for specialist and supported housing<sup>7</sup>.

The strategic aims of this strategy are set out below.

*A. To develop and enable the provision of a wide range of homes, including supported and specialist homes, that are suited to the needs of an ageing population.*

This will include the commissioning and delivery of specialist housing of different tenures suited to older people, including extra care housing and retirement housing for affordable rent and for sale, new build mainstream (non-age designated) homes for sale and for affordable rent that are better suited to the needs of older people, and the provision of adaptations that enable older people to remain living in their existing homes.

*B. To commission and develop a range of specialist and supported housing, with associated care and support services, that enable adults with longer term care and support needs to have a home in the community.*

This will involve the commissioning and delivery of supported housing that reflect the needs and preferences of people with learning disabilities, autistic people, and people with serious and enduring mental ill health. This will include a range of homes, for example, self contained supported housing, shared supported housing, home ownership options, and, for some people, bespoke housing arrangements.

*C. To commission and develop a range of specialist and supported housing, with associated support services, for young people and adults who are homeless, or who are at risk of homelessness; and homes for young people who are care experienced.*

This is intended to be for people who need generally supported housing as a consequence of being homeless, or being at risk of homelessness; this is closely aligned with the aims of the Council's Homelessness and Rough Sleeping Strategy. This includes supported housing for young people with a support need (such as care leavers), people experiencing domestic abuse, and people who may have multiple and complex needs linked to, for example, drug or alcohol dependence, offending and/or rough sleeping.

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<sup>7</sup> Gateshead Council. Specialist and supported housing need assessment (2023)

*D. To enable and provide a range of accessible and adapted homes suited to the needs of people with physical disabilities and/or long term conditions.*

This is to ensure that there are sufficient homes for sale and for affordable rent that are adapted to accessibility standards (M4(2) and M4(3)) including for people who are wheelchair users, in line with the Council's Specialist and Supported Housing Supplementary Planning Document.

*E. To maintain and raise the standard and quality of supported housing services*

The Council will work with providers of supported housing services to ensure that both the quality of accommodation used for supported housing and the support services provided in supported housing are of good quality and offer a range of housing choices for people.

The delivery plan (section 7) summarises actions to deliver these strategic aims.

## 5. Ensuring the quality of supported housing

The Council wants to ensure that all supported housing in Gateshead is of good quality. This means both the accommodation and related support services (and care services where applicable) being of good quality.

This will include supported housing providers meeting legislative, regulatory requirements as applicable (Charity Commission, Regulator of Social Housing, the Care Quality Commission, Community Interest Companies regulated by the Financial Conduct Authority, Housing Act 2004 minimum standard for housing, and OFSTED).

The Council will draw on the Government's current guidance National Statement of Expectations for Supported Housing as a basis for expectations of supported housing providers in terms of good practice in the delivery and management of supported housing services.

However, the Council's approach to ensuring that supported housing is of a good quality anticipates the intent of the Supported Housing (Regulatory Oversight) Bill that is supported by the Government. When this becomes law the Council anticipates that its approach to ensuring the quality of supported housing will likely include:

- A licensing scheme for all supported housing providers. All providers of supported housing in Gateshead will be required to be licensed by the Council in order to provide supported housing.
- Only providers of supported housing that are licensed by the Council will be able to access specified and exempt accommodation housing benefit status.
- Inspections and reviews of all supported housing in Gateshead by Council officers to ensure that the accommodation is safe, fit for purpose and of a good standard. This will include housing in multiple occupation (HMOs) that are being used to provide supported housing.
- The Council will also inspect and review the quality of the provision of support in supported housing services to ensure customers are getting the support they need and require, for example, as part of the Council's approach to safeguarding vulnerable adults.
- Assessment of the value for money provided by specialist and supported housing services, ensuring they are affordable for the Council and for the people who live in them.
- Due diligence checks on supported housing providers.
- Any previously 'noncommissioned' supported housing will need to be licensed in the future in order to be treated as supported housing under housing benefit regulations; this will in effect mean that all supported housing in Gateshead will need to be licensed and commissioned by the Council.
- Application of new OFSTED regulations for supported accommodation for 16/17 year olds.

In the meantime, before the Supported Housing (Regulatory Oversight) Bill becomes law, the Council is part of the Government's Supported Housing Improvement Programme (SHIP) and will be working with providers of supported housing services to ensure that both the quality of accommodation used for supported housing and the support services provided in supported housing are of good quality.



## 6. Managing and encouraging the supported housing market

As part of the delivery of this strategy the Council want to work closely with a range of providers of supported housing. The Council's Specialist and Supported Housing Supplementary Planning Document also sets out our expectations of developers and providers of supported and accessible homes.

We are seeking innovative approaches from our partners, for example, delivering a range of housing sizes, types and tenures that will be appropriate to the needs of various groups in the community, in line with our strategic aims.

The Council would like:

- To be involved at an early stage in considerations and discussions regarding the reconfiguration or disposal of existing supported accommodation provision.
- To agree priority notification/nomination rights on existing and new specialist and supported accommodation within the borough.
- You to sign up to our DPS framework so we can ensure your organisation has all of the relevant policies and procedures in place and we can be assured that you will deliver quality accommodation and/or support.
- To understand whether you own and/or lease housing for the purposes of providing supported accommodation and to understand your funding model. Where housing is leased we want to be satisfied that this model is sustainable and in the interests of the intended residents.
- Providers to develop proposals for specialist & supported accommodation which are effectively tailored to meet local need and to consult with local communities prior to and during the implementation of these proposals.
- Supported housing providers who are not currently operating in Gateshead to get in touch with us and talk through their plans for development of supported or specialist housing in the borough so we can advise on what our needs are and how you might be able to meet them.
- Supported housing providers, to help to contribute to the wider health and wellbeing of all residents, and to work with the Council and others to support community safety through their specialist and supported accommodation services.
- You to be willing to work with other partners/agencies to help facilitate the delivery of intergenerational and diverse communities.

The Council will undertake ongoing market engagement to:

- Building strong relationships with supported housing providers.
- Stimulate and encourage the local supported housing market.
- Work with supported housing providers in a collaborative way.

## Specialist and supported housing strategy 2023-2033

- To understand how the Council can work with supported housing providers to manage market risks and challenges.

The Council welcomes enquires from supported housing providers including from providers who are new to Gateshead.

## 7. Delivery plan

The delivery plan sets out actions for each of the five *strategic aims*. It includes in relation to each of the group of citizens covered by this strategy:

- What is required, drawing on local policy and plans, stakeholder views, commissioner insights and the specialist and the supported housing need assessment.
- A summary of need from the specialist and supported housing need assessment.
- Identified requirements for specialised and supported housing in the short – medium term (the period to 2030) and likely requirements in the longer term (from 2030).
- A summary of actions.
- A summary of measures of success.

Whilst the delivery plan is shown in relation to different 'cohorts' of people covered by the strategic aims, *it is recognised that people's needs are often complex and that innovative approaches to housing and support that go beyond these 'cohort' definitions will be required and indeed desirable:*

- An assumption that mainstream housing suitably designed and/or adapted will be appropriate for many people with support and/or care needs.
- Opportunities for *inter-generational living* will form part of the required housing solutions.
- Housing solutions may be *multi-functional*, e.g. providing a mix of mainstream housing, supported housing and potentially other facilities.
- All housing and supported accommodation for people with support and/or care needs should assist and facilitate *inclusion in community life*.
- This is consistent with current national policy (e.g. from the Social Care White Paper) which places a strong emphasis on the role of preventative approaches, for example the use of home adaptations, digital technology, and support services to support and promote the independence of older people and other people with support/care needs.

In relation to the need for different tenure options, for most cohorts of people covered by this strategy this is a need for affordable rented supported housing (although it is recognised that supported housing rents are typically higher, sometimes considerably higher, than general needs housing for affordable rent). However, for older people and people with physical disabilities a mix of tenure types is identified, e.g. for sale as well as for affordable rent. For some people with long term care needs, such as some people with learning disabilities/people with enduring mental health needs, home ownership through the HOLD programme is a potential option.

The specialist and supported housing need assessment sets out where it is possible for identified need to be disaggregated by locality, specifically for specialist housing for older people and accessible housing for people with physical disabilities. The population sizes of

## Specialist and supported housing strategy 2023-2033

the other cohorts are typically smaller making disaggregation by locality less feasible and meaningful.

- A. *To develop and enable the provision of a wide range of homes, including supported and specialist homes, that are suited to the needs of an ageing population (people aged 55+).*

*What is required?*

Drawing on evidence of need based on the views of older people and other local stakeholders including Registered Providers and other housing providers, as well as commissioner insights:

- The Council wishes to work with its RP partners and other housing providers to develop new age-designated housing for older people that is attractive and offers a range of tenures including for sale, shared ownership and for affordable rent.
- Specifically, there is a need for an increased range of choices for older people, including:
  - a need for further provision of extra care housing, for affordable rent and for shared ownership;
  - a need for modern age-designated retirement housing without care on site and without large communal facilities, for affordable rent, for shared ownership and for outright sale.
- There is a requirement for development of additional extra care housing, in part to meet the need for an alternative to the use of residential care.
- There is a need for flexible housing with care models that enable people to remain in situ should their care needs change, for example in relation to living with dementia; an example is Watergate Court extra care housing scheme which includes homes for people living with dementia.
- There is a requirement for new build mainstream (non age designated) homes for sale and for affordable rent that are better suited to the needs of older people, for example through the provision of bungalows.
- There is a need for the development of modern nursing care homes that can provide high quality accommodation and support people with complex care and health needs. The Council will engage with the local care home market to achieve this.
- There is a recognition that older sheltered housing stock needs to be reviewed, both by the Council and by its RP partners, and updated where this is feasible and cost effective in order to provide a more contemporary housing offer for older people.
- The Council wishes to work with Registered Providers in relation to the impact of the analogue to digital switch over in 2025 and how technology can better support the independence of older people, both in specialist and general needs housing.

*Summary of evidence of need for specialised and supported housing*

The table below summarises the need for different types of specialist housing and accommodation for older people in Gateshead<sup>8</sup>.

<b>Housing type and use class</b>	<b>Number of homes/bedspaces needed by 2025</b>	<b>Number of homes/bedspaces needed by 2030</b>	<b>Number of homes/bedspaces needed by 2040</b>
Housing for older people (retirement housing for sale/for affordable rent). Use class C3	c.215 homes: <ul style="list-style-type: none"> <li>c.85 for social/affordable rent</li> <li>c.130 for sale / shared ownership</li> </ul>	c.445 homes: <ul style="list-style-type: none"> <li>c.180 for social/affordable rent</li> <li>c.270 for sale / shared ownership</li> </ul>	c.670 homes: <ul style="list-style-type: none"> <li>c.270 for social/affordable rent</li> <li>c.400 for sale / shared ownership</li> </ul>
Housing with care (extra care housing). Use class C3/C2	c.190 homes: <ul style="list-style-type: none"> <li>c.135 for social/affordable rent</li> <li>c.60 for sale /shared ownership</li> </ul>	c.250 homes: <ul style="list-style-type: none"> <li>c.175 for social/affordable rent</li> <li>c.75 for sale /shared ownership</li> </ul>	c.435 homes: <ul style="list-style-type: none"> <li>c.305 for social/affordable rent</li> <li>c.130 for sale /shared ownership</li> </ul>
Residential care. Use class C2	c.10 bedspaces	c.10 bedspaces	c.15 bedspaces
Nursing care. Use class C2	c.75 bedspaces	c.105 bedspaces	c.230 bedspaces

*Housing for older people (retirement housing for sale and for social/affordable rent).*

- The estimated need for housing for older people to 2040 is c.670 homes of which c.270 homes are estimated to be required for social/affordable rent and c.400 are estimated to be required for shared ownership/sale.
- Based on the qualitative evidence about older people’s housing preferences it is assumed that potentially up to 50% of this estimated need could be met through the provision of mainstream housing that is designed for and accessible to older people even if it is not technically ‘designated’ for older people, for example housing that is ‘care ready’ and suited to ageing as distinct from ‘retirement housing’. This may include mainstream housing to accessible and adaptable standards M4(2) and M4(3).

*Housing with care (extra care housing).*

- The estimated housing with care net need to 2040 is c.435 homes of which c.305 homes are estimated to be required for social / affordable rent and c.130 homes are estimated to be required for shared ownership/sale.
- This will meet the housing and care needs of older people who are self-funders as well as older people who need rented accommodation and are eligible for social care

<sup>8</sup> Gateshead Specialist and Supported Housing Need Assessment (2023)

funded by the Council. This need could be met in part through mixed tenure development of extra care housing.

*Residential care and nursing care.*

- The estimated residential care net need is not anticipated to increase significantly over the period to 2040. It is likely that residential care bed capacity will need to be increasingly focussed on older people with more complex social care needs, such as people living with dementia.
- The estimated nursing care net need to 2040 is c.230 bedspaces. It is likely that nursing care bed capacity will need to be increasingly focussed on older people with more complex health and social care needs, including people living with dementia. This is aligned with the Council’s integrated residential/nursing care delivery model.

*Delivery*

In the short – medium term, by 2025, based on the summary of need in the table above, the requirements for additional specialist housing are summarised in the table below.

Short term supported and specialist housing requirements

<b>By 2025</b>	c.1-2 additional extra care housing schemes c.1 retirement housing scheme for affordable rent/shared ownership c.2-3 retirement housing schemes for shared ownership/sale c.1 additional nursing care home
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In the medium term (by 2030) to longer term, based on the summary of need, the requirements for additional specialist housing are summarised in the table below.

Medium and longer term supported and specialist housing requirements

<b>By 2030 and beyond</b>	c.1 additional extra care housing scheme c.2 retirement housing scheme for affordable rent/shared ownership c.2-3 retirement housing schemes for shared ownership/sale c.1 additional nursing care home
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*Summary of actions*

1	The Council will commission extra care housing that is identified as being required in the short-medium term.
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2	The Council will work with Registered Provider and private housing developers to develop and enable contemporary retirement housing for sale, shared ownership and for affordable rent
3	The Council will review its own sheltered housing stock and associated services and work with its RP partners to do the same.
4	The Council will work with its RP partners to ensure that switch to digital technology is planned for and delivered in specialised housing for older people.
5	The Council will use the Specialist and Supported SPD to encourage and require, as appropriate, developers of mainstream housing, for sale and for affordable rent, to provide housing that is better suited to the needs of older people, for example in terms of adaptability of homes; providing bungalows as part of a mix of housing types
6	The Council will work with care home operators to develop new, modern nursing care provision that can support people with complex health and care needs. The Council will work with providers of existing care homes to ensure they are positioned to meet the increasing complexity of care and health needs amongst the local older population
7	The Council will consider the potential for increasing the scale of its provision of disabled facilities grants to enable more older people to be able to adapt their existing homes to meet their needs.

#### *Indicators of success*

- More people will have access to extra care housing, both for shared ownership and for affordable rent.
- More people will have access to new retirement housing for sale, for shared ownership and for affordable rent.
- The standard of existing forms of sheltered housing will be improved where this is feasible and viable.
- Extra care housing will be designed to support people with high/complex care needs (for example, people living with dementia), catering for both older people and working age people with high/complex care needs (for example, people with learning disabilities).
- More mainstream housing for sale and for affordable rent will be developed that is attractive to older people.
- There will be increased provision of new build and repurposed nursing care homes that can support people with complex health and care needs.
- More older people will have access to technology enabled care to support them to live independently, both in mainstream housing and in specialised housing.



*B. To commission and develop a range of specialist and supported housing, with associated care and support services, that enable adults with longer term care and support needs to have a home in the community.*

This will involve the commissioning and delivery of supported housing that reflect the needs and preferences of people with learning disabilities, autistic people, and people with serious and enduring mental ill health. This will include a range of homes, for example, self contained supported housing, shared supported housing, home ownership options, and, for some people, bespoke housing arrangements.

*B1. Specialist and supported housing for people with learning disabilities/autistic people*

*What is required?*

The Council's vision for housing for people with learning disabilities, autistic people and people with neurodiversity related needs, drawing on the views of people with learning disabilities/autistic people, local evidence of need for supported accommodation, stakeholder views and commissioners' insights is that there is a desire to develop a *housing pathway* which includes a mix of housing and supported accommodation options, which offer people different housing choices, from housing options with 24/7 support through to mainstream housing with packages of care/support tailored to individuals' needs.

This pathway of housing and supported housing options is required, in part, to reduce the use of residential care, as well to maximise the range of housing options for people with learning disabilities/autistic people. The Council wishes to make it easier for people with learning disabilities/autistic people to access these housing options. as well as making available a range of assistive technology that enables people to live independently.

The specialist and supported housing need assessment indicates that the following 'components' of a housing pathway are required.

- a) There is a need for a small number of specialist supported housing schemes for people with complex care and support needs (c.5 -6 self contained units), with 24/7 support, which for example can also provide 'step down' accommodation for people being discharged from inpatient or care home settings. However, some individuals with very complex housing and support needs may need individualised, bespoke 1:1 housing and support options.
- b) There is a need for additional small 'clusters' of self-contained supported housing both for people who need 24/7 support and for people with lower support needs (typically c.8-10 self-contained units). This is consistent with recent development of supported housing in Gateshead for people with learning disabilities, including 'concierge' developments of clusters of self-contained flats.
- c) There needs to be a mix of types of supported housing which enables people to have housing choices. This will include self-contained accommodation but shared supported housing will be preferred by some people, for example it may be preferred by a group of

younger people who are 'in transition' to adult social care and who may wish to share a home together. However, over time it is expected that the use of shared supported housing will decrease, as the majority of people are seeking self contained housing.

- d) There is a need for fully wheelchair adapted homes for some people with learning disabilities who also have significant physical disabilities.
- e) There is a need for an increased range of tenure choices, such as home ownership through the Home Ownership for people with Long Term Disabilities (HOLD) scheme.
- f) Shared Lives options will increase as a complementary housing offer alongside supported housing or individuals accessing mainstream housing.
- g) People with learning disabilities need to be able to better access mainstream general needs housing. This can be a realistic option for people where floating support or individualised care/support packages are provided.

*Summary of evidence of need for specialist and supported housing*

The specialist and supported housing need assessment identified that, in summary, an additional c.90 units of supported accommodation are estimated to be needed by 2030 for people with a learning disability/autistic people and an additional c.215 units of supported accommodation by 2040.

Of these additional c.215 units, c.25 units are estimated to be for Shared Lives accommodation and c.190 units are estimated to be for supported housing. This is summarised in the table below.

Net additional need for supported housing to 2040

	<b>Net additional homes required in 2023</b>	<b>Net additional homes required by 2025</b>	<b>Net additional homes required by 2030</b>	<b>Net additional homes required by 2035</b>	<b>Net additional homes required by 2040</b>
Shared Lives	0	2	7	13	23
Supported housing	22	43	85	145	193
<b>Total</b>	<b>22</b>	<b>45</b>	<b>92</b>	<b>158</b>	<b>216</b>

*Delivery*

In the short term, by 2025, the requirements for additional supported housing are summarised in the table below.

Short term supported housing requirements

<b>2025</b>	<ul style="list-style-type: none"> <li>• 2 additional specialist supported housing developments for people with the most complex support needs. 5-6 s/c units. 24/7 support. (However, some individuals with very complex housing and support needs may need individualised, bespoke 1:1 housing and support options).</li> </ul>
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	<ul style="list-style-type: none"> <li>• 2 additional 'clusters' scheme of self-contained supported housing. 6-8 s/c units. 24/7 support</li> <li>• 1 additional 'concierge' type scheme of self-contained supported housing. 8-10 s/c units. Support level to be determined (less than 24/7)</li> </ul>
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In the medium term (by 2030) and beyond, the requirements for additional supported housing are summarised in the table below.

#### Medium term supported housing requirements

<b>By 2030 and beyond</b>	<ul style="list-style-type: none"> <li>• 3 additional 'cluster' schemes of self-contained supported housing. 6-8 s/c units. 24/7 support</li> <li>• 2 additional 'concierge' type schemes of self-contained supported housing. 8-10 s/c units. Support level to be determined (less than 24/7)</li> </ul>
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#### Summary of actions

1	Review the needs of people currently living in residential/nursing care homes to identify people whose needs can be better met in a supported housing alternative.
2	Commission supported housing that is identified as being required in the short-medium term. As part of the specification, confirm the number of units required to be adapted for wheelchair users.
3	Develop a specification for commissioning supported housing for people with very complex support needs which can provide alternative homes for people being discharged from inpatient settings or moving from care home.
4	Review the sustainability of existing shared supported housing services and the extent to which tenants' needs may be better met in self-contained supported housing or in mainstream housing with support.
5	Identify people for whom home ownership through the HOLD programme is a feasible housing option.
6	Increase the number of Shared Lives carers who can support people with learning disabilities/autistic people.

#### Indicators of success

- Fewer people with learning disabilities/autistic people will be living in residential and nursing care settings.
- More people will have access to a wider range of types of supported housing.

## Specialist and supported housing strategy 2023-2033

- People with very complex support needs will have access to supported housing to enable discharge from inpatient settings and as an alternative to care home placements.
- Fewer people will live in shared supported housing settings.
- Some people will become home owners through the HOLD programme.
- More people will have access to Shared Lives.
- More people will have the opportunity to move on from supported housing to independent housing with support.
- Young people with learning disabilities/autistic people will have an improved experience of transition to adult social care eligibility.

*B2. Specialist and supported housing for people with serious and enduring mental ill health*

*What is required?*

The Council's and its NHS partners' vision is for a *housing pathway* for people with mental health needs, drawing on the views of people with mental health needs, evidence of need for specialist and supported housing, the views of local stakeholders and commissioner insights.

This pathway of housing and supported housing options is required to maximise the range of housing choices for people with mental health needs and, in part, to reduce the use of residential care. Where possible in future, people who may have used residential/nursing care, for example on discharge from inpatient settings, will ideally use supported housing with 24/7 support as an alternative. The intention is that there is a range of housing and supported housing options, which provide an 'enabling' model of support, which supports peoples' recovery and complement mental health clinical pathways.

The specialist and supported housing need assessment indicates that the following 'components' of a housing pathway are required.

- a) There is a need for of specialist supported housing for people with complex mental health needs as short to medium term accommodation (for example for up to 2 years) consisting of a small number of self contained flats (c.5 -6 units). This is typically a small 'cluster' of flats with 24/7 support, which can also provide 'step down' accommodation for people being discharged from inpatient settings, to provide accommodation for people experiencing a crisis and to support young people with mental health needs who transition to adult services eligibility.
- b) There is a need for additional small 'clusters' of self-contained supported housing (similar to recent supported housing developments in Gateshead) that provides medium term supported housing (for example for up to 3 years), both for people who no longer need 24/7 supported housing and people who need a supportive environment before moving to independent housing. This the equivalent of the 'concierge' type of supported housing schemes (typically 8-10 self contained units) that have been developed recently in Gateshead.
- c) There is a need for people with significant mental health needs to have better access to mainstream general needs accommodation and to be supported with floating support to enable people to live within the community. This is also necessary to facilitate 'move on' housing options from supported housing.
- d) This could include expanding community support networks as a model of support as this would enable people to live in mainstream accommodation as well as providing support for people to access community life.

*Summary of evidence of need for specialist and supported housing*

The specialist and supported housing need assessment identified that, in summary, that there is an estimated net need for c.30 units of additional supported housing for people with

significant mental health needs by 2030 and c.65 units of additional supported housing by 2040. This is summarised in the table below.

Net additional need for supported housing to 2040

Type of accommodation	Net additional homes required (2023)	Net additional homes required (2025)	Net additional homes required (2030)	Net additional homes required (2035)	Net additional homes required (2040)
Supported housing	5	14	31	45	63

### *Delivery*

In the short term, by 2025, the requirements for additional supported housing are summarised in the table below.

Short term supported housing requirements

<b>By 2025</b>	<p>1 additional specialist supported housing scheme for people with complex mental health needs. c.5-6 s/c units. 24/7 support</p> <p>1 additional 'concierge' type scheme of supported housing. C.8-10 s/c units. Support level to be determined (less than 24/7)</p>
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In the medium term, by 2030 and beyond, the requirements for additional supported housing are summarised in the table below.

Medium term supported housing requirements

<b>By 2030 and beyond</b>	<p>1 additional specialist supported housing scheme for people with complex mental health needs. c.5-6 s/c units. 24/7 support</p> <p>1 additional 'concierge' type scheme of supported housing. 8-10 s/c units. Support level to be determined (less than 24/7)</p>
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### *Summary of actions*

1	Review the needs of people currently living in residential/nursing care homes to identify people whose needs can be better met in a supported housing alternative.
2	Develop a specification for specialist supported housing for people with complex mental health needs, which can also provide 'step down' accommodation for people being discharged from inpatient settings.
3	Review the sustainability of existing shared supported housing services and the extent to which tenants' needs may be better met in self contained supported housing or in mainstream housing with support

4	Commission supported housing that is identified as being required in the short-medium term.
5	Identify a process for people to move on from supported housing to mainstream housing, with support where necessary.
6	Consider expanding community support networks as a model of support to enable people to live in mainstream housing, with tailored support where necessary. This will form part of the recommissioning of floating support which will offer step down/move on options from supported housing

*Indicators of success*

- Fewer people with mental health needs will be living in residential and nursing care settings.
- More people will have access to different types of supported housing.
- People who require 24/7 support will have access to supported housing to enable discharge from inpatient settings and as an alternative to care home placements.
- More people will have the opportunity to move on from supported housing to independent housing.
- Fewer people will be living in shared supported housing settings.

*C. To commission and develop a range of specialist and supported housing, with associated support services, for young people and adults who are homeless, or who are at risk of homelessness; and homes for young people who are care experienced.*

This is intended to be for people who need supported housing on a shorter term basis linked with being homeless, or being at risk of homelessness. This is specifically aligned with the aims of the Council's Homelessness and Rough Sleeping Strategy, specifically *Aim 2: Homelessness to be as brief as possible and result in positive outcomes: Access to housing and support services.*

*What is required?*

This includes supported housing for young people with a support need (such as care leavers), people experiencing domestic abuse, and people who may have multiple and complex needs linked to, for example, drug or alcohol dependence and offending.

An objective of this supported housing is to assist individuals to move to less intensive supported accommodation options (depending on level of need) or into mainstream general needs housing.

The homelessness review has set out proposals for a new 'gateway' to housing and support services. This gateway is a single point of access for supported housing for people experiencing homelessness, and it will involve the assessment and placement of homeless households in commissioned housing and support services, and potentially internal services and, what are currently, non-commissioned supported housing services.



*Overall summary of actions (as part of the Homelessness and Rough Sleeping Strategy)*

1	Review and remodel existing floating support services (both internal and commissioned) to match the levels of needs identified.
2	Review and remodel existing accommodation based services (both internal and commissioned) to match the needs identified.
3	Consider introducing a Housing First model for those who have additional barriers to accessing accommodation/support, with wrap around support in independent housing.
4	Carry out a commissioning exercise to source the types of supported accommodation and support services required as a result of the needs analysis, in particular services for people with multiple complex needs including ex offenders, young people and those experiencing domestic abuse.
5	Develop a pathway into commissioned accommodation and support services through a new Gateway to ensure that those most in need are targeted at appropriate services.
6	Develop service specifications for those services that are to be commissioned including Psychologically Information Environment (PIE) principles for those with complex needs to provide a trauma informed approach to support.
7	Develop a 'tenancy ready' framework for commissioned services to ensure that individuals remain in supported accommodation for right length of time with the right support to become tenancy ready.

*Indicators of success*

- A greater proportion of homeless people with multiple disadvantage are placed in supported housing or are in receipt of support services.
- An increase in the number of planned moves from supported housing to independent housing as a result of preparing individuals to become 'tenancy ready'.
- The introduction of a new homelessness 'gateway' and associated pathway that matches needs with accommodation and support and results in positive outcomes.

*D. To enable and provide a range of accessible and adapted homes of different tenures suited to the needs of people with physical disabilities and/or long term conditions*

This is to ensure that there are sufficient homes for sale and for affordable rent that are adapted to accessibility standards M4(2) and M4(3) (for people who are wheelchair users), in line with the requirements in the Council's Specialist and Supported Housing Supplementary Planning Document.

*What is required?*

Drawing on evidence of the perspectives and views of people with a physical disability, commissioner insights, and the perspectives of other stakeholders, including Registered Providers and other housing providers, there are the following requirements:

- The majority of people with a physical disability would typically prefer to live in adapted mainstream housing with any care/support they require rather than in supported housing. There is a need for additional accessible housing in Gateshead, including fully wheelchair accessible housing.
- However, for some people, extra care housing will be an attractive housing option.
- People are seeking properties that are a 'home for life' and enable them to live there as long as possible.
- Some people with physical disabilities are seeking larger properties as they need space to store equipment and some people may need an extra bedroom for an overnight carer.
- There is a need for additional bungalow accommodation to be developed as part of the mix of housing types on general needs housing development sites.
- There is an ongoing need for housing adapted to both M4(2) and M4(3) standards, however, there needs to be careful matching of people in need for fully wheelchair adapted homes. This reflects the current approach of the Council which has an ongoing planning policy for 25% of homes on new housing developments over 15 dwellings to be built to M4(2) standards.

*Summary of evidence of need for accessible and adapted housing*

The specialist and supported housing need assessment identified that, in summary, that there is an estimated net need for c.15 fully wheelchair-adapted homes required per year to 2035 for the all-age population and a need for c.25 accessible and adaptable homes required per year to 2035, for the all-age population. The table below summarises the need for accessible homes in Gateshead.

Estimated need for accessible homes to 2035 for the all-age population and the population aged 0-64.

<b>People with physical disabilities</b>	<b>Estimated need (homes) by 2023</b>	<b>Estimated need (homes) by 2025</b>	<b>Estimate need (homes) by 2030</b>	<b>Estimated need (homes) by 2035</b>
(All age population)				
• Fully wheelchair adapted homes	15	30	105	180
• Accessible/adaptable homes	25	50	175	300
<b>Total</b>	<b>40</b>	<b>80</b>	<b>280</b>	<b>480</b>
(0-64 years population)				
• Fully wheelchair adapted homes	6	12	42	72
• Accessible/adaptable homes	10	50	70	120
<b>Total</b>	<b>16</b>	<b>62</b>	<b>112</b>	<b>192</b>

Based on the tenure breakdown of the population in Gateshead, it may be expected that this need would be approximately c.58% for home ownership and c.42% for social/affordable rent.

### *Delivery*

In summary, by 2035, it is estimated that there will be c.480 people with an unmet need for accessible housing, of which:

- It is estimated that c.180 wheelchair users require *fully wheelchair adapted homes*, i.e. similar to Part M(4) Category 3 broadly equivalent to the Wheelchair Housing Design standard.
- This is the equivalent of a need for c.15 fully wheelchair-adapted homes required per year to 2035 for the all-age population.
- Among the working-age population, this is the equivalent of a need for c.6 fully wheelchair-adapted homes required per year to 2035.
- It is estimated that c.300 people require *accessible and adaptable homes* (i.e. not fully wheelchair adapted dwellings), similar to Part M(4) Category 2, broadly equivalent to the Lifetime Homes standard.
- This is the equivalent of a need for c.25 accessible and adaptable homes required per year to 2035, for the all-age population.
- For the working age population, this is the equivalent of a need for c.10 accessible and adaptable homes required per year to 2035.

*Summary of actions*

1	The Council will seek to deliver c.15 fully wheelchair-adapted homes per year to 2035 for the all-age population.
2	The Council will seek to deliver c.25 accessible and adaptable homes per year to 2035, for the all-age population.
3	The Council will use the Specialist and Supported Housing SPD and Making Spaces for Growing Places (MSGP) Policy 10 Accessible and adaptable dwellings to require housing developers to deliver 25% of homes on new housing developments over 15 dwellings to be built to M4(2) standards
4	The Council will use the Specialist and Supported Housing SPD and Making Spaces for Growing Places (MSGP) Policy 10 Accessible and adaptable dwellings to encourage developers to deliver homes on new housing developments to be built to M4(3) standards, where there is evidence to support this.

*Indicators of success*

- More people with physical disabilities/long term conditions will have access to homes built to M4(2) standards.
- More people with physical disabilities/long term conditions who are wheelchair users will have access to homes built to M4(3) standards.
- More people with physical disabilities/long term conditions with care needs, both older people and working age people, will have access to extra care housing.

## 8. How the Council will deliver this strategy

We are a proactive organisation, focused on enabling the right developments within the Borough to meet need. We pride ourselves on being solution focused, supportive and engaging.

The Council will adopt a range of approaches to the delivery of the specialist and supported accommodation that is required in supporting a well-managed supported housing sector.

The Council will work in partnership with its local partners from NHS services, the Probation service, and local community and voluntary groups and organisations to implement this strategy to ensure that the supported housing that is commissioned and provided is effective in meeting the needs of local people.

The Council will work with Registered Providers and other housing developers/providers, including through our Housing Providers Partnership and Homelessness Forum, to develop specialist and supported housing to achieve the requirements of this strategy.

The Council will:

- Seek to align both relevant capital and revenue budget planning as part of its Medium Term Financial Strategy.
- Given constraints on financial resources, prioritise and communicate these priorities accordingly, and keep these under regular review.
- Maximise funding, investment opportunities provided by Government, the NHS, and the Integrated Care Board.
- Work with key partners such as the voluntary/community sector, Registered Providers, developers and other stakeholders to maximise inward investment and secure value for money.
- Will maximise the use of technology (alongside staff support) to provide cost effective supported housing services.

The Council is committed to working alongside people who need supported housing. The Council will co-produce with a range of people with lived experience its commissioning of supported housing services and the approach to managing the quality of supported housing, including challenging where service quality does not meet acceptable standards.

This strategy is part of a dialogue with these organisations and individuals that are interested in delivering specialist and supported housing.

The Council has a single point of contact for all supported housing enquiries (see over).

## Contact

*To insert in final version*