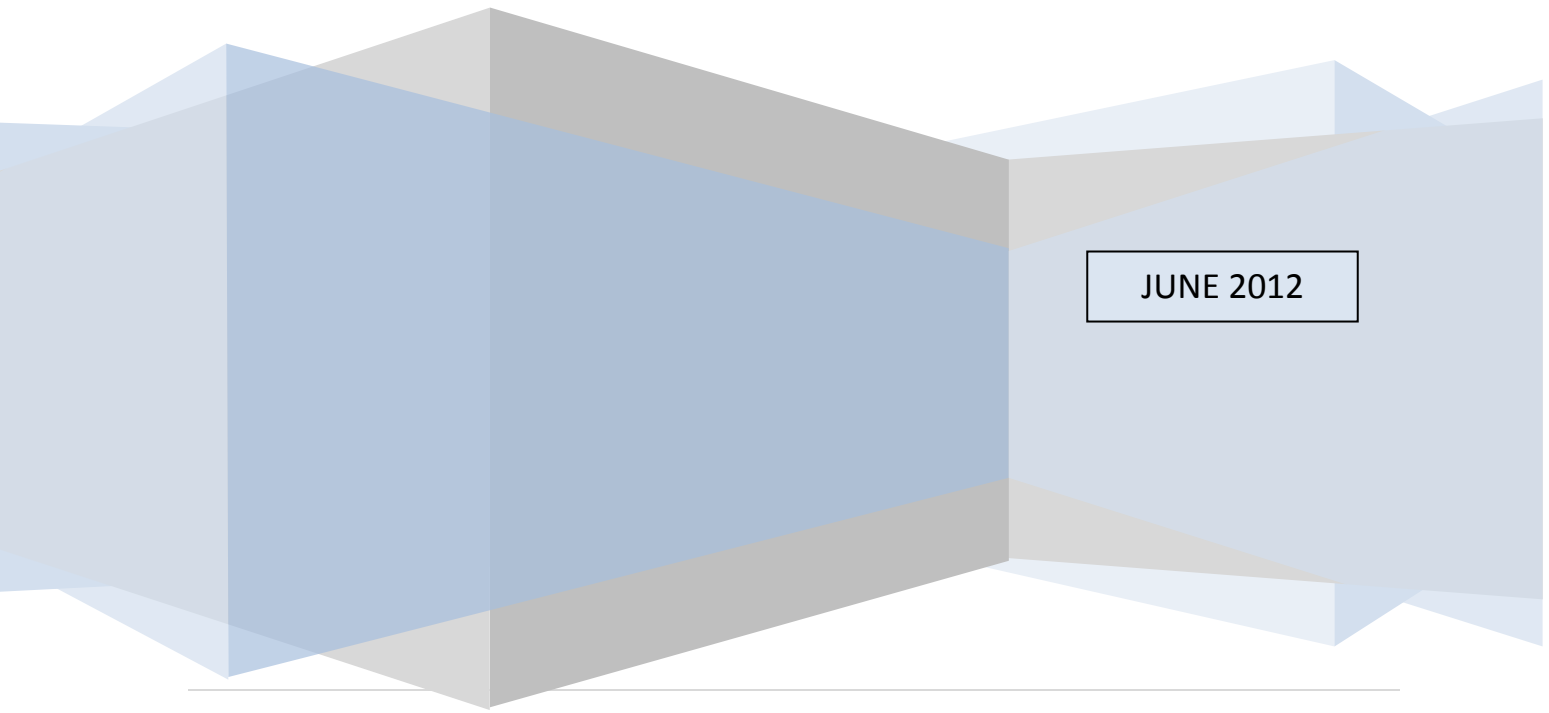


Enhanced Developments Ltd

A BLUEPRINT FOR THE DEVELOPMENT OF THE ANZIO CAMP, LEEK UPDATED REPORT

John Bull



JUNE 2012

Introduction

The purpose of this report is to provide an updated analysis of the need for accommodation and care provision within the Leek area of Staffordshire Moorlands (a district in the county of Staffordshire), with a view to determining the potential future use of a specific site available for development. The site is located on an old British army camp, formerly known as the Anzio camp.

This report has been commissioned by Stephen Miles, on behalf of Enhanced Developments Ltd and should be read in conjunction with the document entitled “A blueprint for the development of the Anzio Camp” (August 2010) originally prepared by myself on behalf of Prime Life Ltd. A copy of this document is attached as Appendix 1.

This report contains additional information provided by Ian Young, Strategic Housing Manager, Staffordshire Moorlands District Council and Paul Smith, Commissioning Coordinator, Staffordshire County Council. Section 3 details the outcomes of discussions held by myself with these individuals.

John Bull
June 2012

Section 1

Updated facts and figures (2010-2012)

Key factors about Staffordshire¹

- Staffordshire covers an area of 2,623km² in size: 80% of the land is rural
- Three quarters of the population live in urban centres
- Staffordshire has the 8th largest population of the shire counties in England with an estimated 833,600 people living in the County, projected to rise to approximately 904,500 people by 2030.
- The number of people aged 65 and over in Staffordshire is estimated to increase by 84,100 (54.0%) by 2030
- The number of people aged 85 and over in Staffordshire is estimated to increase by 25,700 (139%) by 2030
- There is variation within each district in Staffordshire. The estimated number of people aged 65 and over is increasing at different rates, ranging from 41% in Newcastle-under-Lyme to 75% in Tamworth
- The estimated number of people aged 85 and over in each district is also increasing by varying rates from 100% in Newcastle under-Lyme to 194% in Cannock Chase
- By 2030, it is estimated that 119,551 people aged 65 and over in Staffordshire will be diagnosed with a limiting long-term illness, an increase of 46,374 on current figures
- By 2030, it is estimated that 19,673 people aged 65 and over in Staffordshire will be diagnosed with dementia, an increase of 9,710 on current figures
- Although there is variation across the districts, those currently aged 55-64 are almost 20% more likely to own their own home than those aged 85+
- There are currently 35,565 pension credit claimants in Staffordshire. By 2025 it is estimated that 53,163 people aged 60 and over will be claiming credits
- Using a proportional model, it is estimated that an additional 4,796 units of extra care accommodation will be required across the County, by the year 2025

Population Growth²

The 65+ population in Staffordshire is projected to grow from 2010 figures of 154,700 in 2010 to 241,900 by 2030, an increase of more than 50%. The consequences of an increasing proportion of very elderly people, evidenced by the 85+ figures indicating that projected figures will grow by 146% over the same period, need to be taken into consideration.

Table 1 shows the projected growth in the number of older people in Staffordshire.

TABLE 1					
Total population of Staffordshire Older People aged 65 years and over (by age band)					
Age Bands	2010	2015	2020	2030	% change 2010-2030
65-74	85,800	101,200	103,300	111,100	29%
75-84	50,100	57,300	68,400	84,600	69%
85+	18,800	22,700	28,000	46,200	146%
All 65+	154,700	181,200	199,700	241,900	56%

¹ "The Best of Both Worlds" Staffordshire FlexiCare Housing Strategy 2010-2015, published October 2010

² Ibid

Key Factors in Staffordshire Moorlands District³

Table 2 details the projected growth in the number of older people (65 years and over) in Staffordshire Moorlands District.

TABLE 2					
Staffs Moorlands	2010	2015	2020	2030	% change 2010-2030
All 65 +	20,000	23,800	26,000	31,000	55%

- It is estimated that 5,300 people aged 65 and over living alone in Staffordshire Moorlands will be diagnosed with a limiting long-term illness by 2030, an increase of 53%
- Home ownership ranges from 91.8% for people aged 55-64 in Staffordshire Moorlands to 53.9% for people aged 85+ in Tamworth

³ Ibid

Section 2

Review of Staffordshire County Council & Staffordshire Moorlands District Council Policies (2007 to date)

Staffordshire County Council

a) Housing Strategy – Strategic Framework (Published Sept 2009)⁴

The development of extra care housing in Moorlands is a “green priority” for the Staffordshire Supporting People (SP) Partnership and is a strategic priority for Staffordshire Moorlands District Council. As part of the joint venture with Harvest Housing the district’s first extra care housing scheme for older people is being developed in Leek, with Biddulph and Cheadle earmarked for potential future site developments.

The local authority has engaged with the Harvest Housing Group to develop a joint venture that will deliver approximately 600 affordable housing units, including 80 as extra care housing for older people.

b) Staffordshire Housing Support and Independence Strategy 2010-2015 (Published December 2010)⁵

The number of people aged 85 and over in Staffordshire is estimated to increase by 25,700 (139%) by 2030. In addition to this it is estimated that 119,551 people aged 65 and over in Staffordshire will suffer from a limiting long-term illness by 2030, an increase of 46,374.

19,673 people aged 65 and over in Staffordshire will suffer from dementia by 2030, an increase of 9,710.

c) The Best of Both Worlds: Staffordshire’s FlexiCare Housing Strategy (Published 2010)⁶

This strategy sets out the framework for the future development of FlexiCare Housing (FCH) in Staffordshire, the Council’s approach to extra care housing.

The strategy sets a framework, tied to the needs of the more vulnerable people in the county, which will shape and support development in the varying Districts of Staffordshire. It sets out a vision whereby the Council and its partners (in District and Borough Councils and the NHS) will often be leading the development of new services, but they will also welcome developers who independently choose to invest in Staffordshire and this strategy will offer support to enable developers to plan their schemes and to build partnerships throughout the County, to achieve “the best of both worlds”.

A copy of the Strategy can be accessed via the following link:

<http://www.staffordshire.gov.uk/Resources/Documents/s/st/StaffsFCHStrategy20102015v101.pdf>

⁴ Ibid

⁵ Staffordshire County Council Housing Support and Independence Strategy 2010 to 2015, published December 2010.

⁶ “The Best of Both Worlds” Staffordshire FlexiCare Housing Strategy 2010-2015, published October 2010

The strategy also suggests that the projected growth in the provision of FlexiCare Housing will have a major impact in the pattern of care provision by 2030. The projected diversion from residential placements would reduce the number of residential care beds required by approximately 50% from 2010 levels and limit the potential growth in nursing beds to approximately 25%. In essence, the County Council will support the development of extra care housing as a way of “deflecting” older and disabled people from more expensive residential placements.

In order to pursue this strategy, the County Council projections indicate that:

1. By 2010, 6,975 units of FCH should have been developed, with an indicative need for a total of 9,541 units by 2030
2. 2,396 units at social rents were projected to account for between 23% to 44% of the 6,975 units of FCH. The remainder would be leasehold – within which there can be a range of options for achieving, for example shared ownership, leasehold, outright ownership
3. Approximately 435 units of FCH per annum, from 2010 onwards, would need to be developed

The County Council’s commitment to FCH has, over recent years, led to an extensive and positive programme of development of new schemes with partner organisations. In relation to Staffordshire Moorlands, where the Anzio Camp is situated, Table 3 brings together the number of units which are already in place or planned in the District, including any FCH schemes which have not involved the County Council in development, set against the numbers indicated by the needs assessment within “The Best of Both Worlds” document.

Table 3: Net requirements for new FCH Units by 2020: Staffordshire Moorlands ⁷									
District	Existing Provision			Needs 2020			Net Needs 2020		
	Rent	Own	Total	Rent	Own	Total	Rent	Own	Total
Staffordshire Moorlands	0	51	51	193	647	840	193	616	819

The gap between the “owned units” already in place and those proposed, compared to what is needed, is huge in Staffordshire Moorlands and will clearly be a priority for development.

It can be seen that there is a significant shortfall in FCH units needed and substantial and early investment is required to begin to provide sufficient units to meet needs for FCH before future population growth is taken into account. Tenure trends will not impact on the total requirement for FCH units but may in future reduce the number of socially rented units required. This represents a key opportunity for developers seeking to provide accommodation and care provision in Staffordshire Moorlands district.

Most up to date figures suggest that, within Staffordshire Moorlands, there is a need for 867 FlexiCare Housing places by 2020 and 1,185 places by 2030, principally for older persons.⁸

⁷ Ibid

⁸ Core Strategy Development Plan Document: Schedule of Proposed Revisions to Submission Core Strategy, agreed by SMDC on 6th September 2011

Staffordshire Moorlands District Council

d) Sustainable Community Strategy (2007 – 2020) (Published 2007)

The Strategic Housing Market Assessment (West Midlands North Housing Market Area) suggests that Staffordshire Moorlands has high proportions of people aged 35-49 and 50-64, which, although this is a stable population, could (in the case of the older age group) mean that in ten to twenty years increased pressures will be placed on services for older people. Reference is made specifically to the increased need for specialised accommodation for older people due to the shift towards an ageing population. The projected figure to support this need has been identified as 582 extra care housing places being required by 2025.

In terms of older people by district, Staffordshire Moorlands has the highest percentage of the total population over 60, as well as higher levels of single pensioner households. This will present challenges for enabling growing numbers of older people with equity in their own homes to have housing choice. Reference is also made in the strategy to potential implications for future accommodation, in particular:

- Increased requirements for support to enable older people to stay at home
- Increased need for specialised accommodation for older people

e) Local Development Framework (Initially published May 2009)

The Core Strategy Development Plan Submission Document (Revised December 2011) includes a section on the Spatial Strategy for Staffordshire Moorlands. Reference is made to the strategy seeking to address the needs of a changing population by increasing the provision of suitable accommodation and services for older people. As well as ensuring that there is a suitable range of housing provided to meet these needs, specific housing needs will be addressed through support for the development of extra care housing. Biddulph has been earmarked as one area for increasing the range of available and affordable house types especially for first time buyers, families and older people, including extra care housing. Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability. This may be in the form of sheltered housing, extra care homes or supported housing. The emerging Core Strategy identifies a number of regeneration opportunity sites where housing could play a role in redeveloping and transforming areas:

Churnet Works, Leek – mixed use for employment, retail, leisure and housing

Anzio Camp, Blackshaw Moor – employment, extra care (FlexiCare) housing, tourist accommodation

Bolton Copperworks, Froghall – employment, residential, tourist-related uses

f) Staffordshire Moorlands Local Development Framework – October 2010 Housing Requirements Paper

The October 2010 Housing Requirements Paper cites the Staffordshire FlexiCare Strategy in relation to the development of Extra Care Housing in the future. This indicates that there is a significant need for accommodation for people in FCH in Staffordshire by 2030, compared to the current somewhat limited provision. The paper goes on to suggest that “...this will require continuing innovation and developing the art of the possible, which may involve, as

⁸ Core Strategy Development Plan Document: Schedule of Proposed Revisions to Submission Core Strategy, agreed by SMDC on 6th September 2011

well as new schemes, redevelopment of some existing sheltered housing and 'hub and spoke' models of outreach in to nearby communities to provide the benefits of FCH there. For Staffordshire Moorlands, the Strategy identifies a need of 1,185 possible FlexiCare units by 2030.⁹

In relation to Specialist Housing Needs, Staffordshire Moorlands District has the highest percentage of population over 60, particularly the 'younger generation' of older people (aged 60 -79) which is projected to increase significantly by 2026. It is predicted that between 2006 and 2026 there will be an additional 1,420 older persons in the District. Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability – this may be in the form of sheltered housing, FCH or supported housing.

A significant issue for identifying future housing land supply is that sheltered housing, retirement homes and extra care housing is frequently defined in the Use Classes Order as C2 (Residential Institutions) rather than C3 (Dwellings) and therefore does not contribute towards meeting the overall housing requirement. The implications are that future housing requirements may be significantly exceeding actual need if specialist housing provision is excluded. However, Staffordshire Moorlands District Council has agreed that:

"Any housing which falls within Use Class C3 (Dwellings) including any sheltered or Extra Care/Flexicare accommodation which is self-contained, will count against RSS housing requirements towards the housing requirements of the District and the Rural Areas." ¹⁰

Section 3

Dialogue with Staffordshire County Council and Staffordshire Moorlands District Council

Whilst there continues to be overall support for the development of *extra care housing* on the Anzio site, my original 2010 report highlighted a number of key issues that will need to be addressed, prior to making any revised planning application. These include:

a) **Knivedon Hall**

Separate meetings with officers from the County Council and Staffordshire Moorlands District Council confirmed that there is political agreement between the County and District Council to support the development of Knivedon Hall as a Dementia Care Centre of Excellence. The County Council are, at the time of this report, developing a business case in this respect. Whilst it is impossible to predict the outcome of the business case, it will, in all probability, include a range of specialist services for people with dementia, including nursing, residential, day care and extra care (FlexiCare) housing.

Whilst the development of the Knivedon Hall Business Case by the County Council is being undertaken, it is suggested that a new Planning Application be made on the basis of developing up to 125 *extra care (FCH) units* at the Anzio site. This is fully aligned with the published strategies [planning and care delivery] and the projected figures for the need for FCH units, outlined in Section 2 of this report.

⁹ Ibid

¹⁰ Ibid

Given this fact, the proposed extra care accommodation at the Anzio site should be designed such that, should the County Council's business case at Knivedon Hall not be proven, the Anzio site accommodation could be modified to include appropriate residential/nursing/dementia care accommodation - if that is what the County and/or District Council envisages for the future. This would also offer scope and flexibility to enable the best synergies between the two sites and enhance the opportunities to build partnerships to achieve "the best of both worlds".

b) The relative isolation of both sites

During meetings with Paul Smith (Staffordshire County Council) and Ian Young (Staffordshire Moorlands District Council) both agreed that the Anzio and Knivedon Hall sites are relatively isolated and that attention would need to be given to ensuring a sustainable and thriving overall development if both sites are to be utilised in the future. All parties concurred with the view that to develop both Knivedon and Anzio sites as a pair, with synergies and clear linkages to provide a continuum of care and accommodation, may be advantageous.

Indeed, my own research would seem to confirm that there would be no lack of overall demand given the relatively low level and low quality of current Moorlands care and accommodation.

c) The size / mix of the site

There is a need to ensure that the Anzio site has an acceptable mix of specialist care, extra care, live/work units and some tourist accommodation. Given that the County Council proposes to develop the Knivedon Hall site as a Dementia Care Centre of Excellence, the key opportunity that presents itself for the Anzio site is to develop extra care (FlexiCare) housing.

In relation to the proposed Anzio development, it was also confirmed by the District Council that the site was not ideal for affordable housing and that they would not wish to have any form of nomination rights to the scheme, but would want a commuted sum in place if it is subsequently developed. The County Council also suggested that the extra care element of the Anzio site should provide shared ownership and a range of leasehold options – this would then open up the scheme for other client groups, including younger people with physical and/or learning disabilities.

Section 4

Development of Services in the Future

It should be noted that, during April 2012, Staffordshire County Council transferred responsibility for the delivery of its adult social care services to Staffordshire and Stoke on Trent Partnership NHS Trust. However, responsibility for the commissioning of adult social care services will remain with the County Council.

Since 2010, there continues to be a consistency of opinion (supported by the various strategies and policies of both Staffordshire County Council, Staffordshire Moorlands District Council and the NHS) that the priorities for the development of appropriate accommodation and adult social care facilities within the Staffordshire Moorlands area are as follows:

- Extra Care Housing
- Extra Care Housing for People with Dementia
- Specialist care for people with Dementia

- A range of accommodation options for younger learning and physically disabled people
- A range of support services to promote health and well-being
- Intermediate care facilities (both step up and step down schemes)
- Outreach facilities
- Day services and carer support services

The priorities for development listed above provide a clear direction of travel in the future, in accordance with the personalisation agenda, promoting independence and care closer to home.

Conclusion

This updated report has revisited the earlier 2010 analysis of the need for accommodation and care provision within the Leek area of Staffordshire Moorlands. It has highlighted the County and District Councils' intention to achieve "the best of both worlds" for vulnerable people in the District by building partnerships with independent developers.

The proposed development of Extra Care (FlexiCare) accommodation and support for older people, older people with dementia and younger physical and learning disabled people on the Anzio site is supported by the priorities highlighted in a number of key County and District Council strategies, the Joint Strategic Needs Assessment, the Local Development Framework Core Strategy and the FlexiCare Housing Strategy.

There continues to be broad agreement between key stakeholders that the priorities for development within any new scheme should include Extra Care (FlexiCare) housing (to buy, rent or on a shared ownership basis), providing high quality accommodation and support to older people, older people with Dementia and different forms of accommodation and support for people with learning and/or physical disabilities.

It is also clear that to develop both Knivedon and Anzio sites as a pair, with synergies and clear linkages to provide a continuum of care and accommodation, may be advantageous.

John Bull, June 2012.