INITIAL DESKTOP REVIEW

for

PROPOSED PROVISION TO MEET HOUSING & CARE NEEDS

in

HUTTON RUDBY
NORTH YORKSHIRE

prepared by

HOUSING RESEARCH LTD

for

BROADACRES HOUSING ASSOCIATION &
MULBERRY HOMES YORKSHIRE LTD

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1. CATCHMENT AND POPULATION SIZE

1.1 Likely catchment area

For the purposes of this report, the likely catchment area for new provision located within the existing settlement of Hutton Rudby was established by desktop research.

Figure 1a below shows the likely catchment area for Hutton Rudby outlined in red. In this case, the likely catchment area is considered to extend over all, or parts, of eight wards within the Hambleton District Council area, plus five wards in the adjoining Middlesbrough Borough Council area and three wards in the Stockton-on-Tees Borough Council area. This is due to the site's location near the intersection of multiple local authorities and the nature of housing market catchments. While no wards in Redcar & Cleveland have been specifically included in the catchment, movement to the site from that area has been provided for within the inward migration allowance.

In this case, the demand calculations in Appendix B incorporate allowances of 2.5% for outward migration to reflect the outward movement of people towards larger settlements with more facilities and 7.5% for inward migration from other areas due to the relative attractiveness of Hutton Rudby.

Note that the catchment of any provision for older people located in Hutton Rudby would overlap with the catchments of similar provision in larger adjoining settlements such as Stokesley, Guisborough, Middlesbrough, Stockton-on-Tees and Darlington. These schemes would therefore compete with each other, differentiated by the characters and facilities of these settlements and the schemes. For example, older people who either have health needs or are planning to move in anticipation of changes to their health will typically choose to move closer to relevant health services.

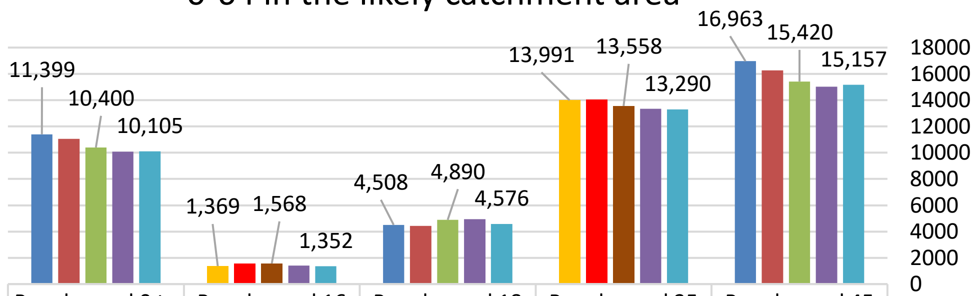
1.2 Population size, age profile & ethnicity in the likely catchment area

The population age and tenure profile of the likely catchment area has been calculated in Appendix B using ward level ONS data, covering all age groups and including:

- **People aged 18-64**
  This group is considered is part of assessing the incidence of early onset dementia, severe learning disabilities and physical disabilities
- **People aged 65 and over**
  This age group are the basis for demand calculations for social tenures, as prevalence rates vary between the tenures and owner occupiers aged below 75 are less likely to choose to move into age restricted Retirement or Extra Care housing
- **People aged 75 and over**
  The number of people aged 75 and over is the most useful indicator of demand for owner occupied age restricted housing, rather than the higher needs provided for in carehomes
- **People aged 85 and over**
  The number of people aged 85 and over is the most useful indicator of demand for carehome beds for Residential care, Dementia care, Nursing care and Dementia Nursing care

Figures 1b below shows the current and projected numbers of people in selected ONS age groups from 0 to 64 in the wards that make up the likely catchment area, as generated by the Appendix B calculations.

Figure 1b: Current and forecast numbers of people aged 0-64 in the likely catchment area



	People aged 0 to 15	People aged 16 to 17	People aged 18 to 24	People aged 25 to 44	People aged 45 to 64
2020	11,399	1,369	4,508	13,991	16,963
2025	11,050	1,539	4,422	14,021	16,254
2030	10,400	1,568	4,890	13,558	15,420
2035	10,069	1,411	4,931	13,351	15,011
2040	10,105	1,352	4,576	13,290	15,157

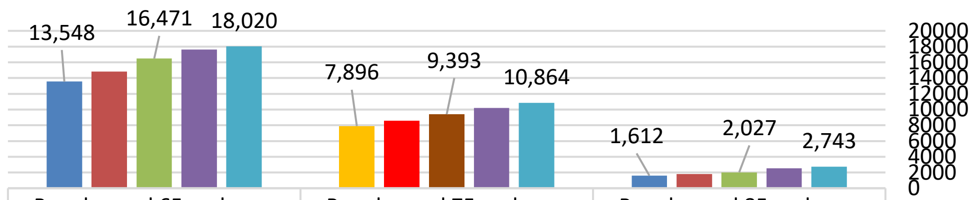
Notable changes forecast for the period between 2020 and 2040 shown in figure 1b are:

- An 11.4% fall in the numbers of people aged 0 to 15 (1,294 fewer)
- An 10.6% fall in the numbers of people aged 45 to 64 (1,806 fewer)

The reductions in the numbers of people aged between 25 to 64 show that this catchment will experience a fall from the peak population numbers of the Baby Boomer generation (born between 1945 and 1964) to the smaller numbers of those in Generation X (born between 1965 and 1976). This highlights the transitory nature of the additional demand created by the ageing Baby Boomers and the risk of early obsolescence should be taken into account when planning specialist provision to meet the peak in demand arising from the Baby Boomers.

Figure 1c below shows the forecast changes among the population aged 65 and over between 2020 and 2030, showing how the peak demand Baby Boomer generation is moving upwards through the older age groups.

Figure 1c: Current and forecast numbers of older people aged 65 & over in the likely catchment area



	People aged 65 and over	People aged 75 and over	People aged 85 and over
2020	13,548	7,896	1,612
2025	14,841	8,557	1,811
2030	16,471	9,393	2,027
2035	17,635	10,205	2,525
2040	18,020	10,864	2,743

Notable changes forecast for the period between 2020 and 2030 shown in figure 1b are:

- A 33% increase in the numbers of people aged 65 and over (4,472 more)
- A 37.6% increase in the numbers of people aged 75 and over (2,968 more)
- A 70.2% increase in the numbers of people aged 85 and over (1,131 more)

Figure 1c shows large increases among all of the older age groups which will generate demand for new and additional provision. The increase in the 85+ age group is a particularly significant demand indicator for additional carehome beds. The actual level of unmet demand is assessed in Appendix B through a comparison between the existing supply of housing for older people and carehome beds, and the forecast demand in the specific catchment area.

Considering the Hambleton wards within the catchment alone, the proportional increase in the number of older people is even greater and exceeds that of the remainder of the catchment:

- A 35.3% increase in the numbers of people aged 65 and over (2,152 more)
- A 37.2% increase in the numbers of people aged 75 and over (1,307 more)
- A 80.1% increase in the numbers of people aged 85 and over (550 more)

Of the other two local authority wards within the catchment, the older population of the Stockton wards will increase more than the Middlesbrough wards.

The local demand for accommodation and services will also be influenced by both the number of older people in any given ward and the local age distribution, the three wards within the catchment with the highest numbers of people aged 65 and older at the time of the 2011 census were:

1. Yarm – 1,788 people, 18.3% of the ward population
2. Stokesley – 1,412 people, 25.5% of the ward population
3. Great Ayton – 1,386 people, 27.9% of the ward population

The three wards with the highest proportions of people aged 65 and older were:

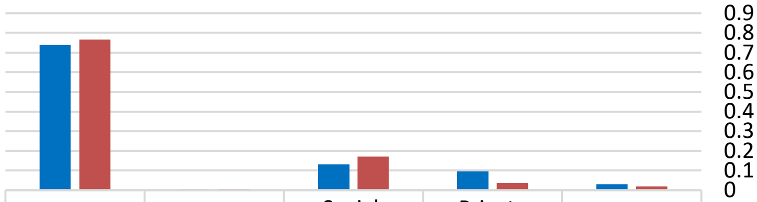
1. Great Ayton – 1,386 people, 27.9% of the ward population
2. Stokesley – 1,412 people, 25.5% of the ward population
3. Broughton & Greenhow – 421 people, 25.2% of the ward population

The 2011 census recorded that BAME groups made up just 1.7% of the overall population of Hambleton District. Hambleton also has an exceptionally low proportion of people BAME older people, representing just 0.3% of those aged 65 and over in the whole HBC area. Given this very low percentage and the diversity within the existing BAME residents it is unlikely to be feasible to make provision for BAME specific needs in Hutton Rudby.

1.3 Tenure distribution of existing households in the likely catchment area

The 2011 census tenure distribution of all age households and those led by people aged 65 and over households in the likely catchment area is shown in figure 1d below:

Figure 1d: Tenure distribution among all age households and older people led households in the likely catchment (2011 census)

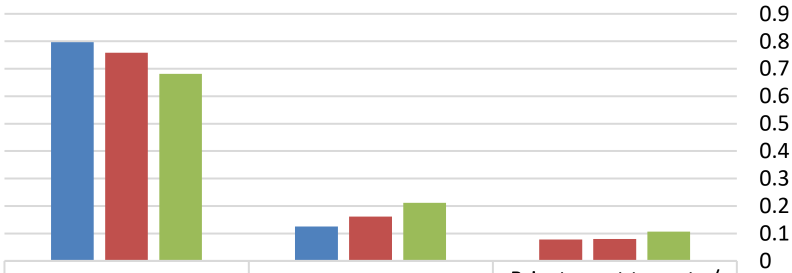


	Owner occupiers	Shared ownership	Social landlord tenants	Private landlord tenants	Living rent free tenants
All age households	73.9%	0.5%	13.0%	9.5%	3.0%
HRP 65 & over households	76.6%	0.6%	17.1%	3.7%	1.9%

In this case, the proportion of owner occupiers in both all age households and older person led households are similar to each other and close to national averages. The Hambleton wards within the catchment have higher proportions of owner occupation among both its all age households (75.1%) and older people led households (79.3%), a lower proportion of social landlord tenants and a higher proportion of private landlord tenants.

Figure 1e below shows the shift in the distribution of tenures in later life is a result of changing priorities and circumstances among older people.

Figure 1e: Tenure changes among older age groups in Hambleton District (POPPI 2019)



	Owner occupiers	Social landlord tenants	Private rent tenants / living rent free
People aged 65-74	79.7%	12.5%	7.8%
People aged 75-84	75.8%	16.2%	8.0%
People aged 85 & over	68.2%	21.1%	10.7%

Note that, despite its low incidence in current tenure distribution, private rent is considered to be an increasingly attractive and suitable tenure for older people who either wish to release their housing equity when they move into specialist housing or who have insufficient equity to purchase a unit outright. Including private rent in the tenure offer of new housing for older people would widen the appeal of developments and maximise the take up rate within their catchment areas, particularly if this tenure could be offered to existing owner occupiers as a 'tenure switch' alternative to conventional equity release financial products.

2. DESKTOP ANALYSIS OF HOUSING PROVISION IN THE LIKELY CATCHMENT AREA

2.1 Existing age restricted housing

The most comprehensive database of specialist housing for older people is the Elderly Accommodation Counsel (EAC) website www.housingcare.org.uk. Searches of the EAC website were carried out on 5th May 2020 and filtered to match the likely catchment area, these identified 3 schemes within the Hambleton District Council area, a further 25 schemes in the five Middlesbrough Borough Council wards that have been included in the catchment, plus a further 5 schemes in the three Stockton-on-Tees Borough Council wards within the catchment.

The existing housing schemes are recorded in Sheet 3 of Appendix B, listed by the 2011 census ward where they are located, recording their tenure mix, provider type and name. The tenure mix of the existing stock is summarised in figure 2a below.

Figure 2a: Existing stock of housing for older people in the likely catchment area				
Developer / operator	**Social rent / affordable rent**	**Shared Equity / Ownership**	**Outright sale**	**Private rent**
Number of existing units in each tenure	**848**	**23**	**124**	**0**
% of existing units in each tenure	**85.2%**	**2.3%**	**12.5%**	**0%**
Overall total			**995 no.**	

There are six wards in the Hambleton District Council area of the catchment that currently contain no age restricted housing stock. The ward with the highest level of provision relative to its older population is Coulby Newham, with 0.29 units for each resident aged 65 or over in that ward. Eight of the wards within the likely catchment have no existing age restricted housing provision.

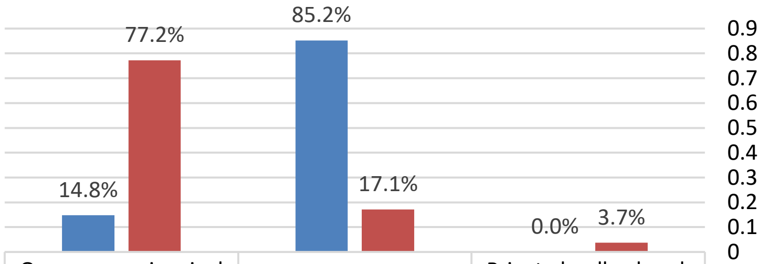
The search of the EAC database recorded two housing schemes that described themselves as being of Extra Care standard:

- Town Close – a 40 unit Broadacres scheme in Stokesley
- Fry Court – a 69 unit Housing 21 scheme in Great Ayton

Note that the recorded housing stock is not adjusted by catchment specific percentages to reflect where the likely catchment area includes parts of wards. As housing for older people is in clusters of accommodation and local schemes just outside the catchment boundary would still compete with new schemes within the catchment for their potential residents, a prudent combination of total scheme sizes and part ward populations is used for the comparison of demand and supply.

Bringing together the population and housing data, the following figure 2b compares the tenure distribution of the 65 and over households with the tenure distribution of the existing age restricted stock, for the catchment area.

Figure 2b: Tenure distribution among older people compared with the existing age restricted stock in the likely catchment area



	Owner occupiers incl shared ownership	Social landlord	Private landlord excl rent free
Age restricted stock	14.8%	85.2%	0.0%
Older people households	77.2%	17.1%	3.7%

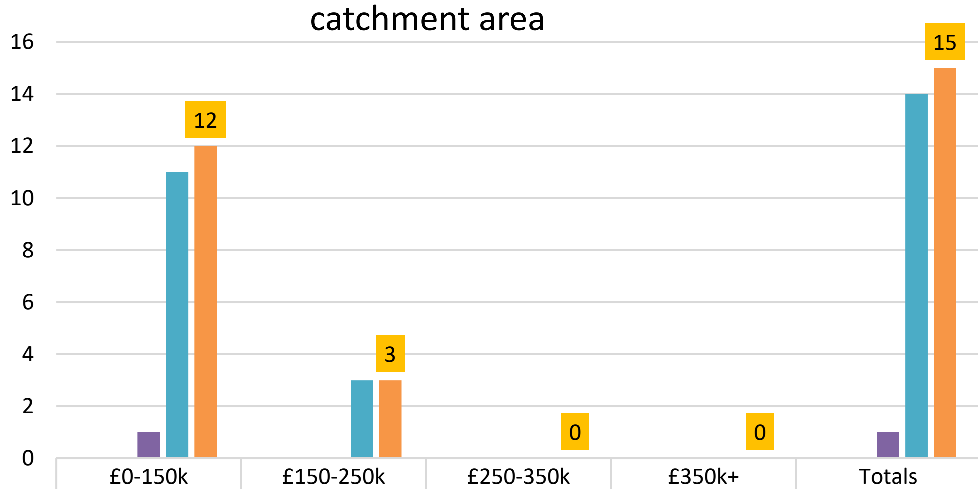
The mismatch between the tenure distribution of older person led households and age restricted stock shown in figure 2b is not unusual. However, it does mean that older owner occupiers and private tenants are at a disadvantage when they are considering downsizing or moving due to changes in their health or mobility. At present, this under provision of market tenure specialist housing would either require people to move out of the catchment to suitable provision in other areas or require them to continue living in potentially unsuitable accommodation.

Note also that these supply figures do not consider the condition and fitness for purpose of the existing age restricted housing stock, some of which may be obsolete or unpopular forms of accommodation.

A Rightmove search of all property for sale within the catchment was carried out on 6th May 2020. This recorded 15 properties were being advertised as suitable for retirement, out of the stock of 147 units for open market sale and shared ownership identified in the EAC search. 13 of the available properties were for outright purchase, with the remaining 2 properties being offered for shared ownership. Overall the current availability represents 10.2% of the existing age restricted stock which is an acceptable and sustainable level of churn in the market.

The following figure 2c shows the price distribution of the 15 available retirement units in the catchment, note the equivalent 'full' value of the shared ownership units has been used to determine which price bracket they should be recorded in, rather than the proportions which are on offer.

Figure 2c: Price distribution of age restricted units currently offered for sale on Rightmove within the likely catchment area



	£0-150k	£150-250k	£250-350k	£350k+	Totals
Park homes	0	0	0	0	0
Houses	0	0	0	0	0
Bungalows	1	0	0	0	1
Apartments	11	3	0	0	14
Totals	12	3	0	0	15

The most notable comparator age restricted properties currently available in the catchment are considered to be:

- **Marton Dale Court, Middlesbrough** (resale – two 1 bed apts at £65,000 - £75,000)
- **Roseberry Mews, Nunthorpe** (resale – two 1 bed apts at £69,950 and one 2 bed apt at £89,950)
- **Timothy Hackworth Court, Stockton-on-Tees** (resale – three 1 bed apts at £125,000 - £135,000 and two 2 bed apts at £190,000)

Note that the resale asking prices for units in McCarthy & Stone's Marton Dale Court scheme and Golden Living's Roseberry Mews scheme are at the lower end of the local range for this type of accommodation. Poor resale values in this form of retirement housing is typically a result of its relatively limited functionality for older people, which leads to short occupancy periods and high rates of churn within completed schemes.

In contrast, newbuild schemes designed and operated on the principles of Extra Care / Assisted Living will be suitable for residents who develop impaired mobility or other disabilities, and provide a variety of amenities and services to extend the period during which residents can live independently – the latter being key to maximising periods of occupancy and avoiding residents being forced to move on due to changes in their health and care needs.

The only current newbuild age restricted housing development within the catchment is Housing 21's Fry Court 57 unit Extra Care apartment scheme in Great Ayton, which also includes 12 bungalows for open market sale. Apartments in this scheme will be available for both affordable rent and shared ownership, with initial pricing of:

- 1 bed shared ownership from £38,750 for a 25% share (equivalent to a full price of £155,000)

McCarthy & Stone's 34 unit Swinden Court retirement living scheme in Darlington, offering units for open market sale, shared ownership and market rent, priced at:

- 1 bed sale from £149,999, rent from £1,080 pcm
- 2 bed sale from £199,999, rent from £1,380 pcm

While Swinden Court is outside the catchment area for the site being considered in this report and an 18 mile / 35 minute drive from Hutton Rudby, the current limited supply of market tenure specialist housing within the catchment would lead to it being considered by local residents who are considering downsizing or moving due to changes in their health or mobility.

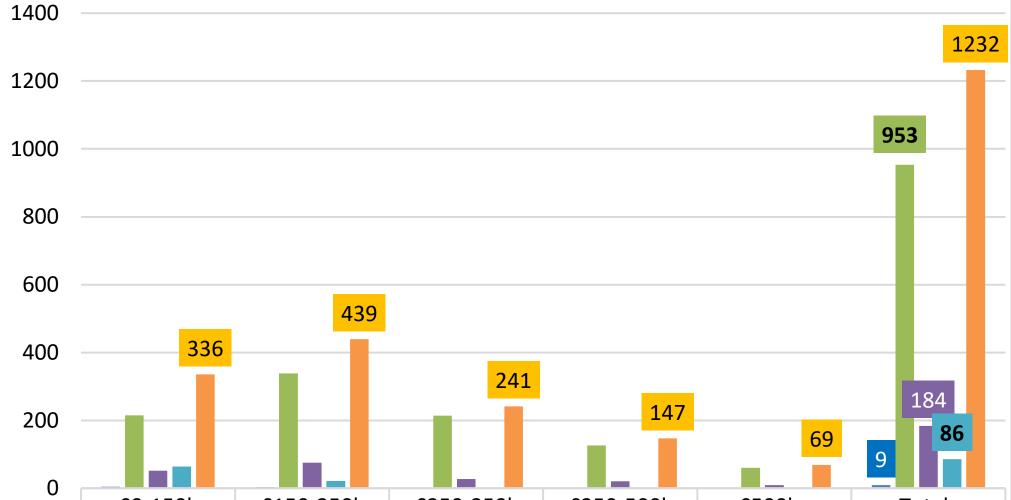
2.2 Existing general needs housing

While the general housing stock does have some limitations compared to purpose built housing for older people, i.e. it is unlikely to be suitable for occupants with limited mobility, will have limited or no management provision and no alarm call facilities, there are some general needs properties in the likely catchment area that could be considered by older people who have no care needs. These would mainly be apartments and bungalows in locations with good access to services.

General needs apartments may of course be occupied by a wide age range of residents, including long term owner occupiers and the shorter term tenants of individual buy to let landlords, which avoids the monocultural nature of age restricted schemes but can lead to nuisance issues if neighbours are inconsiderate.

Figure 2d below shows all of the general needs properties currently being offered for sale in a Rightmove search of the catchment area carried out on 6th May 2020, separated into park homes, apartments, bungalows and houses, and grouped in asking price bands.

Figure 2d: Price distribution of all general needs units currently offered for sale on Rightmove within the likely catchment area



	£0-150k	£150-250k	£250-350k	£350-500k	£500k+	Totals
Park homes	5	4	0	0	0	9
Houses	215	338	214	126	60	953
Bungalows	52	75	27	21	9	184
Apartments	64	22	0	0	0	86
Totals	336	439	241	147	69	1232

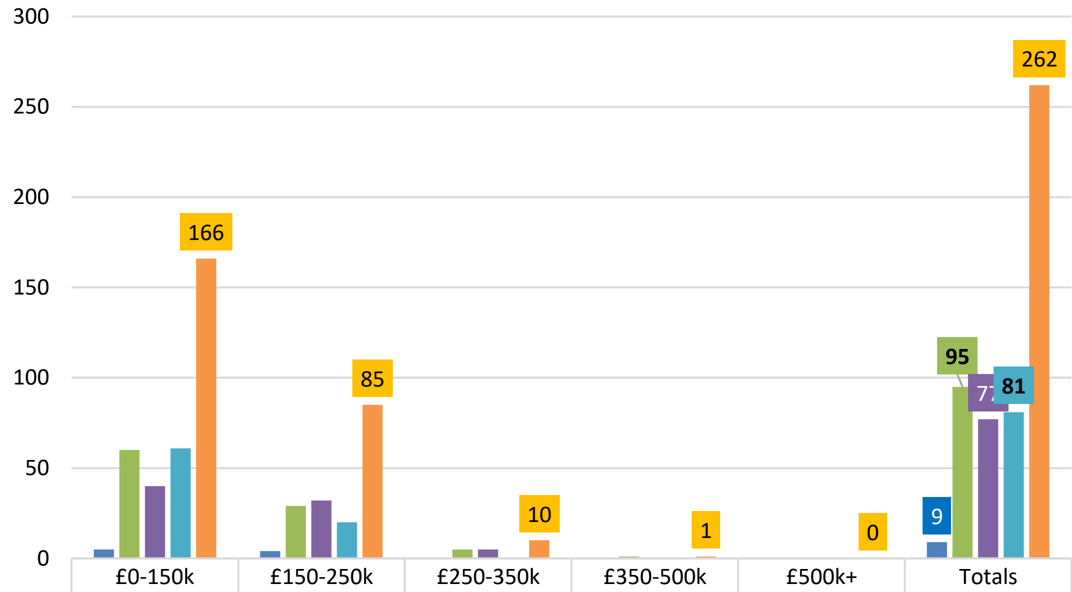
This Rightmove search recorded a total of 1,232 no. general needs units for sale, ie not listed as retirement properties or with any minimum age restrictions.

- The largest group of units were the 439 no. priced between £150k and £250k
- Houses made up 953 no. / 77.4% of the available units
- Bungalows made up 184 no. / 14.9% of the available units
- Apartments made up 86 no. / 7.0% of the available units
- 14 of the 1,232 available general needs units were being offered on a shared ownership basis

Given that the Rightmove search identified very limited local availability of just 15 age restricted properties for open market sale and shared ownership, older owner occupiers would have to consider smaller general needs units in the local area when planning to downsize or move due to changes in their health or mobility.

Therefore, the following figure 2e shows the number and price distribution of the currently available 1 and 2 bed general needs properties alone, again as recorded by Rightmove on 6th May 2020.

Figure 2e: Price distribution of 1 and 2 bed general needs units currently offered for sale on Rightmove within the likely catchment area



	£0-150k	£150-250k	£250-350k	£350-500k	£500k+	Totals
Park homes	5	4	0	0	0	9
Houses	60	29	5	1	0	95
Bungalows	40	32	5	0	0	77
Apartments	61	20	0	0	0	81
Totals	166	85	10	1	0	262

The overall total of 1,232 no. general needs units being offered for sale included 262 no. general needs 1 and 2 bed units for outright sale, this group of smaller properties accounts for 27.6% of the overall availability on Rightmove within the catchment area.

- 166 no. (63.4%) of these 1 and 2 bed units were priced below £150k
- 85 no. (32.4%) of these 1 and 2 bed units were priced between £150k and £250k
- 10 no. (3.8%) of these 1 and 2 bed units were priced between £250k and £350k
- 2 of these 262 available general needs 1 and 2 bed units were being offered on a shared ownership basis
- The overall total of 262 available units includes 256 resale units and 6 newbuild units – 1 of which was a park home in a holiday park in Hutton Rudby and subject to occupancy restrictions

Figure 2d demonstrates the wide range of houseprices in the catchment and both figures 2c and 2e show the relatively low availability of stock that could be considered by older owner occupiers. The most notable comparator general needs properties currently available in the catchment are considered to be:

- **The Wickets, Marton** (resale – four 2 bed apts from £97,000 to £125,000)
- **Richardson Hall, Great Ayton** (resale – one 1 bed apt at £140,000)
- **Balliol Court, Stokesley** (resale – three 2 bed apts from £150,000 to £170,000)
- **Atlas Wynd, Yarm** (resale – three 2 bed apts from £160,000 to £185,000)
- **Leven Court, Great Ayton** (resale – five 2 bed apts at £180,000)
- **The Grove, Marton** (resale – one 2 bed apt at £184,950)
- **Carricks Corner, Stokesley** (resale – one 2 bed apt at £190,000)

All of the above properties have private parking provision, many are also well located for access to amenities &/or have lift access.

Resale prices for the general needs bungalow stock in the catchment are in a slightly higher price range compared to the apartment examples listed above. While bungalows do often appeal to older people who are seeking greater privacy than may be experienced in an apartment scheme or simply wish to retain a private garden, even bungalows can quickly become unsuitable for residents who develop seriously limited mobility &/or higher care needs. None of the general needs bungalows available for sale appeared to provide level access or internal space standards suitable for reduced mobility.

2.3 Benchmark assessment of age restricted housing provision

As a sense check for any proposed scheme of age restricted housing units, the current and forecast benchmark demand has been calculated based on the population and tenure data available for the likely catchment area, (taken from ONS and POPPI on 6th May 2020), and then compared with current supply in the same area. The following figure 2f summarises the demand and supply analysis shown in the green shaded column of Sheet 2 of Appendix B.

Note that this analysis is based on the following assumptions:

- An allowance of 7.5% for inward migration and 2.5% for outward migration
- A prevalence rate for social rent housing for older people of 72.5 units per 1,000 people aged 75 and over (DCLG 'More Choice, Greater Voice' methodology)
- A saturation level of 5% for owner occupied housing for older people ('Housing Research' methodology derived from analysis of completed schemes)
- 5% of market rent tenants & 0% of owner occupiers choosing to move to market rent housing for older people ('Housing Research' methodology – refer to note marked * below)
- An average occupancy rate of 1.4 people per older people's housing unit across all tenures ('Housing Research' methodology derived from analysis of completed schemes)
- Existing supply is for completed homes only, i.e. it does not include planning permissions for new housing which have not yet been constructed

Figure 2f: Hutton Rudby likely catchment area demand and supply analysis for age restricted housing							
Tenure	Outright sale and SO		Social / affordable rent		Market rent		Total over/under supply
Year	Supply	Demand	Supply	Demand	Supply	Demand	
2020	147	353	848	563	0	23	2020
	206 units under supply		285 units over supply		23 units under supply		56 units over supply
2025	147	386	848	610	0	25	2025
	239 units under supply		238 units over supply		25 units under supply		27 units under supply
2030	147	429	848	670	0	28	2030
	282 units under supply		178 units over supply		28 units under supply		132 units under supply
2035	147	458	848	728	0	30	2035
	311 units under supply		120 units over supply		30 units under supply		222 units under supply
2040	147	468	848	775	0	31	2040
	321 units under supply		73 units over supply		31 units under supply		279 units under supply

Figure 2f shows that the only oversupply is of units for social & affordable rent and this over supply persists throughout the study period to 2040. It also shows a consistent under supply situation for outright sale, shared ownership and market rent housing.

Note that the existing stock of age restricted housing for social & affordable rent is predominantly located in the parts of the catchment within the local authority areas of Middlesbrough and Stockton-on Tees, which Hutton Rudby residents may not be eligible for. Therefore the same analysis has been undertaken using sheet 2 of Appendix B to calculate the existing supply and target demand for the Hambleton wards within the catchment in isolation.

This analysis is presented below in figure 2g and shows an existing under supply situation across all tenures – including social & affordable rent - which increases considerably over the next twenty years. This demonstrates a significant existing and future local housing demand for older people in the Hutton Rudby area and the north part of Hambleton.

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Figure 2g: Demand and supply analysis for age restricted housing within the Hambleton wards of the likely catchment area alone							
Tenure	Outright sale and SO		Social / affordable rent		Market rent		Total over/under supply
Year	Supply	Demand	Supply	Demand	Supply	Demand	
2020	52	185	61	254	0	14	**2020**
	133 units under supply		**193 units under supply**		**14 units under supply**		**340 units under supply**
2025	52	202	61	275	0	16	**2025**
	150 units under supply		**214 units under supply**		**16 units under supply**		**380 units under supply**
2030	52	226	61	297	0	17	**2030**
	174 units under supply		**236 units under supply**		**17 units under supply**		**427 units under supply**
2035	52	244	61	323	0	19	**2035**
	192 units under supply		**262 units under supply**		**19 units under supply**		**473 units under supply**
2040	52	250	61	349	0	19	**2040**
	198 units under supply		**288 units under supply**		**19 units under supply**		**505 units under supply**

It is important to understand that at present the proportion of older owner occupiers who move to age restricted housing is very small, typically less than 5% in England. This means that age restricted housing in the UK remains a minority choice and 95% of older owner occupiers will choose to occupy general needs housing that can become unsuitable when they develop care and support needs, and the growing size of the older population will inevitably lead to a greater demand for adaptations, described further in section 4.3 below.

Public resistance to age restricted housing persists until changes in personal circumstances, such as increasing care or health needs, shift the decision from a discretionary action to one based on current needs. This resistance to a proactive early move to housing suitable for ageing can be largely overcome by adopting a Lifetime Homes / HAPPI model of provision which has no occupancy restriction and is instead a diverse housing offer covering all life stages and needs.

In addition, when planning additional provision, it should be noted that due to variations among the potential residents' preferences and needs, no one location or product is likely to suit all of the unmet housing demand. Therefore, it is advisable to either limit the scale of each new scheme to a proportion of the identified demand (typically 10%) or to adopt the Lifetime Homes approach instead in order to maximise the range of potential residents and avoid the negative impact of scheme labels associated with age or care needs.

(*) Note that the private rent demand figures shown in figure 2f and 2g are based solely on an assumed 5% proportion of existing private rent tenants choosing to move into older people's housing. Given the tenure shift that occurs in later life, it is likely that there will also be some older owner occupiers, particularly those aged 75 and over, who also choose to move to private rent, particularly as a prolonged period of low interest rates on investments and a pattern of underfunded pensions is likely to lead to more people needing to release housing equity to supplement their pensions. Sensitivity tests for the effect on demand for private / market rent units can be carried out using the relevant input box on Sheet 2 of Appendix B.

McCarthy & Stone are now offering units for private / market rent as an additional tenure in their latest schemes, including the Swinden Court retirement living scheme in Darlington described in section 2.1 above.

2.4 General needs / all age housing demand & Housing Needs Survey

The supply and demand analysis methodology we have developed for age restricted housing cannot be applied to general needs / all age housing due to a lack of reliable prevalence rates for each tenure. However, the Hambleton District Council Strategic Housing Market Assessment update dated September 2016 used the nationally accepted Objectively Assessed Need to identify that 319 new homes were required per annum across the district up to 2035.

The Housing and Economic Development Needs Assessment prepared for the District Council dated June 2018 revised this figure to 315 new homes per annum until 2035 and within that total there is a requirement for 68 new homes per annum of housing suitable for older people, i.e. 247 of the annual target housing delivery rate is for general needs / all age housing.

Translating these annual target rates into actual schemes requires the identification of sites that are both available and could be readily delivered. This is achieved through the Site Selection process undertaken by the District Council and in doing so it will have apportioned annual housing delivery across the available sites, rather than solely allocating housing delivery according to localised demand, therefore proposed development in many areas will be mismatched with actual demand in that area.

Housing Needs Surveys are a well established method for gauging actual local demand and a survey of this type was carried out by Broadacres Housing Association in January

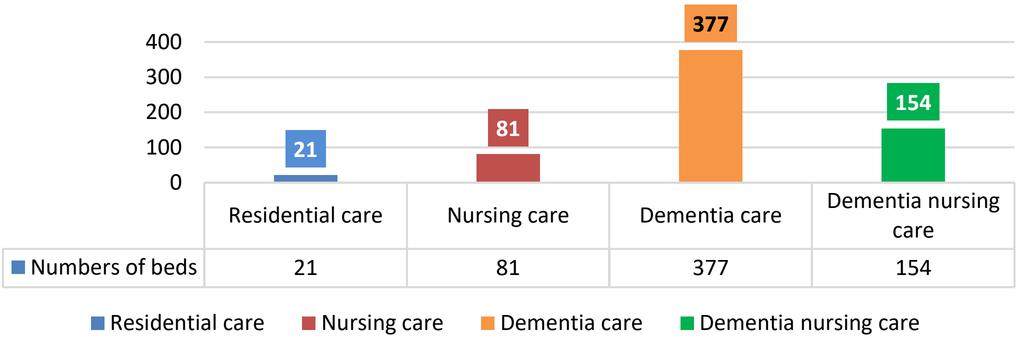
2020. The responses to that survey are reported in a separate document and these provide a useful indication of the level and range of housing needs in Hutton Rudby, which are taken into account in section 6 Development Recommendations below.

3. DESKTOP ANALYSIS OF CARE BEDS PROVISION IN THE CATCHMENT AREA

3.1 Existing care bed provision

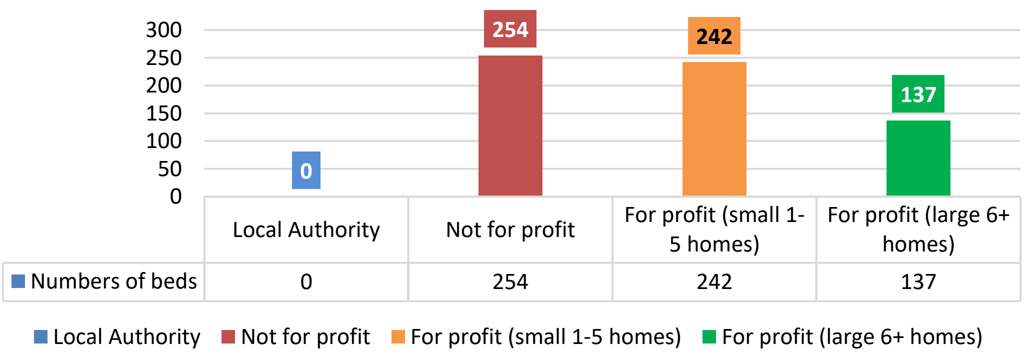
Searches of the www.housingcare.org.uk and www.carehome.co.uk databases were carried out on 7th May 2020 to identify the existing provision of care homes within the likely catchment area. The results are included in Sheet 5 of Appendix B and are summarised in the series of figures below.

Figure 3a: Existing supply of care beds for people aged 65 and over in the catchment area



The current provision in Registered Care Settings for older people within the whole catchment totals 633 no. beds, distributed among 11 care homes, giving a relatively large average care home size of 57.5 beds. As part of understanding the local care home market, it is also useful to consider the ownership profile of the current supply of care beds. This is shown in figure 3b below.

Figure 3b: Ownership profile for the current supply of all care beds in the catchment area



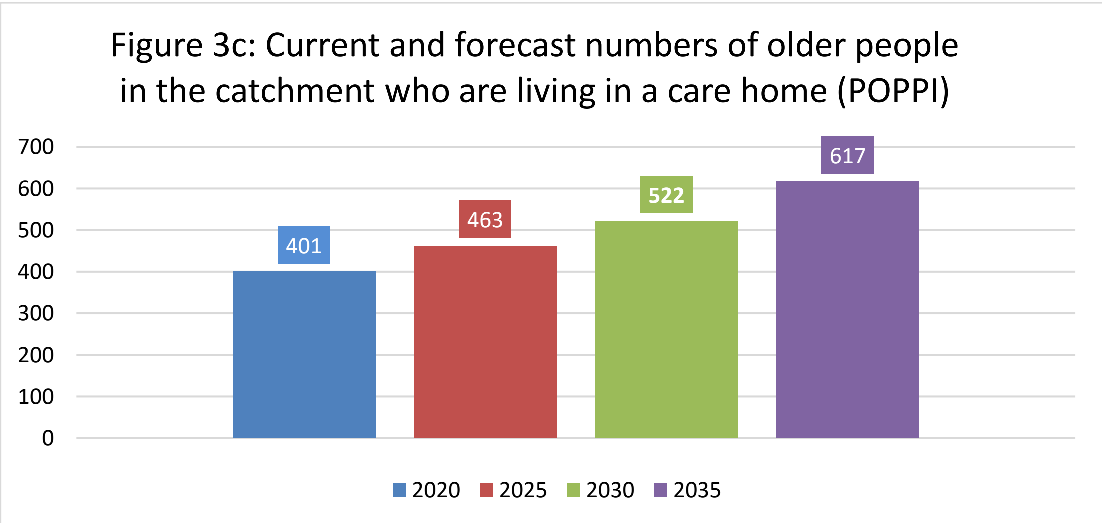
The total local care home provision of 633 beds is dominated by private owners who operate 379 beds (60% of the total). The ownership of these privately owned care beds is split between smaller owners (defined as <6 homes) at 38.2% of the total stock of beds and larger owners (defined as >6 homes) at 21.6% of the total stock of beds. Not for profit operators operate 254 beds, 40.1% of the overall provision.

The operator with the largest share of the current provision of care beds in the catchment is North East Care Homes - who have a total of 140 beds in their two local care homes, which represents 22.1% of the total provision in the catchment. Sanctuary have a total of 122 beds in their two care homes, representing 19.3% of the total provision. These levels are considered to be an undesirably high level of exposure to loss of provision in the event of a single operator's failure.

There are 11 wards within the catchment, including all those located within Hambleton District, that currently contain no care homes for older people. The ward with the highest level of provision relative to its older population is Stainton & Thornton, with 0.54 beds for each resident aged 65 or over in that ward.

3.2 Benchmark assessment of care bed provision

As an indicator of potential demand based on current numbers of care home residents, Sheet 1 of Appendix B calculates a catchment specific forecast for the number of people aged 65 and older living in care homes, (ie Registered Care Settings), based on ONS data reported on POPPI and is shown in figure 3c below. Note that at the time of writing POPPI forecasts are only available up to 2035.



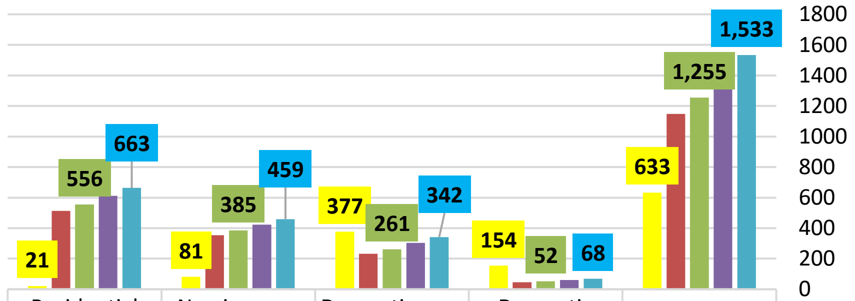
The POPPI forecasts are for changes in demand of:

- An additional 62 care home residents between 2020 and 2025 (+15.5%)
- An additional 121 care home residents between 2020 and 2030 (+30.2%)
- An additional 216 care home residents between 2020 and 2035 (+53.9%)

However, the usefulness of the POPPI forecast figures when planning changes in care home provision is limited as they do not distinguish between the four different types of care bed provision – Residential, Dementia, Nursing and Dementia Nursing.

An alternative demand forecasting approach is to apply prevalence rates to the forecast population changes for older people and the resulting comparison of current supply and forecast demand for the likely catchment area (based on benchmark prevalence rates) is calculated in Sheet 4 of Appendix B and summarised in figure 3d below.

Figure 3d: Current care bed provision for people aged 65 and over in the catchment compared to forecast demand benchmark figures up to 2035



	Residential care beds	Nursing care beds	Dementia care beds	Dementia Nursing beds	Total beds
Current provision	21	81	377	154	633
2020 demand	513	355	233	47	1,148
2025 demand	556	385	261	52	1,255
2030 demand	611	423	303	61	1,397
2035 demand	663	459	342	68	1,533

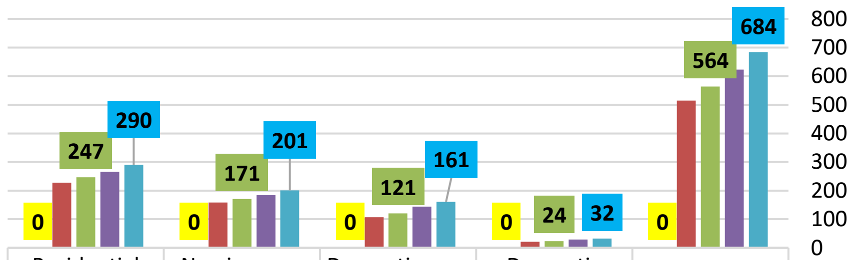
The supply and demand benchmark figures shown in figure 3d show an overall under supply situation for bed capacity within the catchment, which increases over the next ten years. Within the overall figures there are significant variations in the supply and demand for differing categories of beds, i.e. large under supplies of Residential care beds and Nursing care beds, with large over supplies of Dementia care beds and Nursing Dementia care beds.

This mismatch can arise from the data collation process allocating beds to the highest category of need offered in each care home. The actual mix of needs at any one time could only be verified through contacting each individual care home - a far more intensive process than can be achieved through this type of desktop analysis.

In practice it is likely that beds are already being allocated according to demand and some of the calculated over provision of beds for Dementia Nursing will actually be meeting the calculated under provision of beds for Nursing needs – aligning these two categories more closely than appears to be the case. Notwithstanding this alternative interpretation of the data, the supply & demand analysis still shows a current under supply of beds overall and a growth in demand across all four bed types over the next decade which will require a change in the scale and type of provision.

Note that all of the existing carehomes within the catchment are located within the local authority areas of Middlesbrough and Stockton-on Tees, which Hutton Rudby residents may not be eligible for. Therefore the same analysis has been undertaken using sheet 4 of Appendix B to calculate the existing supply and target demand for the Hambleton wards within the catchment in isolation, as shown in figure 3e below.

Figure 3e: Current care bed provision for people aged 65 and over within the Hambleton wards of the likely catchment area alone compared to forecast demand benchmark figures up to 2035



	Residential care beds	Nursing care beds	Dementia care beds	Dementia Nursing beds	Total beds
Current provision	0	0	0	0	0
2020 demand	228	158	107	21	515
2025 demand	247	171	121	24	564
2030 demand	266	184	144	29	623
2035 demand	290	201	161	32	684

Given that none of the catchment's carehomes are located within Hambleton, the supply figures are zero and this results in an existing under supply situation for all types of care beds - which increases steadily over the next twenty years. This is a significant unmet demand for care beds in the north part of Hambleton, however it is not uncommon for rural areas to be under supplied with care beds due to the particular challenges of operating carehomes in rural areas.

Even carehomes located in more densely populated urban areas face operational difficulties and when collecting the data for this analysis it was noted that several nursing care homes within the catchment have closed in the last twelve months due to shortages of qualified nursing staff.

Such shortages have been a persistent and common issue in the care sector for the last 4-5 years and when combined with the operational demands of the current coronavirus outbreak there will almost certainly be further care home closures over the next 1-2 years, leading to a further loss of overall bed capacity. This is a serious concern for this catchment given the ownership profile described in section 3.1, as the loss of either of the two largest local operators would reduce local capacity very significantly.

There will be continuing challenges in the staffing and operation of rural care homes which would be a serious barrier to both the delivery and sustainability of a new care home in Hutton Rudby. This risk could be partly addressed by developing the scheme as a hybrid that spreads staff costs and overheads across both a care home, associated housing and services to the surrounding existing community. However, it may still be very difficult to sustain such a mixed model due to its operational complexities and the number of variables that could impact its initial and ongoing viability.

It is also important to note that the relatively low local level of provision of residential care beds does not necessarily mean that the number of this type of beds has to increase in order to meet the needs of the increasing numbers of older people in the catchment. It is instead entirely possible to provide combinations of specialist housing, care and support services which meet the needs of people who would historically have occupied residential care beds – maximising their independence, autonomy and control - rather than losing these due to the institutional nature of most carehomes.

While expanding Extra Care - and its private sector equivalent Assisted Living - will offer additional capacity to meet the demand arising from the ageing Baby Boomers, there are other forms of housing provision such as Lifetime Homes that can contribute to meeting that demand, subject to the appropriate provision of care and support services which enable people to maintain independent living.

4. CARE AND SUPPORT NEEDS OF THE 18-64 AGE GROUP

4.1 PANSI data for people aged 18-64 with health, care and support needs

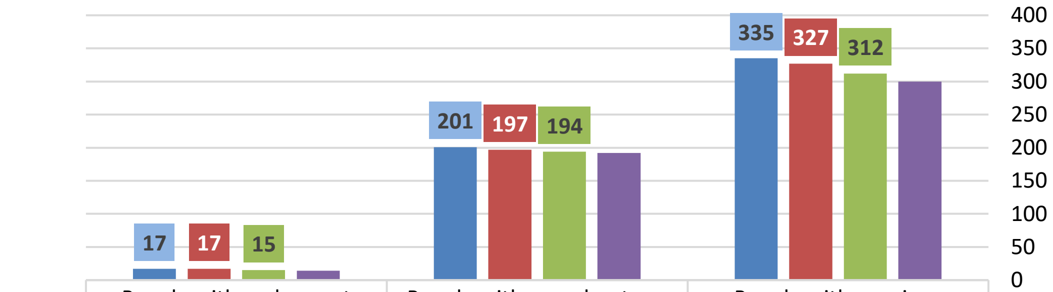
The PANSI database provides baseline information for the number of people aged 18-64 in any given Local Authority area with health, care and support needs.

Selected PANSI figures for the catchment area have been included in Sheet 1 of Appendix B and the following figure 4a which shows the forecast numbers of people aged 18-64 in 2020, 2025, 2030 and 2035 with categories of health, care and support needs that are considered to be combinations that are most likely to generate a significant demand for specialist accommodation and care:

- People aged 18-64 with early onset dementia
- People aged 18-64 with a moderate or severe learning disability
- People aged 18-64 with a serious personal care disability

Note that these figures have been apportioned from local authority level data and are therefore only indicative of demand changes over the study period.

Figure 4a: PANSI population figures for people 18-64 with high or complex needs in the catchment area



	People with early onset dementia	People with a moderate or severe learning disability	People with a serious personal care disability
2020	17	201	335
2025	17	197	327
2030	15	194	312
2035	14	192	300

The numbers of people aged 18-64 in every category of these high or complex needs is forecast to reduce slightly between 2020 and 2035. While this is useful as an indicator of future demand, it does obviously not enable consideration of whether changes in provision are required due to needs that are not being met satisfactorily at present, for example, due to the limited amount of specialist / supported housing in the catchment.

4.2 Out of area placements

There is no readily available data for the number, type or cost of any current out of area placements that Council's within the catchment are currently funding, either in whole or in part.

As there are no care homes within the Hambleton area of the catchment at present anyone requiring a care home place must have to accept moving either into another part of Hambleton / North Yorkshire, or into the adjoining local authority areas.

The management and cost of out of area placements can be a significant additional burden to Social Services staff and can be highly disruptive to the placed individual's social network and family relationships.

4.3 Adaptations

At present, the information available from North Yorkshire County Council describing annual expenditure by the Council and CCG on adaptations is insufficiently detailed to undertake an analysis of the types and average costs of adaptation work being funded. Adaptations are reactive actions in that they only take place after someone has developed a care and support need, and these works rarely benefit subsequent residents of the same property. Based on previous analysis work, the most common adaptations are the installation of level access showers, stairlifts and access ramps.

Regrettably, adaptations spending is relatively poor value for money as it only benefits the original applicant for the duration of their occupancy, i.e. subsequent occupants of the same property generally remove the adaptations.

5. DEVELOPMENT CONSIDERATIONS

5.1 Location

This section relates specifically to development located on land north and south of Garbutts Lane, Hutton Rudby, albeit some of the following comments can also be used as general parameters for the selection of suitable sites for specialist / supported housing and care schemes.

5.2 Access to local services

The Evolve toolkit, (University of Sheffield, 2010), recommends that new housing for older people should be within a 0.25 mile (0.4km) travel distance of the following key services:

Hospital	**Doctor / GP**	**Dentist**
Chemist / Pharmacy	**Optician**	**Library**
Supermarket (large)	**Supermarket (small)**	**Post Office**
Bank	**Building Society**	**Petrol Filling Station**
Leisure Centre	**Public open spaces**	**Places of Worship**

However, available and affordable sites are rarely located within such close proximity of all of the services identified in the Evolve toolkit. A more pragmatic approach is to focus on the most essential services and apply a longer walking distance of 0.5 mile – which will be achievable for most older people if walking routes are relatively flat.

The proximity of the Garbutts Lane site under consideration to essential services is shown in the following table as figure 5a, based on a 0.5 mile walking distance from the centres of the two sites under consideration and a relatively slow walking speed of 2 mph:

Figure 5a: Travel times and distances from site to local services		
Service type	**Walking distance/time**	**Driving distance/time (a)**
Services within 0.5 miles		
Post Office	0.2 mile / 5 mins	0.2 mile / 1 min
Convenience store	0.2 mile / 5 mins	0.2 mile / 1 min
Petrol Filling Station	0.2 mile / 5 mins	0.2 mile / 1 min
Public House (nearest)	0.5 mile / 9 mins	0.5 mile / 1 min
Place of Worship (nearest) (b)	0.5 mile / 10 mins	0.5 mile / 1 min
Services beyond 0.5 miles		
Doctor	0.6 mile / 14 mins (a)	0.6 mile / 2 mins
Optician	N/A	4.7 miles / 10 mins
Dentist (Stokesley x 2)	N/A	4.7 miles / 10 mins
Pharmacy (Stokesley)	N/A	4.9 miles / 10 mins
Major supermarket	N/A	5.9 miles / 11 mins
Hospital (Middlesbrough)	N/A	10.2 miles / 15 mins
Accident & emergency (Middlesbrough)	N/A	11.8 miles / 19 min
Railway station (Yarm)	N/A	5 miles / 8 mins
Railway station (Northallerton)	N/A	13.4 miles / 20 mins

Note:

(a) Drive times / distances are based on the fastest route available at the time of writing this report

(b) The nearest place of worship to the site is Hutton Rudby Methodist Church, which we understand also acts as a community café for the village

In addition to the facilities listed above, the northern area of the site adjoins Hutton Rudby Cricket Club, which provides sports, leisure and recreation opportunities to people of all ages. Hutton Rudby Primary School is also within 0.4 mile of the site and the location would therefore be ideal for a multi generational scheme based on Lifetime Homes principles.

There is no reason why housing schemes for older people cannot accommodate a mix of uses, including the key services identified by the Evolve toolkit, in order to reduce vehicle journeys and to benefit the surrounding community, such as:

- Providing a treatment room within the scheme and making arrangements for consultation and treatment onsite by visiting Doctors and Dentists
- Having a Travel Plan to provide residents with access to other health and local services, for example by discounted use of retained taxi services

Experience from completed schemes indicates that many older people are now carrying out their routine grocery shopping online and take advantage of the major supermarkets' delivery services.

In traditional forms of Extra Care / Assisted Living there are usually communal IT facilities and basic IT skills training for residents, to enable them to shop online with confidence. These skills can also assist residents with using IT for maintaining contact with family and friends, using a combination of email, instant messaging and video calls. A scaled down version of this provision may also be possible in a Lifetime Homes scheme.

Positive aspects of the Hutton Rudby site and its location include:

- While the site is further from some of key services identified in the Evolve toolkit than would be preferable, the travel distances to services required for daily needs are still relatively short and it is within a reasonable travel time of urgent care / accident & emergency facilities, major hospitals and railway stations on both the Trans Pennine Express route and the East Coast mainline
- Most of the site adjoins existing mature good quality housing and open fields, neither of which should generate permanent bad neighbour issues which could adversely affect the scheme's residents
- The cricket club immediately to the west of the site offers opportunities for leisure and social activities

Negative aspects of the Hutton Rudby site and its location include:

- The combination of the distance between key services and the site with limited public transport is likely to result in above average levels of car ownership and use, therefore the scheme should include a minimum of one parking space for every unit plus additional capacity for visitors and staff
- The layout of the northern part of the site adjoining Embleton Farm should position and orientate plots to avoid these being adversely affected by activities within the farm due to noise, odour or lighting
- A safe pedestrian route will be required between the part of the site north of Garbutts Lane and the existing convenience store / post office, either as a new footway alongside the existing carriageway or via a separate route through the area between the Wickets and Levendale
- The site's location away from the centre of the village will require careful signage and direction signing to ensure that visitors and passing traffic are aware of it

5.3 Site topography

While the existing gradients across both parts of the site are moderate, care will still be required when positioning the new roads, footpaths and plots to avoid creating either localised increases in gradients which would present an unacceptable level of difficulty for people with reduced mobility or lead to unnecessarily long walking routes to the existing services in the village.

6. DEVELOPMENT RECOMMENDATIONS

6.1 Housing Needs Survey outcomes

The responses to the January 2020 Housing Needs Survey carried out by Broadacres Housing Association in January 2020, separately from, and in advance of this report, are recorded and considered in a separate document.

A total of 117 completed or part completed questionnaires were returned to Broadacres – a response rate of 16.7% which Broadacres regard as a much higher return rate than is typically received for such surveys - and collation of the survey responses for each question was carried out by Broadacres prior to our appointment, which has prevented any of the respondents being identifiable by ourselves.

The conclusions of our analysis of the Housing Needs responses are reproduced here as an extract of our separate document:

6a: Housing Needs Survey outcomes

- **Section 2.1 - questions regarding the respondents' existing housing situation**
  These report a predominance of long term local residents wishing to remain in Hutton Rudby, with many being mortgage free owner occupiers of houses and bungalows with 3, 4 or more bedrooms

- **Section 2.2 – questions regarding the respondents' home search preferences** These report a strong interest in moving to bungalows and houses with 2 & 3 bedrooms, predominantly for open market sale but also for low cost home ownership and rental from the council or a housing association (i.e. a social landlord). There is also significant interest in both self build plots and homes which provide accommodation to both live and work

- **Section 2.3 – questions regarding the drivers for a move to another home**
  The final group report that downsizing to a smaller property would be the most significant driver. There was also a significant level of recognition among respondents that housing needs change due to age and identification of some already having specific housing needs due to either restricted mobility or care related issues

6a: Housing Needs Survey outcomes - continued

The results identify a clear demand for new homes in Hutton Rudby to meet the housing needs and preferences of existing local residents, particularly to enable older owner occupiers to downsize - which would make existing larger family homes available to meet the needs of younger local households.

In addition, there is also demand for both more affordable tenure homes and specific housing types which not only enable ageing in place (delaying or even avoiding a subsequent move to a carehome) but also meet current care or mobility needs. Finally, the diversity of demand warrants consideration of both a self build offer and live / work provision within new homes, such as a dedicated home office / studio.

6.2 Outcomes of this report

The following gaps in provision emerge from the information gathered in this report:

i. ***Due to Hutton Rudby's location near the intersection of multiple local authorities, it's likely catchment area is considered to extend beyond Hambleton into the adjoining Middlesbrough and Stockton-on-Tees areas. Our catchment calculations incorporate a relatively high allowance of 7.5% for inward migration due to the relative attractiveness of Hutton Rudby and this is intended to incorporate movement from Redcar & Cleveland.***

ii. ***The supply and demand analysis has identified a current under supply of age restricted units for all tenures within the Hambleton part of the catchment for Hutton Rudby – demand for which will grow significantly over the next 20 years due to the catchment's ageing population.***

iii. ***The supply & demand analysis identified a current under supply of beds for dementia care and residential care, and the demand for all types of care beds is forecast to grow over the next 20 years, largely due to the very large increase in the number of people who are in the 85+ age group - noting that specialist / supported housing which maintains individual capabilities, autonomy and control is now a proven alternative to the institutional residential care model of provision.***

iv. ***While the numbers of those with higher care & health needs in the 18-64 age group are forecast to remain similar or even fall, their expectations and lifestyles are different to those of their older peers and there will still be changes in their needs as they age, again there is no specialist / supported housing provision in Hutton Rudby that would be suitable for their needs.***

v. ***The Housing and Economic Development Needs Assessment prepared for Hambleton District Council dated June 2018 set the Objectively Assessed Need for new housing across the district at 315 new homes per annum until 2035 and within that total there is a requirement for 68 new homes per annum of housing suitable for older people, i.e. 247 of the annual target housing delivery rate is for general needs / all age housing.***

vi. ***The Site Selection process undertaken by the District Council will have apportioned annual housing delivery across the available sites, rather than solely allocating housing delivery according to localised demand, therefore proposed development in many areas will be mismatched with actual demand in that area.***

vii. ***Hambleton District Council's 'Size, Type and Tenue of New Homes' Supplementary Planning Document (SPD) dated September 2015 precedes our work in identifying the need to respond to an ageing population, under occupation and high houseprices with a wider choice of housing types and tenures, specifically smaller units to enable downsizing and reflect reducing household sizes, promoting the inclusion of bungalows.***

viii. ***The Hambleton SPD also recognised the importance of new owner occupied purpose built housing provision for older people who are ineligible for social housing, while promoting increased choice through a variety of tenure offers.***

ix. ***Finally, the Hambleton SPD highlighted the potential of the Hub & Spoke model of Extra Care development to both provide a wider variety of unit types and meet a wider range of needs, including those of younger people.***

The recommended response to the above is set out below:

6.2a Promotion of higher functionality new housing

The analysis carried out in section 2 has quantified overall demand for older people's housing of all tenures for the Hutton Rudby catchment and this can be used as the basis of a Design Brief for development proposals.

Regardless of the overall level of demand, no one location or product will be likely to suit all potential older residents' preferences or needs. In most instances this will require a cap to be applied to any new scheme's size as a proportion of identified demand, typically set at 10% of the unmet local demand, i.e. circa 38 units in 2025.

The alternative approach which meets a wider range of preferences and needs is to develop a product which is both more flexible and has wider appeal than is typical for new age restricted / specialist housing developments, and is also not subject to rigid occupancy restrictions based on age or care need.

6.2a Promotion of higher functionality new housing - continued

This flexibility and extended appeal can be achieved through new housing provision which is designed to meet a wide variety of mobility, support, care or health needs with no, or the minimum of, further adaptation for individual residents.

This flexibility of use can be achieved by providing new housing that meets Lifetime Homes &/or HAPPI standards and complies with Building Regulations M4(2), which:

- Enables new provision to be dispersed on a wide variety of sites, both urban and rural, to address the uneven current distribution of provision across the Borough
- Is scaleable to suit a variety of site sizes and can be combined with other forms of housing or types of development to maximise the opportunities for delivery
- Creates a variety of housing types and sizes that are suitable for independent living with support, as an alternative to group accommodation and institutional settings such as care homes
- Avoids the risk of new age restricted housing obsolescence which could occur after the peak demand generated by the Baby Boomer generation
- Meets changing needs, expectations and preferences among the 'younger old'
- Expands the take up from the target population by avoiding labels such as 'care' or 'retirement', bringing provision into the mainstream housing supply
- Addresses the under supply of specialist / supported housing for open market sale, shared ownership & private / market rent
- Maintains a mixed communities model as an alternative to monocultural schemes, to promote integration and avoid concentrations of people with care and support needs, i.e. avoiding the artificial segregation of communities by age or a care and health need

Developing new housing which complies with Lifetime Homes &/or HAPPI standards and Building Regulations M4(2) creates a valuable additional choice for both older people to age in place and younger people with mobility, support, care or health needs who wish to live in the community, subject to the availability of care and support services which enable people to maintain independent living.

- ***In terms of quantum, the supply and demand assessment identified a current unmet demand of 340 units for age restricted housing in the Hambleton part of the catchment, however it is inadvisable to attempt to meet this demand in one scheme. Adopting the Lifetime Homes approach would have the twin benefits of meeting both part of this demand and the demand for general needs/all age housing in Hutton Rudby identified by the Housing Needs Survey***

- ***The scale of achievable development would then arise from the adopted housetype mix and developable site area rather than from a calculated target***

figure. Given a total site gross area of circa 17 acres, the net developable area could be approximately 11 acres and this could yield a multi tenure housing scheme of anywhere between 100 and 125 units depending on what mix of housetypes and self build plots were incorporated.

- ***Based on the combined outcomes of the Housing Needs Survey and the analysis in this report, we consider that there is sufficient demand for a multi tenure Lifetime Homes scheme of between 100 and 125 units in Hutton Rudby, and this demand will increase substantially over the next 20 years.***

- ***However, the choice of development type and scale will also be dependent on other factors, including the client's capabilities and preferences, funding arrangements and each site's specific planning situation.***

- ***Finally, note that while the supply and demand assessment identified a current unmet demand for 515 care beds in the Hambleton part of the catchment, it is considered that the adoption of a housing based alternative such as Lifetime Homes is more appropriate in this location as it can offer an equivalent care & support capability to the institutional model of a residential care home but with proven advantages to residents in terms of maintaining their independence, capabilities, autonomy, dignity, health and wellbeing. In addition, the combination of a domiciliary care service as part of the Lifetime Homes model should be far more resilient and sustainable in this location than a traditional care home, avoiding the operational challenges that many rural care homes have been faced with***

7. DESIGN CONSIDERATIONS FOR A LIFETIME HOMES DEVELOPMENT

The comments in this section are intended as general principles for the successful development of a scheme in Hutton Rudby. In order to successfully appeal to a wide range of people in the likely catchment area, any proposed development must meet two criteria:

- **Functionality for people with reduced mobility and / or care needs**
- **Parity of design and specification with newbuild general needs housing**

Both of the above requirements are developed in the following sub-sections.

7.1 Functionality for people with reduced mobility and / or care needs

7.1.1 Internal design and specification for functionality

The design of the units must provide space for wheelchair turning in key areas, this will also enable wheeled hoists to be operated by domiciliary care staff where necessary. This is simpler to achieve in floorplans sized to meet the Nationally Described Space Standards and designed in accordance with Building Regulations M4(2).

The detailed design of the units and external works will need to provide a consistently high standard of accessibility, minimising level changes at thresholds and kerbs. Any unavoidable upstands should be picked out in a contrasting tone, to ensure that these do not become trip hazards, and low level obstructions should be avoided next to pedestrian and vehicular circulation areas, and around parking spaces.

The specification choices for door and window ironmongery, electrical fittings, bathroom brassware, heating controls and appliances must all be suitable for people with reduced dexterity or poor eyesight. A base provision of clustered power, telephone and broadband connection points will be required in all units - ready for the installation of an Assistive Technology hub unit. This hub unit and its associated sensors can be supplied by a third party and the scope of the Assistive Technology installation plus the associated support service would be tailored by the third party supplier to suit the needs of individual residents.

7.1.2 Communal facilities

While a Lifetime Homes development is not intended to fully replicate the communal facilities of an Extra Care scheme and indeed could not do so in a smaller scheme as it is likely at Hutton Rudby, there is potential to provide a limited communal resource which can be used for any of the three types of functions found in Extra Care:

i). **Residents' & community use** – a space suitable for group social and wellbeing activities, with an adjoining small domestic kitchen area for the preparation of refreshments, plus toilet facilities
ii). **Service provision** – a small office space available for use by offsite based staff, such as care providers, social care or health staff and management staff
iii). **Health, wellbeing and commercial uses** – this could include small 'satellites' of existing local uses, for example: GP consulting room; telehealth room; pharmacy / dispensary; convenience shop; hair salon)

Other schemes have successfully accommodated a multi-purpose space with refreshment and office facilities within a bungalow shell. higher needs accommodation is included, either as a group of units for dementia needs or as a carehome, these facilities should be co-located with the highest dependency provision to maximise their day to day utilisation and promote interaction between differing groups within the overall scheme.

7.1.3 Services

It is highly desirable, if not essential, that the scheme combines accommodation with care and support services to enable residents to remain in their own homes even if they develop higher levels of, and more complex, care and health needs. This will maximise the potential target market size and avoid unnecessary subsequent churn in the scheme, as residents will be able to age in place even where their needs change.

A competent and well-resourced domiciliary care provider should be identified early in the evolution of the scheme and co-joined with the development team in advance of marketing activities to advise on operational requirements and participate in marketing alongside the housing offer. The domiciliary care provider should be able to utilise any onsite communal facilities and management space within the scheme.

7.1.4 Dementia specific provision

Regardless of whether there is dementia specific provision within the development, all of the age restricted housing should be dementia friendly / designed to be suitable for low level dementia needs.

It should be noted that the design, location and marketing of any provision for the highest levels of dementia needs, which may involve wandering and challenging behaviours, could well affect perceptions of the remainder of the scheme, therefore it is essential that this element must be designed and operated so as to avoid it dominating the other parts of the scheme.

Guidance on the design of any high level dementia provision can be given separately as part of developing the Design Brief for the scheme.

7.2 Parity with newbuild general needs housing

At the same time as meeting the functionality requirements, it is essential that the design and specification of the proposed development must still achieve parity with newbuild open market general needs housing in comparable locations, as many of the potential purchasers will visit general needs housebuilding sites when considering whether to move from their existing properties.

7.2.1 Elevational style

Extra Care schemes for older people in particular typically adopt a contemporary elevational style which is not always appropriate for rural sites or schemes with a high proportion of owner occupied units, as this style would risk alienating older homeowners.

It is therefore recommended that the scheme adopts an elevational style which is traditional and comparable with open market housebuilding in North Yorkshire, as this will provide the main style, specification and value for money reference for most potential purchasers. This traditional elevational style is also likely to be a planning requirement for this site due to its visibility on the western edge of the village.

7.2.2 Internal design and specification for parity with newbuild housing

Hutton Rudby is a mid to upper market location within its catchment and specification choices should reflect this. Key items worth including as standard are:

- Mid market branded kitchen appliances (Bosch or equivalent), including a high level oven with side hinged door, ceramic 4 zone electric hob, stainless steel extractor hood, semi integrated washer/dryer, integrated full height fridge/freezer, integrated dishwasher
- Fitted bathroom furniture to provide storage units, shelving and mirrors
- Digital shower mixer, positioned to enable it to be operated by someone who is either inside or outside the shower area

Bathroom flooring is one area where schemes designed for ageing in place such as Extra Care have tended towards institutional type nonslip vinyl sheet flooring, which is unsuitable for open market sale units. Woodstrip patterns are now available in this type of flooring and this can be lapped up behind wall tiling or skirtings, rather than the exposed lapping and welded corners typically seen in Extra Care units.

Purchaser choice need not be extensive and would be subject to cut-off dates in the build programme for each plot. It should be sufficient to offer purchasers a choice of:

- Kitchen worktop and kitchen unit finishes
- Floorcovering types and colours
- Wall tiling colours
- Bathroom fitted furniture colours
- 'Whole room' option packages, such as fitted wardrobes, extended and upgraded wall tiling, upgraded kitchen appliances, upgraded lighting, upgraded floorcoverings

Note that options are an ideal low cost sales incentive but these options must be packaged into standardised 'whole room' combinations to minimise the additional management time required and reduce the potential for errors.

APPENDICES A & B FOLLOW

INITIAL DESKTOP REVIEW

for

PROPOSED PROVISION TO MEET HOUSING & CARE NEEDS

in

HUTTON RUDBY
NORTH YORKSHIRE

APPENDIX A:

The following sheet shows the Housing Research categorisation of the predominant models of housing, care and health provision for older people to provide a comparative illustration of the different levels of provision.

Housing Research Ltd - Categorisation of the predominant models of housing provision for older people					
Category	**Retirement Living**	**Assisted Living**	**Extra Care**	**Care Villages**	**Category**
Examples of providers	McCarthy & Stone Retirement Living, Lifestyle Living, Churchill, Pegasus, Audley Retirement, Urban Renaissance Villages	McCarthy & Stone Retirement Living Plus, LifeCare Residences, Methodist Homes, Keepmoat	Extra Care Charitable Trust, Joseph Rowntree HT (Hartlepool), multiple RPs	Richmond Retirement Villages, St Monica Trust, Joseph Rowntree HT (York), Belong	**Examples of providers**
Main characteristics of models	HOUSING ONLY	HOUSING ONLY	HOUSING ONLY	HYBRID MODEL – REGISTERED CARE BEDS FOR HIGHER NEEDS ON SAME SITE / IN SAME BUILDING AS HOUSING	**Main characteristics of models**
	Very limited suitability for care needs – essentially just a lifestyle offer. The typical age of entry into McCarthy & Stone Retirement Living is 75 and the average period of occupancy is just 5 years	Space standards suitable for restricted mobility and availability of a domiciliary care service. The typical age of entry into McCarthy & Stone Retirement Living PLUS is 82	Space standards suitable for restricted mobility, availability of a domiciliary care service, operated to support residents with dementia and to end of life. Typical age of entry is 66, most residents have care needs before they enter and many stay until end of life UNLESS they develop dementia	Space standards suitable for restricted mobility, availability of a domiciliary care service, schemes are operated to support residents with dementia and to end of life, onsite registered care and nursing home. This model has the broadest range of entry ages and the longest periods of occupancy	
Tenure mix	Outright sale	Outright sale	Social rent, LCHO, outright sale	Outright sale, social & market rent	**Tenure mix**
Debt funding	Market	Market	Public grants	Market funding & public grants	**Debt funding**

General Needs Housing ▼ **Sheltered Housing** ▼ **Residential Care Home** ▼ **Hospital** ▼

▲ **Retirement Living** ▲ **Assisted Living** ▲ **Extra Care Housing** ▲ **Dementia Carehome** ▲ **Nursing Carehome** ▲ **Hospice**

← **Decisions based on choice**
High levels of autonomy, discretion & choice

Decisions based on need →
Low levels of autonomy, discretion & choice

⇦ 'Downsizer' retirement housing - H1, H2, H3 ⇨

⇦Lifetime Homes / HAPPI 3 standard housing - H1, H2, H3⇨

⇦ Specialist housing for higher needs - H2, H4, H5 ⇨

⇦ Specialist housing for short term needs – H2, H4, H5 ⇨

⇦ Hybrid schemes – H6 ⇨

Comparative capability of the product types

INITIAL DESKTOP REVIEW

for

PROPOSED PROVISION TO MEET HOUSING & CARE NEEDS

in

HUTTON RUDBY
NORTH YORKSHIRE

APPENDIX B:

LIKELY CATCHMENT AREA DEMAND AND SUPPLY DATA & CALCULATIONS

This appendix comprises a workbook of data for the area under consideration:

Sheet 1 provides the population, needs and tenure data for the likely catchment area
Sheet 2 calculates the target age restricted housing demand for older people in 2020, 2025, 2030, 2035 and 2040, comparing the demand with current provision to identify under and over supply situations
Sheet 3 lists the current provision of age restricted of all tenures
Sheet 4 calculates the target numbers of beds in Registered Care settings for Residential Care, Dementia, Nursing and Dementia Nursing needs in 2020, 2025, 2030, 2035 and 2040, comparing the demand with current provision to identify under and over supply situations
Sheet 5 lists the current provision of registered care beds of all types
Sheet 6 comprises ONS age tables
Sheet 7 comprises ONS tenure data for households where the Household Reference Person is aged 65 or over
Sheet 8 comprises ONS tenure data for all households
Sheet 9 comprises ONS population projections for the local authority areas within the catchment

Hutton Rudby Initial Desktop Review
Sheet 1: Population and tenure calculations for catchment wards & LAs

v1

7th May 2020

Ward	H1 Brompton	H2 Broughton & Greenhow	H3 Cowtons	H4 Great Ayton	H5 Osmotherley	H6 Rudby	H7 Stokesley	H8 Swainby	Hambleton District Council selected wards totals	Hambleton District Council area totals	units	Column for check purposes only
Total population (2011) - numbers for checking puposes	2,055	1,669	1,744	4,973	1,764	3,521	5,537	1,820	18,963	89,140	people	23,083
0 - 15 population (2011) - number	300	242	225	743	276	540	934	263	2,922	15,101	people	3,523
16 - 17 population (2011) - number	48	44	36	117	38	87	146	44	467	2,123	people	560
0 - 15 group as % of total population (2011)	*14.6%*	*14.5%*	*12.9%*	*14.9%*	*15.6%*	*15.3%*	*16.9%*	*14.5%*	*15.4%*	*16.9%*		
16 - 17 group as % of total population (2011)	*2.3%*	*2.6%*	*2.1%*	*2.4%*	*2.2%*	*2.5%*	*2.6%*	*2.4%*	*2.5%*	*2.4%*		
18 - 24 population (2011) - number	151	91	85	281	92	204	332	111	1,093	6,386	people	1,347
25 - 44 population (2011) - number	514	313	307	934	368	605	959	308	3,440	19,440	people	4,308
45 - 64 population (2011) - number	655	558	677	1,512	590	1,249	1,754	651	6,238	26,849	people	7,646
18 - 24 group as % of total population (2011)	*7.3%*	*5.5%*	*4.9%*	*5.7%*	*5.2%*	*5.8%*	*6.0%*	*6.1%*	*5.8%*	*7.2%*		
25 - 44 group as % of total population (2011)	*25.0%*	*18.8%*	*17.6%*	*18.8%*	*20.9%*	*17.2%*	*17.3%*	*16.9%*	*18.1%*	*21.8%*		
45 - 64 group as % of total population (2011)	*31.9%*	*33.4%*	*38.8%*	*30.4%*	*33.4%*	*35.5%*	*31.7%*	*35.8%*	*32.9%*	*30.1%*		
65 - 74 population (2011) - number	199	276	278	770	215	500	745	294	2,754	10,457	people	3,277
75 - 84 population (2011) - number	133	116	114	451	138	261	460	116	1,509	6,367	people	1,789
85 and over population (2011) - number	55	29	22	165	47	75	207	33	539	2,417	people	633
65 and over population (2011) - number	387	421	414	1,386	400	836	1,412	443	4,802	19,241	people	5,699
65 and over group as % of total population (2011)	*18.8%*	*25.2%*	*23.7%*	*27.9%*	*22.7%*	*23.7%*	*25.5%*	*24.3%*	*25.3%*	*21.6%*		
75 and over group as % of total population (2011)	*9.1%*	*8.7%*	*7.8%*	*12.4%*	*10.5%*	*9.5%*	*12.0%*	*8.2%*	*10.8%*	*9.9%*		
85 and over group as % of total population (2011)	*2.7%*	*1.7%*	*1.3%*	*3.3%*	*2.7%*	*2.1%*	*3.7%*	*1.8%*	*2.8%*	*2.7%*		
Total households numbers for checking purposes	982	730	758	2,343	767	1,493	2,467	803	8,480	38,117	households	10,343
owner occupied households - all ages (2011) - number	588	580	604	1,697	555	1,194	1,824	620	6,367	26,508	households	7,662
owner occupied households - all ages (2011) - %	*59.9%*	*79.5%*	*79.7%*	*72.4%*	*72.4%*	*80.0%*	*73.9%*	*77.2%*	*75.1%*	*69.5%*		
shared ownership households - all ages (2011) - number	6	4	2	3	6	0	5	5	20	156	households	31
shared ownership households - all ages (2011) - %	*0.6%*	*0.5%*	*0.3%*	*0.1%*	*0.8%*	*0.0%*	*0.2%*	*0.6%*	*0.2%*	*0.4%*		
social landlord households - all ages (2011) - number	232	50	33	330	41	67	406	45	971	4,923	households	1,204
social landlord households - all ages (2011) - %	*23.6%*	*6.8%*	*4.4%*	*14.1%*	*5.3%*	*4.5%*	*16.5%*	*5.6%*	*11.5%*	*12.9%*		
private rent households - all ages (2011) - number	139	72	105	276	138	190	195	114	948	5,770	households	1,229
private rent households - all ages (2011) - %	*14.2%*	*9.9%*	*13.9%*	*11.8%*	*18.0%*	*12.7%*	*7.9%*	*14.2%*	*11.2%*	*15.1%*		
living rent free - all ages (2011) - number	17	24	14	37	27	42	37	19	174	760	households	217
living rent free - all ages (2011) - %	*1.7%*	*3.3%*	*1.8%*	*1.6%*	*3.5%*	*2.8%*	*1.5%*	*2.4%*	*2.0%*	*2.0%*		
Total households HRP 65 & over numbers for checking purposes	267	265	254	942	273	537	970	287	3,199	12,593	households	3,795
owner occupied households HRP 65 & over (2011) - number	160	227	220	724	212	452	751	231	2,537	9,598	households	2,977
owner occupied households HRP 65 & over (2011) - %	*59.9%*	*85.7%*	*86.6%*	*76.9%*	*77.7%*	*84.2%*	*77.4%*	*80.5%*	*79.3%*	*76.2%*		
shared ownership households HRP 65 & over (2011) - number	5	1	1	2	4	0	3	1	10	51	households	17
shared ownership households HRP 65 & over (2011) - %	*1.9%*	*0.4%*	*0.4%*	*0.2%*	*1.5%*	*0.0%*	*0.3%*	*0.3%*	*0.3%*	*0.4%*		
social landlord households HRP 65 & over (2011) - number	82	21	14	151	23	35	178	28	438	1,900	households	532
social landlord households HRP 65 & over (2011) - %	*30.7%*	*7.9%*	*5.5%*	*16.0%*	*8.4%*	*6.5%*	*18.4%*	*9.8%*	*13.7%*	*15.1%*		
private rent households HRP 65 & over (2011) - number	12	10	17	46	26	35	25	21	151	739	households	192
private rent households HRP 65 & over (2011) - %	*4.5%*	*3.8%*	*6.7%*	*4.9%*	*9.5%*	*6.5%*	*2.6%*	*7.3%*	*4.7%*	*5.9%*		
living rent free HRP 65 & over (2011) - number	8	6	2	19	8	15	13	6	63	305	households	77
living rent free HRP 65 & over (2011) - %	*3.0%*	*2.3%*	*0.8%*	*2.0%*	*2.9%*	*2.8%*	*1.3%*	*2.1%*	*2.0%*	*2.4%*		
WARD SPECIFIC CATCHMENT FACTOR	25%	100%	65%	100%	40%	100%	100%	50%				

Ward	M1 Coulby Newham	M2 Hemlington	M3 Marton West	M4 Nunthorpe	M5 Stainton & Thornton	Middlesbrough Borough Council selected wards totals	Middlesbrough Borough Council overall totals	units	Column for check purposes only
Total population (2011) - numbers for checking puposes	8,967	5,954	5,305	4,866	2,890	21,043	138,412	people	27,982
0 - 15 population (2011) - number	1,640	1,349	944	792	499	3,912	28,003	people	5,224
16 - 17 population (2011) - number	246	162	122	132	62	544	3,747	people	724
0 - 15 group as % of total population (2011)	*18.3%*	*22.7%*	*17.8%*	*16.3%*	*17.3%*	*18.6%*	*20.2%*		
16 - 17 group as % of total population (2011)	*2.7%*	*2.7%*	*2.3%*	*2.7%*	*2.1%*	*2.6%*	*2.7%*		
18 - 24 population (2011) - number	756	537	348	356	212	1,657	16,196	people	2,209
25 - 44 population (2011) - number	2,302	1,514	1,245	951	709	5,078	35,179	people	6,721
45 - 64 population (2011) - number	2,709	1,554	1,532	1,516	842	6,148	34,596	people	8,153
18 - 24 group as % of total population (2011)	*8.4%*	*9.0%*	*6.6%*	*7.3%*	*7.3%*	*7.9%*	*11.7%*		
25 - 44 group as % of total population (2011)	*25.7%*	*25.4%*	*23.5%*	*19.5%*	*24.5%*	*24.1%*	*25.4%*		
45 - 64 group as % of total population (2011)	*30.2%*	*26.1%*	*28.9%*	*31.2%*	*29.1%*	*29.2%*	*25.0%*		
65 - 74 population (2011) - number	683	521	570	671	305	2,038	10,833	people	2,750
75 - 84 population (2011) - number	431	253	415	327	183	1,215	7,393	people	1,609
85 and over population (2011) - number	200	64	129	121	78	451	2,465	people	592
65 and over population (2011) - number	1,314	838	1,114	1,119	566	3,704	20,691	people	4,951
65 and over group as % of total population (2011)	*14.7%*	*14.1%*	*21.0%*	*23.0%*	*19.6%*	*17.6%*	*14.9%*		
75 and over group as % of total population (2011)	*7.0%*	*5.3%*	*10.3%*	*9.2%*	*9.0%*	*7.9%*	*7.1%*		
85 and over group as % of total population (2011)	*2.2%*	*1.1%*	*2.4%*	*2.5%*	*2.7%*	*2.1%*	*1.8%*		
Total households numbers for checking purposes	3,827	2,595	2,205	1,899	1,229	8,847	57,203	households	11,755
owner occupied households - all ages (2011) - number	2,238	1,119	1,929	1,752	856	5,965	32,723	households	7,894
owner occupied households - all ages (2011) - %	*56.1%*	*40.6%*	*83.4%*	*89.5%*	*65.8%*	*64.4%*	*50.4%*		
shared ownership households - all ages (2011) - number	54	7	26	4	1	76	336	households	92
shared ownership households - all ages (2011) - %	*1.4%*	*0.3%*	*1.1%*	*0.2%*	*0.1%*	*0.8%*	*0.5%*		
social landlord households - all ages (2011) - number	1,222	1,217	75	36	256	2,083	13,654	households	2,806
social landlord households - all ages (2011) - %	*30.7%*	*44.2%*	*3.2%*	*1.8%*	*19.7%*	*22.5%*	*21.0%*		
private rent households - all ages (2011) - number	254	216	153	91	100	611	9,509	households	814
private rent households - all ages (2011) - %	*6.4%*	*7.8%*	*6.6%*	*4.6%*	*7.7%*	*6.6%*	*14.7%*		
living rent free - all ages (2011) - number	218	195	131	75	87	529	8,648	households	706
living rent free - all ages (2011) - %	*5.5%*	*7.1%*	*5.7%*	*3.8%*	*6.7%*	*5.7%*	*13.3%*		
Total households HRP 65 & over numbers for checking purposes	910	615	699	678	350	2,436	14,239	households	3,252
owner occupied households HRP 65 & over (2011) - number	362	309	630	643	275	1,641	9,649	households	2,219
owner occupied households HRP 65 & over (2011) - %	*39.8%*	*50.2%*	*90.1%*	*94.8%*	*78.6%*	*67.4%*	*67.8%*		
shared ownership households HRP 65 & over (2011) - number	18	1	9	3	0	26	123	households	31
shared ownership households HRP 65 & over (2011) - %	*2.0%*	*0.2%*	*1.3%*	*0.4%*	*0.0%*	*1.0%*	*0.9%*		
social landlord households HRP 65 & over (2011) - number	487	270	23	14	53	653	3,523	households	847
social landlord households HRP 65 & over (2011) - %	*53.5%*	*43.9%*	*3.3%*	*2.1%*	*15.1%*	*26.8%*	*24.7%*		
private rent households HRP 65 & over (2011) - number	16	21	23	10	11	60	562	households	81
private rent households HRP 65 & over (2011) - %	*1.8%*	*3.4%*	*3.3%*	*1.5%*	*3.1%*	*2.5%*	*3.9%*		
living rent free HRP 65 & over (2011) - number	27	14	14	8	11	56	382	households	74
living rent free HRP 65 & over (2011) - %	*3.0%*	*2.3%*	*2.0%*	*1.2%*	*3.1%*	*2.3%*	*2.7%*		
WARD SPECIFIC CATCHMENT FACTOR	85%	65%	85%	65%	65%				

Ward	S1 Ingleby Barwick East	S2 Ingleby Barwick West	S3 Yarm	Stockton-on-Tees Borough Council selected wards totals	Stockton-on-Tees Borough Council overall totals	units	Column for check purposes only	Catchment specific totals after applying catchment factors
Total population (2011) - numbers for checking puposes	10,165	10,880	9,745	18,911	191,610	people	30,790	58,916
0 - 15 population (2011) - number	2,352	3,080	1,479	4,191	37,107	people	6,911	11,026
16 - 17 population (2011) - number	290	338	235	528	5,168	people	863	1,538
0 - 15 group as % of total population (2011)	*23.1%*	*28.3%*	*15.2%*	*22.2%*	*19.4%*			*18.7%*
16 - 17 group as % of total population (2011)	*2.9%*	*3.1%*	*2.4%*	*2.8%*	*2.7%*			*2.6%*
18 - 24 population (2011) - number	788	710	714	1,374	17,947	people	2,212	4,124
25 - 44 population (2011) - number	3,260	3,746	2,360	5,734	50,137	people	9,366	14,252
45 - 64 population (2011) - number	2,620	2,503	3,169	5,118	51,300	people	8,292	17,504
18 - 24 group as % of total population (2011)	*7.8%*	*6.5%*	*7.3%*	*7.3%*	*9.4%*			*7.0%*
25 - 44 group as % of total population (2011)	*32.1%*	*34.4%*	*24.2%*	*30.3%*	*26.2%*			*24.2%*
45 - 64 group as % of total population (2011)	*25.8%*	*23.0%*	*32.5%*	*27.1%*	*26.8%*			*29.7%*
65 - 74 population (2011) - number	551	339	1,056	1,216	16,102	people	1,946	6,009
75 - 84 population (2011) - number	268	129	553	597	10,368	people	950	3,321
85 and over population (2011) - number	36	35	179	152	3,481	people	250	1,142
65 and over population (2011) - number	855	503	1,788	1,966	29,951	people	3,146	10,472
65 and over group as % of total population (2011)	*8.4%*	*4.6%*	*18.3%*	*10.4%*	*15.6%*			*17.8%*
75 and over group as % of total population (2011)	*3.0%*	*1.5%*	*7.5%*	*4.0%*	*7.2%*			*7.6%*
85 and over group as % of total population (2011)	*0.4%*	*0.3%*	*1.8%*	*0.8%*	*1.8%*			*1.9%*
Total households numbers for checking purposes	3,806	3,712	4,145	7,198	79,159	households	11,663	24,524
owner occupied households - all ages (2011) - number	3,305	3,309	3,281	6,102	54,225	households	9,895	18,433
owner occupied households - all ages (2011) - %	*86.8%*	*89.1%*	*79.2%*	*84.8%*	*68.5%*			*73.9%*
shared ownership households - all ages (2011) - number	23	6	7	24	255	households	36	120
shared ownership households - all ages (2011) - %	*0.6%*	*0.2%*	*0.2%*	*0.3%*	*0.3%*			*0.5%*
social landlord households - all ages (2011) - number	21	30	277	197	13,625	households	328	3,252
social landlord households - all ages (2011) - %	*0.6%*	*0.8%*	*6.7%*	*2.7%*	*17.2%*			*13.0%*
private rent households - all ages (2011) - number	431	354	536	822	10,387	households	1,321	2,381
private rent households - all ages (2011) - %	*11.3%*	*9.5%*	*12.9%*	*11.4%*	*13.1%*			*9.5%*
living rent free - all ages (2011) - number	26	13	44	52	667	households	83	755
living rent free - all ages (2011) - %	*0.7%*	*0.4%*	*1.1%*	*0.7%*	*0.8%*			*3.0%*
Total households HRP 65 & over numbers for checking purposes	539	276	1,157	1,236	19,910	households	1,972	6,871
owner occupied households HRP 65 & over (2011) - number	506	254	966	1,086	14,593	households	1,726	5,264
owner occupied households HRP 65 & over (2011) - %	*93.9%*	*92.0%*	*83.5%*	*87.8%*	*73.3%*			*76.6%*
shared ownership households HRP 65 & over (2011) - number	8	3	0	8	85	households	11	43
shared ownership households HRP 65 & over (2011) - %	*1.5%*	*1.1%*	*0.0%*	*0.6%*	*0.4%*			*0.6%*
social landlord households HRP 65 & over (2011) - number	5	2	137	87	4,247	households	144	1,177
social landlord households HRP 65 & over (2011) - %	*0.9%*	*0.7%*	*11.8%*	*7.0%*	*21.3%*			*17.1%*
private rent households HRP 65 & over (2011) - number	14	13	41	42	723	households	68	253
private rent households HRP 65 & over (2011) - %	*2.6%*	*4.7%*	*3.5%*	*3.4%*	*3.6%*			*3.7%*
living rent free HRP 65 & over (2011) - number	6	4	13	14	262	households	23	133
living rent free HRP 65 & over (2011) - %	*1.1%*	*1.4%*	*1.1%*	*1.2%*	*1.3%*			*1.9%*
WARD SPECIFIC CATCHMENT FACTOR	75%	50%	60%					

	Brompton	Broughton & Greenhow	Cowtons	Great Ayton	Osmotherley	Rudby	Stokesley	Swainby	Hambleton District Council selected wards totals	Hambleton District Council area totals	% change from 2020	Column for check purposes only
0 - 15 population (2020)	289	233	217	717	266	521	901	254	2,818	14,565	0.0%	3,398
0 - 15 population (2025)	276	223	207	684	254	497	860	242	2,691	13,907	-4.5%	3,244
0 - 15 population (2030)	259	209	194	641	238	466	806	227	2,522	13,035	-10.5%	3,041
0 - 15 population (2035)	252	203	189	623	231	453	783	221	2,450	12,661	-13.1%	2,954
0 - 15 population (2040)	252	204	189	625	232	454	786	221	2,458	12,704	-12.8%	2,964
16 - 17 population (2020)	43	39	32	104	34	77	129	39	414	1,883	0.0%	497
16 - 17 population (2025)	46	43	35	113	37	84	141	43	451	2,053	9.0%	542
16 - 17 population (2030)	46	42	34	111	36	83	139	42	444	2,022	7.4%	533
16 - 17 population (2035)	41	37	30	99	32	73	123	37	394	1,793	-4.8%	473
16 - 17 population (2040)	39	36	30	96	31	71	120	36	382	1,740	-7.6%	459
0-17 population total (2020)	332	273	249	821	300	599	1,031	293	3,236	16,448	0.0%	3,899
0-17 population total (2025)	322	265	242	797	291	581	1,001	284	3,140	15,960	-3.0%	3,783
0-17 population total (2030)	304	250	228	752	274	548	944	268	2,962	15,057	-8.5%	3,569
0-17 population total (2035)	292	240	219	722	264	526	906	258	2,844	14,454	-12.1%	3,426
0-17 population total (2040)	292	240	219	721	263	526	906	257	2,842	14,444	-12.2%	3,424
18 - 24 population (2020)	120	72	67	223	73	162	263	88	866	5,060	0.0%	1,067
18 - 24 population (2025)	111	67	63	207	68	150	245	82	805	4,704	-7.0%	992
18 - 24 population (2030)	121	73	68	225	74	163	266	89	876	5,115	1.1%	1,079
18 - 24 population (2035)	120	72	68	223	73	162	264	88	870	5,079	0.4%	1,071
19 - 24 population (2040)	112	68	63	209	68	152	247	83	813	4,750	-6.1%	1,002
25 - 44 population (2020)	482	294	288	877	345	568	900	289	3,229	18,248	0.0%	4,044
25 - 44 population (2025)	489	298	292	888	350	575	912	293	3,272	18,489	1.3%	4,097
25 - 44 population (2030)	477	290	285	866	341	561	889	286	3,190	18,028	-1.2%	3,995
25 - 44 population (2035)	469	286	280	852	336	552	875	281	3,139	17,739	-2.8%	3,931
26 - 44 population (2040)	466	284	278	847	334	549	870	279	3,120	17,628	-3.4%	3,906
45 - 64 population (2020)	665	567	688	1,535	599	1,268	1,781	661	6,335	27,266	0.0%	7,765
45 - 64 population (2025)	642	547	663	1,481	578	1,224	1,718	638	6,112	26,304	-3.5%	7,491
45 - 64 population (2030)	597	509	618	1,379	538	1,139	1,600	594	5,690	24,490	-10.2%	6,974
45 - 64 population (2035)	569	485	588	1,314	513	1,085	1,524	566	5,420	23,327	-14.4%	6,643
46 - 64 population (2040)	567	483	586	1,308	510	1,080	1,517	563	5,396	23,224	-14.8%	6,614
65 and over population (2020)	492	535	526	1,762	508	1,062	1,795	563	6,103	24,454	0.0%	7,243
65 and over population (2025)	538	586	576	1,928	557	1,163	1,965	616	6,682	26,770	9.5%	7,929
65 and over population (2030)	602	655	644	2,156	622	1,301	2,197	689	7,471	29,935	22.4%	8,866
65 and over population (2035)	649	706	695	2,325	671	1,403	2,369	743	8,057	32,282	32.0%	9,562
65 and over population (2040)	665	724	712	2,383	688	1,437	2,427	762	8,255	33,076	35.3%	9,797
75 and over population (2020)	322	248	233	1,055	317	576	1,143	255	3,508	15,048	0.0%	4,149
75 and over population (2025)	349	269	252	1,143	343	623	1,238	276	3,800	16,299	8.3%	4,494
75 and over population (2030)	376	290	272	1,231	370	672	1,333	298	4,093	17,556	16.7%	4,841
75 and over population (2035)	410	316	296	1,342	403	732	1,453	325	4,461	19,134	27.2%	5,276
75 and over population (2040)	442	341	320	1,448	435	790	1,568	350	4,815	20,651	37.2%	5,694
85 and over population (2020)	70	37	28	210	60	96	264	42	688	3,081	0.0%	807
85 and over population (2025)	82	43	33	247	70	112	309	49	806	3,612	17.2%	946
85 and over population (2030)	96	50	38	287	82	131	360	57	939	4,208	36.6%	1,102
85 and over population (2035)	119	63	48	358	102	163	449	72	1,169	5,237	70.0%	1,372
85 and over population (2040)	126	67	51	379	108	172	475	76	1,238	5,549	80.1%	1,453
Total population (2020)	2,091	1,741	1,818	5,218	1,826	3,659	5,770	1,894	19,770	91,476	0.0%	24,018
Total population (2025)	2,103	1,762	1,836	5,302	1,843	3,693	5,840	1,913	20,011	92,227	0.8%	24,293
Total population (2030)	2,101	1,777	1,843	5,379	1,850	3,712	5,896	1,926	20,190	92,625	1.3%	24,484
Total population (2035)	2,100	1,789	1,850	5,437	1,856	3,728	5,938	1,936	20,330	92,881	1.5%	24,633
Total population (2040)	2,102	1,798	1,858	5,468	1,863	3,744	5,967	1,944	20,426	93,122	1.8%	24,743
people with dementia - 65 and over (2020)	35	38	37	124	36	75	126	40	429	1,719	0.0%	509
people with dementia - 65 and over (2025)	39	43	42	140	40	85	143	45	486	1,947	13.3%	577
people with dementia - 65 and over (2030)	46	51	50	166	48	100	170	53	577	2,311	34.4%	684
people with dementia - 65 and over (2035)	52	57	56	186	54	112	190	59	645	2,584	50.3%	765
People living in a Registered Care Setting - 65 and over (2020)	11	12	12	40	11	24	40	13	137	549	0.0%	163
People living in a Registered Care Setting - 65 and over (2025)	13	14	14	47	14	29	48	15	164	659	20.0%	195

	Coulby Newham	Hemlington	Marton West	Nunthorpe	Stainton & Thornton	Middlesbrough Borough Council selected wards totals	Middlesbrough Borough Council overall totals	% change from 2020	Column for check purposes only
0 - 15 population (2020)	1,730	1,423	996	835	526	4,126	29,535	0.0%	5,510
0 - 15 population (2025)	1,698	1,396	977	820	517	4,050	28,986	-1.9%	5,407
0 - 15 population (2030)	1,613	1,327	929	779	491	3,849	27,550	-6.7%	5,139
0 - 15 population (2035)	1,571	1,293	905	759	478	3,749	26,832	-9.2%	5,006
0 - 15 population (2040)	1,583	1,302	911	764	482	3,776	27,026	-8.5%	5,042
16 - 17 population (2020)	186	153	107	90	57	443	3,172	0.0%	592
16 - 17 population (2025)	204	168	117	98	62	486	3,478	9.6%	649
16 - 17 population (2030)	219	180	126	106	67	522	3,735	17.7%	697
16 - 17 population (2035)	199	164	114	96	60	474	3,395	7.0%	633
16 - 17 population (2040)	190	156	109	92	58	453	3,244	2.3%	605
0-17 population total (2020)	1,915	1,576	1,103	925	583	4,570	32,707	0.0%	6,102
0-17 population total (2025)	1,901	1,564	1,094	918	578	4,536	32,464	-0.7%	6,056
0-17 population total (2030)	1,832	1,507	1,055	885	557	4,371	31,285	-4.3%	5,836
0-17 population total (2035)	1,770	1,456	1,019	855	539	4,223	30,227	-7.6%	5,639
0-17 population total (2040)	1,773	1,458	1,020	856	539	4,229	30,270	-7.5%	5,647
18 - 24 population (2020)	861	708	496	416	262	2,054	14,704	0.0%	2,743
18 - 24 population (2025)	846	695	487	408	257	2,017	14,437	-1.8%	2,693
18 - 24 population (2030)	926	762	533	447	282	2,210	15,815	7.6%	2,950
18 - 24 population (2035)	944	777	544	456	287	2,253	16,126	9.7%	3,008
19 - 24 population (2040)	881	724	507	425	268	2,101	15,036	2.3%	2,805
25 - 44 population (2020)	2,110	1,736	1,215	1,019	642	5,035	36,036	0.0%	6,723
25 - 44 population (2025)	2,111	1,736	1,215	1,019	642	5,035	36,038	0.0%	6,723
25 - 44 population (2030)	2,044	1,681	1,176	987	622	4,875	34,896	-3.2%	6,510
25 - 44 population (2035)	2,026	1,667	1,166	978	616	4,833	34,595	-4.0%	6,454
26 - 44 population (2040)	2,030	1,670	1,169	980	618	4,843	34,666	-3.8%	6,467
45 - 64 population (2020)	1,967	1,618	1,132	950	598	4,692	33,580	0.0%	6,264
45 - 64 population (2025)	1,837	1,511	1,058	887	559	4,383	31,371	-6.6%	5,852
45 - 64 population (2030)	1,730	1,423	996	835	526	4,127	29,539	-12.0%	5,511
45 - 64 population (2035)	1,697	1,396	977	819	516	4,048	28,974	-13.7%	5,405
46 - 64 population (2040)	1,719	1,414	990	830	523	4,102	29,358	-12.6%	5,477
65 and over population (2020)	1,370	1,127	789	662	417	3,268	23,394	0.0%	4,364
65 and over population (2025)	1,490	1,226	858	720	454	3,556	25,450	8.8%	4,748
65 and over population (2030)	1,630	1,341	938	787	496	3,888	27,827	18.9%	5,191
65 and over population (2035)	1,707	1,404	983	824	519	4,073	29,149	24.6%	5,438
65 and over population (2040)	1,724	1,418	992	833	525	4,113	29,437	25.8%	5,492
75 and over population (2020)	809	665	466	391	246	1,930	13,811	0.0%	2,576
75 and over population (2025)	870	715	501	420	265	2,075	14,850	7.5%	2,770
75 and over population (2030)	968	797	557	468	295	2,310	16,536	19.7%	3,085
75 and over population (2035)	1,043	858	600	504	317	2,489	17,812	29.0%	3,323
75 and over population (2040)	1,079	887	621	521	328	2,573	18,416	33.3%	3,436
85 and over population (2020)	167	137	96	81	51	398	2,851	0.0%	532
85 and over population (2025)	178	146	102	86	54	424	3,038	6.6%	567
85 and over population (2030)	189	156	109	91	58	451	3,228	13.2%	602
85 and over population (2035)	234	192	135	113	71	558	3,992	40.0%	745
85 and over population (2040)	259	213	149	125	79	619	4,429	55.3%	826
Total population (2020)	8,224	6,765	4,734	3,971	2,502	19,619	140,421	0.0%	26,196
Total population (2025)	8,185	6,733	4,711	3,953	2,490	19,526	139,760	-0.5%	26,072
Total population (2030)	8,162	6,714	4,698	3,942	2,483	19,471	139,362	-0.8%	25,998
Total population (2035)	8,145	6,700	4,688	3,933	2,478	19,430	139,071	-1.0%	25,944
Total population (2040)	8,127	6,685	4,678	3,925	2,473	19,388	138,767	-1.2%	25,887
people with dementia - 65 and over (2020)	92	76	53	45	28	221	1,579	0.0%	295
people with dementia - 65 and over (2025)	100	82	58	48	30	239	1,709	8.2%	319
people with dementia - 65 and over (2030)	113	93	65	54	34	268	1,921	21.7%	358
people with dementia - 65 and over (2035)	127	104	73	61	39	303	2,169	37.4%	405
People living in a Registered Care Setting - 65 and over (2020)	44	37	26	21	14	106	759	0.0%	142
People living in a Registered Care Setting - 65 and over (2025)	49	40	28	23	15	116	829	9.2%	155

	Ingleby Barwick East	Ingleby Barwick West	Yarm	Stockton-on-Tees Borough Council selected wards totals	Stockton-on-Tees Borough Council overall totals	% change from 2020		Catchment specific totals after applying catchment factors	
0 - 15 population (2020)	2,500	3,273	1,572	4,455	39,437	0.0%	ONS figures	11,399	0.0%
0 - 15 population (2025)	2,418	3,166	1,520	4,309	38,148	-3.3%	ONS figures	11,050	-3.1%
0 - 15 population (2030)	2,260	2,960	1,421	4,028	35,662	-9.6%	ONS figures	10,400	-8.8%
0 - 15 population (2035)	2,172	2,844	1,366	3,870	34,260	-13.1%	ONS figures	10,069	-11.7%
0 - 15 population (2040)	2,172	2,845	1,366	3,871	34,271	-13.1%	ONS figures	10,105	-11.4%
16 - 17 population (2020)	288	377	181	512	4,536	0.0%	ONS figures	1,369	0.0%
16 - 17 population (2025)	338	442	212	602	5,329	17.5%	ONS figures	1,539	12.4%
16 - 17 population (2030)	338	442	212	602	5,328	17.5%	ONS figures	1,568	14.5%
16 - 17 population (2035)	305	399	192	543	4,808	6.0%	ONS figures	1,411	3.1%
16 - 17 population (2040)	290	379	182	516	4,568	0.7%	ONS figures	1,352	-1.3%
0-17 population total (2020)	2,787	3,650	1,753	4,967	43,973	0.0%	ONS figures	12,773	0.0%
0-17 population total (2025)	2,756	3,609	1,733	4,911	43,477	-1.1%	ONS figures	12,587	-1.5%
0-17 population total (2030)	2,598	3,402	1,634	4,630	40,990	-6.8%	ONS figures	11,963	-6.3%
0-17 population total (2035)	2,476	3,243	1,557	4,413	39,068	-11.2%	ONS figures	11,480	-10.1%
0-17 population total (2040)	2,462	3,224	1,548	4,387	38,839	-11.7%	ONS figures	11,458	-10.3%
18 - 24 population (2020)	891	1,166	560	1,587	14,052	0.0%	ONS figures	4,508	0.0%
18 - 24 population (2025)	898	1,176	565	1,600	14,165	0.8%	ONS figures	4,422	-1.9%
18 - 24 population (2030)	1,013	1,326	637	1,804	15,975	13.7%	ONS figures	4,890	8.5%
18 - 24 population (2035)	1,015	1,329	638	1,809	16,012	13.9%	ONS figures	4,931	9.4%
19 - 24 population (2040)	933	1,221	586	1,662	14,714	4.7%	ONS figures	4,576	1.5%
25 - 44 population (2020)	3,214	4,208	2,021	5,727	50,699	0.0%	ONS figures	13,991	0.0%
25 - 44 population (2025)	3,207	4,199	2,016	5,714	50,589	-0.2%	ONS figures	14,021	0.2%
25 - 44 population (2030)	3,082	4,036	1,938	5,492	48,621	-4.1%	ONS figures	13,558	-3.1%
25 - 44 population (2035)	3,018	3,952	1,898	5,378	47,615	-6.1%	ONS figures	13,351	-4.6%
26 - 44 population (2040)	2,990	3,915	1,880	5,327	47,165	-7.0%	ONS figures	13,290	-5.0%
45 - 64 population (2020)	3,331	4,362	2,095	5,936	52,555	0.0%	ONS figures	16,963	0.0%
45 - 64 population (2025)	3,232	4,232	2,032	5,759	50,987	-3.0%	ONS figures	16,254	-4.2%
45 - 64 population (2030)	3,144	4,117	1,977	5,603	49,600	-5.6%	ONS figures	15,420	-9.1%
45 - 64 population (2035)	3,111	4,074	1,956	5,543	49,077	-6.6%	ONS figures	15,011	-11.5%
46 - 64 population (2040)	3,176	4,159	1,997	5,659	50,103	-4.7%	ONS figures	15,157	-10.6%
65 and over population (2020)	2,343	3,068	1,473	4,176	36,968	0.0%	ONS figures	13,548	0.0%
65 and over population (2025)	2,584	3,383	1,625	4,604	40,760	10.3%	ONS figures	14,841	9.5%
65 and over population (2030)	2,869	3,757	1,804	5,112	45,259	22.4%	ONS figures	16,471	21.6%
65 and over population (2035)	3,089	4,045	1,943	5,505	48,737	31.8%	ONS figures	17,635	30.2%
65 and over population (2040)	3,171	4,153	1,994	5,652	50,034	35.3%	ONS figures	18,020	33.0%
75 and over population (2020)	1,379	1,806	867	2,458	21,759	0.0%	ONS figures	7,896	0.0%
75 and over population (2025)	1,505	1,971	947	2,683	23,751	9.2%	ONS figures	8,557	8.4%
75 and over population (2030)	1,678	2,197	1,055	2,989	26,466	21.6%	ONS figures	9,393	19.0%
75 and over population (2035)	1,827	2,392	1,149	3,256	28,823	32.5%	ONS figures	10,205	29.3%
75 and over population (2040)	1,951	2,555	1,227	3,477	30,780	41.5%	ONS figures	10,864	37.6%
85 and over population (2020)	295	386	186	526	4,655	0.0%	ONS figures	1,612	0.0%
85 and over population (2025)	326	426	205	580	5,136	10.3%	ONS figures	1,811	12.3%
85 and over population (2030)	357	468	225	637	5,638	21.1%	ONS figures	2,027	25.8%
85 and over population (2035)	448	587	282	799	7,071	51.9%	ONS figures	2,525	56.7%
85 and over population (2040)	497	651	312	886	7,840	68.4%	ONS figures	2,743	70.2%
Total population (2020)	12,566	16,455	7,902	22,393	198,247	0.0%	ONS figures	61,782	0.0%
Total population (2025)	12,675	16,599	7,971	22,588	199,978	0.9%	ONS figures	62,125	0.6%
Total population (2030)	12,705	16,638	7,989	22,641	200,445	1.1%	ONS figures	62,302	0.8%
Total population (2035)	12,709	16,643	7,992	22,648	200,509	1.1%	ONS figures	62,408	1.0%
Total population (2040)	12,731	16,672	8,006	22,687	200,855	1.3%	ONS figures	62,501	1.2%
people with dementia - 65 and over (2020)	159	208	100	283	2,502	0.0%	POPPI figures	932	
people with dementia - 65 and over (2025)	180	235	113	320	2,832	13.2%	POPPI figures	1,045	
people with dementia - 65 and over (2030)	206	270	129	367	3,249	29.9%	POPPI figures	1,212	
people with dementia - 65 and over (2035)	235	308	148	419	3,709	48.2%	POPPI figures	1,367	
People living in a Registered Care Setting - 65 and over (2020)	92	121	58	164	1,456	0.0%	POPPI figures	408	
People living in a Registered Care Setting - 65 and over (2025)	107	140	67	190	1,685	15.7%	POPPI figures	471	

People living in a Registered Care Setting - 65 and over (2030)	15	17	16	55	16	33	56	18	191	765	39.3%	227	54	44	31	26	16
People living in a Registered Care Setting - 65 and over (2035)	18	20	19	65	19	39	66	21	224	897	63.4%	266	63	52	36	30	19
Number of existing housing units for older people for each person aged 65 and over in each ward	0.00	0.00	0.00	0.04	0.00	0.00	0.02	0.00					0.29	0.18	0.15	0.02	0.11
Number of care beds for each person aged 65 and over in each ward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					0.08	0.00	0.00	0.11	0.54
owner occupiers 65 & over (2020)	311	441	427	1,406	412	878	1,458	449	4,927	18,638	0.0%	5,781	595	508	1,035	1,056	452
owner occupiers 65 & over (2025)	340	483	468	1,539	451	961	1,596	491	5,394	20,403	9.5%	6,328	647	552	1,126	1,149	492
owner occupiers 65 & over (2030)	380	540	523	1,721	504	1,074	1,785	549	6,031	22,816	22.4%	7,077	707	604	1,231	1,257	537
owner occupiers 65 & over (2035)	410	582	564	1,856	543	1,159	1,925	592	6,504	24,604	32.0%	7,632	741	633	1,290	1,316	563
owner occupiers 65 & over (2040)	420	596	578	1,902	557	1,187	1,973	607	6,664	25,210	35.3%	7,819	748	639	1,302	1,329	569
social landlord tenants 65 & over (2020)	62	87	85	278	81	174	289	89	975	3,690	0.0%	1,144	217	185	378	386	165
social landlord tenants 65 & over (2025)	67	96	93	305	89	190	316	97	1,068	4,039	9.5%	1,253	236	202	411	420	179
social landlord tenants 65 & over (2030)	75	107	104	341	100	213	353	109	1,194	4,517	22.4%	1,401	258	220	450	459	196
social landlord tenants 65 & over (2035)	81	115	112	367	108	229	381	117	1,288	4,871	32.0%	1,511	271	231	471	481	206
social landlord tenants 65 & over (2040)	83	118	114	376	110	235	390	120	1,319	4,990	35.3%	1,548	273	233	476	485	208
market rent tenants 65 & over (2020)	24	34	33	108	32	68	112	35	379	1,435	0.0%	445	35	30	60	62	26
market rent tenants 65 & over (2025)	26	37	36	119	35	74	123	38	415	1,571	9.5%	487	38	32	66	67	29
market rent tenants 65 & over (2030)	29	42	40	133	39	83	137	42	464	1,757	22.4%	545	41	35	72	73	31
market rent tenants 65 & over (2035)	32	45	43	143	42	89	148	46	501	1,894	32.0%	588	43	37	75	77	33
market rent tenants 65 & over (2040)	32	46	44	146	43	91	152	47	513	1,941	35.3%	602	44	37	76	77	33
adults 18-64 with early onset dementia (2020)	1	1	1	1	1	1	2	1	6	28	0.0%	7	2	2	1	1	1
adults 18-64 with early onset dementia (2025)	1	1	1	1	1	1	2	1	6	28	0.0%	7	2	2	1	1	1
adults 18-64 with early onset dementia (2030)	1	0	1	1	1	1	2	1	5	26	-7.1%	7	2	1	1	1	1
adults 18-64 with early onset dementia (2035)	1	0	0	1	0	1	1	0	5	23	-17.9%	6	2	1	1	1	1
adults 18-64 with a moderate or severe learning disability (2020)	6	5	6	16	6	11	17	6	61	272	0.0%	74	28	23	16	13	8
adults 18-64 with a moderate or severe learning disability (2025)	6	5	6	16	5	11	17	6	59	264	-2.9%	72	27	22	16	13	8
adults 18-64 with a moderate or severe learning disability (2030)	6	5	5	15	5	10	16	5	57	253	-7.0%	69	27	22	16	13	8
adults 18-64 with a moderate or severe learning disability (2035)	6	5	5	15	5	10	16	5	56	245	-9.9%	67	27	22	16	13	8
adults 18-64 with a serious personal care disability (2020)	11	10	11	32	10	21	35	11	117	491	0.0%	141	42	34	24	20	13
adults 18-64 with a serious personal care disability (2025)	11	10	10	32	10	21	34	11	115	480	-2.2%	138	40	33	23	20	12
adults 18-64 with a serious personal care disability (2030)	10	9	10	30	10	19	32	10	107	447	-9.0%	128	39	32	22	19	12
adults 18-64 with a serious personal care disability (2035)	9	8	9	28	9	18	30	9	100	417	-15.1%	120	38	31	22	18	12

People living in a Registered Care Setting - 65 and over (2030)	128	914	20.4%	171	119	156	75	212	1,881	29.2%	POPPI figures	531
People living in a Registered Care Setting - 65 and over (2035)	150	1,077	41.9%	201	142	186	89	253	2,239	53.8%	POPPI figures	627
Number of existing housing units for older people for each person aged 65 and over in each ward					0.00	0.00	0.07					
Number of care beds for each person aged 65 and over in each ward					0.00	0.04	0.05					
owner occupiers 65 & over (2020)	2,696	15,853	0.0%	3,646	940	472	1,794	2,017	27,096	0.0%		9,639
owner occupiers 65 & over (2025)	2,933	17,246	8.8%	3,966	1,036	520	1,978	2,223	29,875	10.3%		10,550
owner occupiers 65 & over (2030)	3,206	18,857	18.9%	4,337	1,150	577	2,196	2,469	33,173	22.4%		11,707
owner occupiers 65 & over (2035)	3,359	19,753	24.6%	4,543	1,239	622	2,365	2,659	35,722	31.8%		12,522
owner occupiers 65 & over (2040)	3,392	19,948	25.8%	4,587	1,272	638	2,428	2,729	36,672	35.3%		12,786
social landlord tenants 65 & over (2020)	984	5,788	0.0%	1,331	273	137	522	587	7,886	0.0%		2,546
social landlord tenants 65 & over (2025)	1,071	6,297	8.8%	1,448	301	151	576	647	8,695	10.3%		2,786
social landlord tenants 65 & over (2030)	1,171	6,885	18.9%	1,583	335	168	639	719	9,654	22.4%		3,083
social landlord tenants 65 & over (2035)	1,226	7,212	24.6%	1,659	360	181	688	774	10,396	31.8%		3,288
social landlord tenants 65 & over (2040)	1,238	7,283	25.8%	1,675	370	186	706	794	10,673	35.3%		3,352
market rent tenants 65 & over (2020)	157	923	0.0%	212	47	23	89	100	1,342	0.0%		636
market rent tenants 65 & over (2025)	171	1,004	8.8%	231	51	26	98	110	1,480	10.3%		696
market rent tenants 65 & over (2030)	187	1,098	18.9%	253	57	29	109	122	1,644	22.4%		773
market rent tenants 65 & over (2035)	196	1,150	24.6%	265	61	31	117	132	1,770	31.8%		828
market rent tenants 65 & over (2040)	198	1,162	25.8%	267	63	32	120	135	1,817	35.3%		846
adults 18-64 with early onset dementia (2020)	5	36	0.0%	7	3	4	2	6	53	0.0%	PANSI figures	17
adults 18-64 with early onset dementia (2025)	5	34	-5.6%	6	3	4	2	6	53	0.0%	PANSI figures	17
adults 18-64 with early onset dementia (2030)	4	31	-13.9%	6	3	4	2	6	50	-5.7%	PANSI figures	15
adults 18-64 with early onset dementia (2035)	4	30	-16.7%	6	3	4	2	5	47	-11.3%	PANSI figures	14
adults 18-64 with a moderate or severe learning disability (2020)	66	473	0.0%	88	41	54	26	74	653	0.0%	PANSI figures	201
adults 18-64 with a moderate or severe learning disability (2025)	65	464	-1.9%	87	41	54	26	73	648	-0.8%	PANSI figures	197
adults 18-64 with a moderate or severe learning disability (2030)	64	461	-2.5%	86	41	54	26	73	646	-1.1%	PANSI figures	194
adults 18-64 with a moderate or severe learning disability (2035)	64	460	-2.7%	86	41	53	26	72	641	-1.8%	PANSI figures	192
adults 18-64 with a serious personal care disability (2020)	100	713	0.0%	133	66	87	42	118	1,043	0.0%	PANSI figures	335
adults 18-64 with a serious personal care disability (2025)	96	690	-3.2%	129	65	85	41	116	1,029	-1.3%	PANSI figures	327
adults 18-64 with a serious personal care disability (2030)	93	663	-7.0%	124	63	83	40	113	997	-4.4%	PANSI figures	312
adults 18-64 with a serious personal care disability (2035)	90	646	-9.4%	121	61	81	39	110	970	-7.0%	PANSI figures	300

Notes

(a) PANSI and POPPI figures were obtained from the Institute for Public Care websites, based on ONS data

(b) The tenure mix applied to the population figures is the actual mix as reported in 2011, this distribution of tenures is likely to vary in future years under the influence of economic conditions and the local housing market but is used here due to the lack of a more reliable alternative

(c) Ward population projections for 2025, 2030, 2035 and 2040 are based on the latest available ONS projections and are therefore subject to revisions as new projections are issued

(d) The selected ward total figures shown for each local authority are AFTER the ward specific catchment factor has been applied

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Sheet 2: Older Peoples Housing Outputs by ward, LA and catchment **7th May 2020**

Ward	Brompton	Broughton & Greenhow	Cowtons	Great Ayton	Osmotherley	Rudby	Stokesley	Swainby	Totals - selected Hambleton wards current housing stock for older people	Coulby Newham	Hemlington	Marton West	Nunthorpe	Stainton & Thornton	Totals - selected Middlesbrough wards current housing stock for older people	Ingleby Barwick East	Ingleby Barwick West	Yarm	Totals - selected Stockton-on-Tees wards current housing stock for older people	Totals - housing numbers for older people after applying catchment factors	
																				Actual units	
Social rent / affordable rent stock of units for older people (2020)	0	0	0	21	0	0	40	0	61	374	198	72	12	45	701	0	0	86	86	848	units
Shared ownership (SO) stock of units for older people (2020)	0	0	0	23	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	23	units
Outright sale stock of units for older people (2020)	0	0	0	29	0	0	0	0	29	18	0	47	0	0	65	10	0	20	30	124	units
Market rent stock of units for older people (2020)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	units
Total for each ward	0	0	0	73	0	0	40	0	113	392	198	119	12	45	766	10	0	106	116	995	units
																				Catchment targets	
2020 BENCHMARK DEMAND COMPARISON									2020						2020				2020	2020	
Target provision for social / affordable rent housing for older people (2020)	23	18	17	77	23	42	83	19	254	59	48	34	28	18	140	100	131	63	178	572	units
BENCHMARK DEMAND COMPARISON - SOCIAL / AFFORDABLE RENT UNITS (2020)	*23*	*18*	*17*	*56*	*23*	*42*	*43*	*19*	*193*	*-315*	*-150*	*-38*	*16*	*-27*	*-561*	*100*	*131*	*-23*	*92*	*-276*	units
Target provision for outright sale and SO housing for older people (2020)	12	17	16	53	15	33	55	17	185	22	19	39	40	17	101	35	18	67	76	361	units
BENCHMARK DEMAND COMPARISON - OUTRIGHT SALE & SO UNITS (2020)	*12*	*17*	*16*	*1*	*15*	*33*	*55*	*17*	*133*	*4*	*19*	*-8*	*40*	*17*	*36*	*25*	*18*	*47*	*46*	*214*	units
Target provision for market rent housing for older people (2020)	1	1	1	4	1	3	4	1	14	1	1	2	2	1	6	2	1	3	4	24	units
BENCHMARK DEMAND COMPARISON - MARKET RENT UNITS (2020)	*1*	*1*	*1*	*4*	*1*	*3*	*4*	*1*	*14*	*1*	*1*	*2*	*2*	*1*	*6*	*2*	*1*	*3*	*4*	*24*	units
Total target provision of all tenures of housing for older people (2020)	36	36	34	133	40	77	142	37	453	82	68	75	70	36	247	137	150	133	258	958	units
TOTAL BENCHMARK DEMAND COMPARISON - ALL TENURES (2020)	*36*	*36*	*34*	*60*	*40*	*77*	*102*	*37*	*340*	*-310*	*-130*	*-44*	*58*	*-9*	*-519*	*127*	*150*	*27*	*142*	*-37*	units
2025 BENCHMARK DEMAND COMPARISON									2025						2025				2025	2025	
Target provision for social / affordable rent housing for older people (2025)	25	20	18	83	25	45	90	20	275	63	52	36	30	19	150	109	143	69	195	620	units
BENCHMARK DEMAND COMPARISON - SOCIAL / AFFORDABLE RENT UNITS (2025)	*25*	*20*	*18*	*62*	*25*	*45*	*50*	*20*	*214*	*-311*	*-146*	*-36*	*18*	*-26*	*-551*	*109*	*143*	*-17*	*109*	*-228*	units
Target provision for outright sale and SO housing for older people (2025)	13	18	18	58	17	36	60	18	202	24	21	42	43	18	110	39	19	74	83	396	units
BENCHMARK DEMAND COMPARISON - OUTRIGHT SALE & SO UNITS (2025)	*13*	*18*	*18*	*6*	*17*	*36*	*60*	*18*	*150*	*6*	*21*	*-5*	*43*	*18*	*45*	*29*	*19*	*54*	*53*	*249*	units
Target provision for market rent housing for older people (2025)	1	1	1	4	1	3	5	1	16	1	1	2	3	1	6	2	1	4	4	26	units
BENCHMARK DEMAND COMPARISON - MARKET RENT UNITS (2025)	*1*	*1*	*1*	*4*	*1*	*3*	*5*	*1*	*16*	*1*	*1*	*2*	*3*	*1*	*6*	*2*	*1*	*4*	*4*	*26*	units
Total target provision of all tenures of housing for older people (2025)	39	39	37	145	43	84	154	40	493	89	74	81	76	39	267	150	163	146	282	1,042	units
TOTAL BENCHMARK DEMAND COMPARISON - ALL TENURES (2025)	*39*	*39*	*37*	*72*	*43*	*84*	*114*	*40*	*380*	*-303*	*-124*	*-38*	*64*	*-6*	*-499*	*140*	*163*	*40*	*166*	*47*	units
2030 BENCHMARK DEMAND COMPARISON									2030						2030				2030	2030	
Target provision for social / affordable rent housing for older people (2030)	27	21	20	89	27	49	97	22	297	70	58	40	34	21	167	122	159	76	217	681	units
BENCHMARK DEMAND COMPARISON - SOCIAL / AFFORDABLE RENT UNITS (2030)	*27*	*21*	*20*	*68*	*27*	*49*	*57*	*22*	*236*	*-304*	*-140*	*-32*	*22*	*-24*	*-534*	*122*	*159*	*-10*	*131*	*-167*	units
Target provision for outright sale and SO housing for older people (2030)	14	20	20	65	19	40	67	21	226	27	23	46	47	20	120	43	22	82	93	439	units
BENCHMARK DEMAND COMPARISON - OUTRIGHT SALE & SO UNITS (2030)	*14*	*20*	*20*	*13*	*19*	*40*	*67*	*21*	*174*	*9*	*23*	*-1*	*47*	*20*	*55*	*33*	*22*	*62*	*63*	*292*	units
Target provision for market rent housing for older people (2030)	1	2	2	5	1	3	5	2	17	2	1	3	3	1	7	2	1	4	5	29	units
BENCHMARK DEMAND COMPARISON - MARKET RENT UNITS (2030)	*1*	*2*	*2*	*5*	*1*	*3*	*5*	*2*	*17*	*2*	*1*	*3*	*3*	*1*	*7*	*2*	*1*	*4*	*5*	*29*	units
Total target provision of all tenures of housing for older people (2030)	43	43	41	159	47	92	169	44	540	98	82	89	84	43	295	167	182	163	314	1,149	units
TOTAL BENCHMARK DEMAND COMPARISON - ALL TENURES (2030)	*43*	*43*	*41*	*86*	*47*	*92*	*129*	*44*	*427*	*-294*	*-116*	*-30*	*72*	*-2*	*-471*	*157*	*182*	*57*	*198*	*154*	units
2035 BENCHMARK DEMAND COMPARISON									2035						2035				2035	2035	
Target provision for social / affordable rent housing for older people (2035)	30	23	21	97	29	53	105	24	323	76	62	44	37	23	180	132	173	83	236	740	units
BENCHMARK DEMAND COMPARISON - SOCIAL / AFFORDABLE RENT UNITS (2035)	*30*	*23*	*21*	*76*	*29*	*53*	*65*	*24*	*262*	*-298*	*-136*	*-28*	*25*	*-22*	*-521*	*132*	*173*	*-3*	*150*	*-108*	units
Target provision for outright sale and SO housing for older people (2035)	15	22	21	70	20	43	72	22	244	28	24	48	49	21	126	46	23	89	100	470	units
BENCHMARK DEMAND COMPARISON - OUTRIGHT SALE & SO UNITS (2035)	*15*	*22*	*21*	*18*	*20*	*43*	*72*	*22*	*192*	*10*	*24*	*1*	*49*	*21*	*61*	*36*	*23*	*69*	*70*	*323*	units
Target provision for market rent housing for older people (2035)	1	2	2	5	2	3	6	2	19	2	1	3	3	1	7	2	1	4	5	31	units
BENCHMARK DEMAND COMPARISON - MARKET RENT UNITS (2035)	*1*	*2*	*2*	*5*	*2*	*3*	*6*	*2*	*19*	*2*	*1*	*3*	*3*	*1*	*7*	*2*	*1*	*4*	*5*	*31*	units
Total target provision of all tenures of housing for older people (2035)	46	46	44	172	51	100	183	47	586	105	87	95	89	45	314	181	198	176	341	1,240	units
TOTAL BENCHMARK DEMAND COMPARISON - ALL TENURES (2035)	*46*	*46*	*44*	*99*	*51*	*100*	*143*	*47*	*473*	*-287*	*-111*	*-24*	*77*	*0*	*-452*	*171*	*198*	*70*	*225*	*245*	units
2040 BENCHMARK DEMAND COMPARISON									2040						2040				2040	2040	
Target provision for social / affordable rent housing for older people (2040)	32	25	23	105	32	57	114	25	349	78	64	45	38	24	187	141	185	89	252	788	units
BENCHMARK DEMAND COMPARISON - SOCIAL / AFFORDABLE RENT UNITS (2040)	*32*	*25*	*23*	*84*	*32*	*57*	*74*	*25*	*288*	*-296*	*-134*	*-27*	*26*	*-21*	*-514*	*141*	*185*	*3*	*166*	*-60*	units
Target provision for outright sale and SO housing for older people (2040)	16	22	22	71	21	45	74	23	250	28	24	49	50	21	126	48	24	91	102	479	units
BENCHMARK DEMAND COMPARISON - OUTRIGHT SALE & SO UNITS (2040)	*16*	*22*	*22*	*19*	*21*	*45*	*74*	*23*	*198*	*10*	*24*	*2*	*50*	*21*	*61*	*38*	*24*	*71*	*72*	*332*	units
Target provision for market rent housing for older people (2040)	1	2	2	5	2	3	6	2	19	2	1	3	3	1	7	2	1	5	5	32	units
BENCHMARK DEMAND COMPARISON - MARKET RENT UNITS (2040)	*1*	*2*	*2*	*5*	*2*	*3*	*6*	*2*	*19*	*2*	*1*	*3*	*3*	*1*	*7*	*2*	*1*	*5*	*5*	*32*	units
Total target provision of all tenures of housing for older people (2040)	49	49	47	182	54	105	193	50	618	108	90	97	91	46	320	191	210	184	359	1,299	units
TOTAL BENCHMARK DEMAND COMPARISON - ALL TENURES (2040)	*49*	*49*	*47*	*109*	*54*	*105*	*153*	*50*	*505*	*-284*	*-108*	*-22*	*79*	*1*	*-446*	*181*	*210*	*78*	*243*	*304*	units

C: Benchmark calculations prevalence rates

Suggested level	72.5	total of social rented units of all types / 1,000 population 75 and over ('More Choice, Greater Voice' methodology)
Suggested level	1.4	residents per owner occupied housing unit for older people (Housing Research Market Assessment methodology)
Suggested level	5.0%	local saturation level of owner occupied housing for older people (Housing Research Market Assessment methodology)
Suggested level	0.75%	single scheme limit for owner occupied housing for older people (Housing Research Market Assessment methodology)
Suggested level	5.0%	of market rent tenants choose to move to housing for older people (Housing Research Market Assessment methodology)
Suggested level	0.0%	of owner occupiers aged 75 or older choose to move to market rent housing for older people (Housing Research Market Assessment methodology)
Suggested level	7.5%	allowance for inward migration
Suggested level	2.5%	allowance for outward migration

Notes

(a) Allowances for saturation level, inward and outward migration should be adjusted on a location and scheme specific basis for the purposes of assessing individual development proposals

(b) The single scheme limit will vary depending on the proposed development type and tenure mix

(c) This comparison of supply and demand should be considered in conjunction with an assessment of the suitability and condition of the existing stock

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Sheet 3: Housing for Older People - current provision in catchment 7th May 2020

Ward	Ref. No.	Harrogate Borough Council area										
Ward	**Ref. No.**	**Social rent / affordable rent**	**Shared ownership (SO)**	**Outright sale**	**Market rent**	**Extra Care units incl in left**	**LA/ALMO**	**RP/NFP**	**Private/for profit**	**Property name**	**Developer/operator**	**Notes**
Brompton	1											
Broughton & Greenhow	2											
Cowtons	3											
Great Ayton	4	17	23	29		57		69		Fry Court	Housing 21	
Great Ayton	5	4						4		Great Ayton Almshouses	Endeavour HA	
Osmotherley	6											
Rudby	7											
Stokesley	8	40				40		40		Town Close	Broadacres HA	
Swainby	9											
	Sub totals	61	23	29	0	97	0	113	0			
	Totals		**113**					**113**				
		54.0%	20.4%	25.7%	0.0%		0.0%	100.0%	0.0%			
Coulby Newham	1	29						29		Crossfields	Guinness Partnership	
Coulby Newham	2	32						32		The Garth	Home Group	
Coulby Newham	3	40						40		Lingfield Ash	Thirteen	
Coulby Newham	4	5						5		The Meadows	Accent	
Coulby Newham	5	45						45		Sunnyside 1	Thirteen	
Coulby Newham	6	33						33		Sunnyside 2	Thirteen	
Coulby Newham	7	44						44		Raincliffe Court	Home Group	
Coulby Newham	8	15						15		The Coppice	Thirteen	
Coulby Newham	9	57						57		Thistle Rise	Thirteen	
Coulby Newham	10	35						35		Hollis Court	Housing 21	
Coulby Newham	11			18					18	Manor Farm	Residential Management Group	
Coulby Newham	12	39						39		Alderwood	Anchor Hanover	
Hemlington	13	25						25		Farmcote Court	Thirteen	
Hemlington	14	29						29		Firsby Avenue	Thirteen	
Hemlington	15	24						24		Ellis Gardens	Thirteen	
Hemlington	16	38						38		Doxford Walk	Thirteen	
Hemlington	17	25						25		Elmstone Gardens	Thirteen	
Hemlington	18	29						29		Boscombe Gardens	Thirteen	
Hemlington	19	28						28		Otterhill Court	Accent	
Marton West	20	38						38		Oakwood Court	Anchor Hanover	
Marton West	21			47					47	Marton Dale Court	McCarthy & Stone	
Marton West	22	34						34		Normanby Court	Housing 21	
Nunthorpe	23	12						12		Connaught Court	Railway HA	
Stainton & Thornton	24	28						28		Ashdale	Thirteen	
Stainton & Thornton	25	17						17		Mowbray Park	Places for People	
	Sub totals	701	0	65	0	0	0	701	65			
	Totals		**766**					**766**				
		91.5%	0.0%	8.5%	0.0%		0.0%	91.5%	8.5%			
Ingleby Barwick East	1			10					10	Emmetts Gardens	Unknown	
Ingleby Barwick West	2											
Yarm	3			20					20	Wycliffe Court	First Port	
Yarm	4	66						66		Challoner House	Thirteen	
Yarm	5	20						20		The Meadowings	Accent	
	Sub totals	86	0	30	0	0	0	86	30			
	Totals		**116**					**116**				
		74.1%	0.0%	25.9%	0.0%		0.0%	74.1%	25.9%			
	Combined sub totals	848	23	124	0	97	0	900	95			
	Combined totals		**995**					**995**				
		85.2%	2.3%	12.5%	0.0%		0.0%	90.5%	9.5%			

Notes

(a)

Hutton Rudby Initial Desktop Review v1

Sheet 4: Registered Care Beds Outputs by ward, LA and catchment 7th May 2020

Ward	Brompton	Broughton & Greenhow	Cowtons	Great Ayton	Osmotherley	Rudby	Stokesley	Swainby	Totals - selected Hambleton wards current care beds for older people	Coulby Newham	Hemlington	Marton West	Nunthorpe	Stainton & Thornton	Totals - selected Middlesbrough wards current care beds for older people	Ingleby Barwick East	Ingleby Barwick West	Yarm	Totals - selected Stockton-on-Tees wards current care beds for older people	Totals - beds numbers after applying catchment factors Actual beds	
Residential care beds (2020)	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	0	0	0	21	beds
Nursing care beds (2020)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	81	81	beds
Dementia care beds (2020)	0	0	0	0	0	0	0	0	0	115	0	0	54	152	321	0	56	0	56	377	beds
Dementia nursing care beds (2020)	0	0	0	0	0	0	0	0	0	0	0	0	0	73	73	0	81	0	81	154	beds
Total for each ward	0	0	0	0	0	0	0	0	0	115	0	0	75	225	415	0	137	81	218	633	beds
																				Catchment targets	
2020 BENCHMARK DEMAND COMPARISON									2020						2020				2020	2020	
Target provision for residential care beds (2020)	21	16	15	69	21	37	74	17	228	53	43	30	25	16	125	90	117	56	160	513	beds
BENCHMARK DEMAND COMPARISON - RESIDENTIAL CARE BEDS (2020)	21	16	15	69	21	37	74	17	228	53	43	30	4	16	104	90	117	56	160	492	beds
Target provision for nursing care beds (2020)	14	11	10	47	14	26	51	11	158	36	30	21	18	11	87	62	81	39	111	355	beds
BENCHMARK DEMAND COMPARISON - NURSING CARE BEDS (2020)	14	11	10	47	14	26	51	11	158	36	30	21	18	11	87	62	81	-42	30	274	beds
Target provision for dementia care beds (2020)	9	9	9	31	9	19	32	10	107	23	19	13	11	7	55	40	52	25	71	233	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA CARE BEDS (2020)	9	9	9	31	9	19	32	10	107	-92	19	13	-43	-145	-266	40	-4	25	15	-144	beds
Target provision for dementia nursing care beds (2020)	2	2	2	6	2	4	6	2	21	5	4	3	2	1	11	8	10	5	14	47	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA NURSING CARE BEDS (2020)	2	2	2	6	2	4	6	2	21	5	4	3	2	-72	-62	8	-71	5	-67	-107	beds
Total target provision of all types of care beds (2020)	46	39	37	153	46	86	164	40	515	117	96	67	56	36	278	199	261	125	355	1,148	beds
TOTAL BENCHMARK DEMAND COMPARISON - ALL BED TYPES (2020)	46	39	37	153	46	86	164	40	515	2	96	67	-19	-189	-137	199	124	44	137	515	beds
2025 BENCHMARK DEMAND COMPARISON									2025						2025				2025	2025	
Target provision for residential care beds (2025)	23	17	16	74	22	41	80	18	247	57	46	33	27	17	135	98	128	62	174	556	beds
BENCHMARK DEMAND COMPARISON - RESIDENTIAL CARE BEDS (2025)	23	17	16	74	22	41	80	18	247	57	46	33	6	17	114	98	128	62	174	535	beds
Target provision for nursing care beds (2025)	16	12	11	51	15	28	56	12	171	39	32	23	19	12	93	68	89	43	121	385	beds
BENCHMARK DEMAND COMPARISON - NURSING CARE BEDS (2025)	16	12	11	51	15	28	56	12	171	39	32	23	19	12	93	68	89	-38	40	304	beds
Target provision for dementia care beds (2025)	10	11	10	35	10	21	36	11	121	25	21	14	12	8	60	45	59	28	80	261	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA CARE BEDS (2025)	10	11	10	35	10	21	36	11	121	-90	21	14	-42	-144	-261	45	3	28	24	-116	beds
Target provision for dementia nursing care beds (2025)	2	2	2	7	2	4	7	2	24	5	4	3	2	2	12	9	12	6	16	52	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA NURSING CARE BEDS (2025)	2	2	2	7	2	4	7	2	24	5	4	3	2	-71	-61	9	-69	6	-65	-102	beds
Total target provision of all types of care beds (2025)	50	42	40	168	50	94	179	44	564	126	103	72	61	38	300	219	287	138	391	1,255	beds
TOTAL BENCHMARK DEMAND COMPARISON - ALL BED TYPES (2025)	50	42	40	168	50	94	179	44	564	11	103	72	-14	-187	-115	219	150	57	173	622	beds
2030 BENCHMARK DEMAND COMPARISON									2030						2030				2030	2030	
Target provision for residential care beds (2030)	24	19	18	80	24	44	87	19	266	63	52	36	30	19	150	109	143	69	194	611	beds
BENCHMARK DEMAND COMPARISON - RESIDENTIAL CARE BEDS (2030)	24	19	18	80	24	44	87	19	266	63	52	36	9	19	129	109	143	69	194	590	beds
Target provision for nursing care beds (2030)	17	13	12	55	17	30	60	13	184	44	36	25	21	13	104	75	99	47	135	423	beds
BENCHMARK DEMAND COMPARISON - NURSING CARE BEDS (2030)	17	13	12	55	17	30	60	13	184	44	36	25	21	13	104	75	99	-34	54	342	beds
Target provision for dementia care beds (2030)	12	13	12	42	12	25	42	13	144	28	23	16	14	9	67	51	67	32	92	303	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA CARE BEDS (2030)	12	13	12	42	12	25	42	13	144	-87	23	16	-40	-143	-254	51	11	32	36	-74	beds
Target provision for dementia nursing care beds (2030)	2	3	2	8	2	5	8	3	29	6	5	3	3	2	13	10	13	6	18	61	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA NURSING CARE BEDS (2030)	2	3	2	8	2	5	8	3	29	6	5	3	3	-71	-60	10	-68	6	-63	-93	beds
Total target provision of all types of care beds (2030)	55	47	45	185	55	104	198	49	623	140	115	81	68	43	335	246	323	155	439	1,397	beds
TOTAL BENCHMARK DEMAND COMPARISON - ALL BED TYPES (2030)	55	47	45	185	55	104	198	49	623	25	115	81	-7	-182	-80	246	186	74	221	764	beds
2035 BENCHMARK DEMAND COMPARISON									2035						2035				2035	2035	
Target provision for residential care beds (2035)	27	21	19	87	26	48	94	21	290	68	56	39	33	21	162	119	156	75	212	663	beds
BENCHMARK DEMAND COMPARISON - RESIDENTIAL CARE BEDS (2035)	27	21	19	87	26	48	94	21	290	68	56	39	12	21	141	119	156	75	212	642	beds
Target provision for nursing care beds (2035)	18	14	13	60	18	33	65	15	201	47	39	27	23	14	112	82	108	52	147	459	beds
BENCHMARK DEMAND COMPARISON - NURSING CARE BEDS (2035)	18	14	13	60	18	33	65	15	201	47	39	27	23	14	112	82	108	-29	66	378	beds
Target provision for dementia care beds (2035)	13	14	14	47	13	28	47	15	161	32	26	18	15	10	76	59	77	37	105	342	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA CARE BEDS (2035)	13	14	14	47	13	28	47	15	161	-83	26	18	-39	-142	-245	59	21	37	49	-35	beds
Target provision for dementia nursing care beds (2035)	3	3	3	9	3	6	9	3	32	6	5	4	3	2	15	12	15	7	21	68	beds
BENCHMARK DEMAND COMPARISON - DEMENTIA NURSING CARE BEDS (2035)	3	3	3	9	3	6	9	3	32	6	5	4	3	-71	-58	12	-66	7	-60	-86	beds
Total target provision of all types of care beds (2035)	61	52	49	203	60	114	217	54	684	153	126	88	74	47	365	271	356	171	484	1,533	beds
TOTAL BENCHMARK DEMAND COMPARISON - ALL BED TYPES (2035)	61	52	49	203	60	114	217	54	684	38	126	88	-1	-178	-50	271	219	90	266	900	beds

C: Benchmark calculations prevalence rates

Suggested level	65	Residential care beds / 1,000 people aged 75 and over
Suggested level	45	Nursing care beds / 1,000 people aged 75 and over
Suggested level	25.0%	People with dementia living in care beds
Suggested level	20.0%	People living in care beds with both dementia and a nursing need

Notes

(a) This comparison of supply and demand should be considered in conjunction with an assessment of the suitability and condition of the existing stock

(b)

Hutton Rudby Initial Desktop Review **v1**

Sheet 5: Registered care beds - current provision in catchment **7th May 2020**

Ward	Ref. No.	Residential care beds	Nursing care beds	Dementia care beds	Dementia Nursing beds	LA	Not for profit	Private/for profit (small - less than 6 homes)	Private/for profit (large - 6 or more homes)	Property name	Developer/operator	Notes
Brompton												
Broughton & Greenhow												
Cowtons												
Great Ayton												
Osmotherley												
Rudby												
Stokesley												
Swainby												
Hambleton District area	Sub totals	0	0	0	0	0	0	0	0			
	Totals		**0**				0					
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
Coulby Newham	1			47			47			Kirkley Lodge	Anchor	
Coulby Newham	2			68			68			Dalby Court	Sanctuary	
Hemlington												
Marton West			0						0	Westmoor View	Springfield Care	36 nursing beds - closed in Feb 2020
Nunthorpe	3			54			54			Nunthorpe Oaks	Sanctuary	
Nunthorpe	4	21						21		Nunthorpe Hall	Mr Hodgkinson	
Stainton & Thornton	5				73			73		Stainton Lodge	North East Care Homes	
Stainton & Thornton	6			67				67		Stainton Way	North East Care Homes	
Stainton & Thornton	7			85			85			Montpellier Manor	MHA	
Middlesbrough Borough area	Sub totals	21	0	321	73	0	254	161	0			
	Totals		**415**				415					
		5.1%	0.0%	77.3%	17.6%	0.0%	61.2%	38.8%	0.0%			
Ingleby Barwick East												
Ingleby Barwick West	1			56					56	Ingleby Care Home	Hill Care	
Ingleby Barwick West	2				81			81		Roseville Care Centre	Prestige Care Homes	
Yarm	3		43						43	Ayresome Park	Akari Care	
Yarm	4		38						38	Highfield	HC One	
Stockton-on-Tees Borough area	Sub totals	0	81	56	81	0	0	81	137			
	Totals		**218**				218					
		0.0%	37.2%	25.7%	37.2%	0.0%	0.0%	37.2%	62.8%			
	Combined sub totals	21	81	377	154	0	254	242	137			
	Combined totals		**633**				633					
		3.3%	12.8%	59.6%	24.3%	0.0%	40.1%	38.2%	21.6%			

Notes

(a) Where homes provide a mix of care types the capacity has been allocated to the highest care need offered in that home

Sheet 6: ONS age data

KS102EW - Age structure

population
units
date
rural urban

Age		ward011qs:E05006209 : Brompton	ward011qs:E05006210 : Broughton and Greenhow	ward011qs:E05006211 : Cowtons	ward011qs:E05006214 : Great Ayton	ward011qs:E05006223 : Osmotherley	ward011qs:E05006225 : Rudby	ward011qs:E05006229 : Stokesley	ward011qs:E05006230 : Swainby	Selected ward totals	ualad09: Hambleton
All usual residents		2,055	1,669	1,744	4,973	1,764	3,521	5,537	1,820	23,083	89,140
Age 0 to 4		85	56	47	162	60	135	242	65	852	4,348
Age 5 to 7		59	42	35	140	52	86	178	55	647	2,730
Age 8 to 9		41	38	38	93	36	70	114	29	459	1,806
Age 10 to 14		90	88	86	282	109	202	322	95	1,274	5,118
Age 15		25	18	19	66	19	47	78	19	291	1,099
	Total 0-15	300	242	225	743	276	540	934	263	3,523	15,101
	Age 16 to 17	48	44	36	117	38	87	146	44	560	2,123
Age 18 to 19		40	32	23	103	32	74	110	40	454	1,955
Age 20 to 24		111	59	62	178	60	130	222	71	893	4,431
	Total 18-24	151	91	85	281	92	204	332	111	1,347	6,386
Age 25 to 29		116	51	55	175	72	131	182	45	827	4,197
Age 30 to 44		398	262	252	759	296	474	777	263	3,481	15,243
	Total 25-44	514	313	307	934	368	605	959	308	4,308	19,440
Age 45 to 59		498	388	476	1,082	427	895	1,288	467	5,521	19,962
Age 60 to 64		157	170	201	430	163	354	466	184	2,125	6,887
	Total 45-64	655	558	677	1,512	590	1,249	1,754	651	7,646	26,849
Age 65 to 74		199	276	278	770	215	500	745	294	3,277	10,457
Age 75 to 84		133	116	114	451	138	261	460	116	1,789	6,367
Age 85 to 89		33	17	9	110	33	58	129	23	412	1,599
Age 90 and over		22	12	13	55	14	17	78	10	221	818
	Total 65+	387	421	414	1,386	400	836	1,412	443	5,699	19,241
	Total 75+	188	145	136	616	185	336	667	149	2,422	8,784
	Total 85+	55	29	22	165	47	75	207	33	633	2,417
	Check totals	2,055	1,669	1,744	4,973	1,764	3,521	5,537	1,820	23,083	89,140

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.

ward011qs:E05001488 : Coulby Newham	ward011qs:E05001490 : Hemlington	ward011qs:E05001496 : Marton West	ward011qs:E05001498 : Nunthorpe	ward011qs:E05001502 : Stainton and Thornton	Selected ward totals	ualad09: Middlesbrough
8,967	5,954	5,305	4,866	2,890	27,982	138,412
497	499	257	179	149	1,581	9,431
316	242	165	156	95	974	5,178
182	146	109	93	47	577	3,098
532	384	348	281	176	1,721	8,485
113	78	65	83	32	371	1,811
1,640	1,349	944	792	499	5,224	28,003
246	162	122	132	62	724	3,747
229	129	105	110	69	642	4,506
527	408	243	246	143	1,567	11,690
756	537	348	356	212	2,209	16,196
582	403	238	165	160	1,548	9,765
1,720	1,111	1,007	786	549	5,173	25,414
2,302	1,514	1,245	951	709	6,721	35,179
2,140	1,139	1,172	1,099	654	6,204	27,065
569	415	360	417	188	1,949	7,531
2,709	1,554	1,532	1,516	842	8,153	34,596
683	521	570	671	305	2,750	10,833
431	253	415	327	183	1,609	7,393
109	41	88	64	44	346	1,658
91	23	41	57	34	246	807
1,314	838	1,114	1,119	566	4,951	20,691
631	317	544	448	261	2,201	9,858
200	64	129	121	78	592	2,465
8,967	5,954	5,305	4,866	2,890	27,982	138,412

ward011qs:E05001538 : Ingleby Barwick East	ward011qs:E05001539 : Ingleby Barwick West	ward011qs:E05001552 : Yarm	Selected ward totals	ualad09: Stockton-on-Tees
10,165	10,880	9,745	30,790	191,610
738	935	433	2,106	12,322
457	617	265	1,339	6,824
249	390	198	837	4,149
748	963	485	2,196	11,457
160	175	98	433	2,355
2,352	3,080	1,479	6,911	37,107
290	338	235	863	5,168
273	250	200	723	5,296
515	460	514	1,489	12,651
788	710	714	2,212	17,947
692	552	590	1,834	12,602
2,568	3,194	1,770	7,532	37,535
3,260	3,746	2,360	9,366	50,137
2,128	2,175	2,343	6,646	39,652
492	328	826	1,646	11,648
2,620	2,503	3,169	8,292	51,300
551	339	1,056	1,946	16,102
268	129	553	950	10,368
20	17	117	154	2,429
16	18	62	96	1,052
855	503	1,788	3,146	29,951
304	164	732	1,200	13,849
36	35	179	250	3,481
10,165	10,880	9,745	30,790	191,610

Sheet 7: ONS tenure data - HRP 65 and over

QS404EW - Tenure - Household Reference Person aged 65 and over

population
units
date
rural urban

Tenure	ward011qs:E 05006209 : Brompton	ward011qs:E 05006210 : Broughton and Greenhow	ward011qs:E 05006211 : Cowtons	ward011qs:E 05006214 : Great Ayton	ward011qs:E 05006223 : Osmotherley	ward011qs:E 05006225 : Rudby	ward011qs:E 05006229 : Stokesley	ward011qs:E 05006230 : Swainby	Selected ward totals	ualad09: Hambleton
All categories: Tenure	267	265	254	942	273	537	970	287	3,795	12,593
Owned	160	227	220	724	212	452	751	231	2,977	9,598
Shared ownership (part owned and part rented)	5	1	1	2	4	0	3	1	17	51
All social rented	82	21	14	151	23	35	178	28	532	1,900
Rented from council (Local Authority)	4	0	0	10	1	0	9	3	27	124
Other social rented	78	21	14	141	22	35	169	25	505	1,776
Private rented	12	10	17	46	26	35	25	21	192	739
Living rent free	8	6	2	19	8	15	13	6	77	305
	267	265	254	942	273	537	970	287	3,795	12,593

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.

ward011qs:E 05001488 : Coulby Newham	ward011qs:E 05001490 : Hemlington	ward011qs:E 05001496 : Marton West	ward011qs:E 05001498 : Nunthorpe	ward011qs:E 05001502 : Stainton and Thornton	Selected ward totals	ualad09: Middlesbrough
910	615	699	678	350	3,252	14,239
362	309	630	643	275	2,219	9,649
18	1	9	3	0	31	123
487	270	23	14	53	847	3,523
123	57	0	1	16	197	1,305
364	213	23	13	37	650	2,218
16	21	23	10	11	81	562
27	14	14	8	11	74	382
910	615	699	678	350	3,252	14,239

ward011qs:E 05001538 : Ingleby Barwick East	ward011qs:E 05001539 : Ingleby Barwick West	ward011qs:E 05001552 : Yarm	Selected ward totals	ualad09: Stockton-on-Tees
539	276	1,157	1,972	19,910
506	254	966	1,726	14,593
8	3	0	11	85
5	2	137	144	4,247
4	0	43	47	1,933
1	2	94	97	2,314
14	13	41	68	723
6	4	13	23	262
539	276	1,157	1,972	19,910

Sheet 8: ONS tenure data all ages

KS402EW - Tenure

population	All households
units	Households
date	2011
rural urban	Total

Tenure	ward011qs:E 05006209 : Brompton	ward011qs:E 05006210 : Broughton and Greenhow	ward011qs:E 05006211 : Cowtons	ward011qs:E 05006214 : Great Ayton	ward011qs:E 05006223 : Osmotherley	ward011qs:E 05006225 : Rudby	ward011qs:E 05006229 : Stokesley	ward011qs:E 05006230 : Swainby	Selected ward totals	ualad09: Hambleton
All households	982	730	758	2,343	767	1,493	2,467	803	10,343	38,117
Owned	588	580	604	1,697	555	1,194	1,824	620	7,662	26,508
Owned: Owned outright	312	359	385	1,053	367	731	1,106	368	4,681	15,135
Owned: Owned with a mortgage or loan	276	221	219	644	188	463	718	252	2,981	11,373
Shared ownership (part owned and part rented)	6	4	2	3	6	0	5	5	31	156
Social rented	232	50	33	330	41	67	406	45	1,204	4,923
Social rented: Rented from council (Local Authority	8	2	3	39	4	3	38	3	100	372
Social rented: Other	224	48	30	291	37	64	368	42	1,104	4,551
Private rented	139	72	105	276	138	190	195	114	1,229	5,770
Living rent free	17	24	14	37	27	42	37	19	217	760
	982	730	758	2,343	767	1,493	2,467	803	10,343	38,117

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.

ward011qs:E 05001488 : Coulby Newham	ward011qs:E 05001490 : Hemlington	ward011qs:E 05001496 : Marton West	ward011qs:E 05001498 : Nunthorpe	ward011qs:E 05001502 : Stainton and Thornton	Selected ward totals	ualad09: Middlesbrough
3,827	2,595	2,205	1,899	1,229	11,755	57,203
2,238	1,119	1,929	1,752	856	7,894	32,723
683	476	943	990	372	3,464	15,200
1,555	643	986	762	484	4,430	17,523
54	7	26	4	1	92	336
1,222	1,217	75	36	256	2,806	13,654
308	384	8	14	114	828	6,049
914	833	67	22	142	1,978	7,605
254	216	153	91	100	814	9,509
218	195	131	75	87	706	8,648
59	36	22	16	16	149	981

ward011qs:E 05001538 : Ingleby Barwick East	ward011qs:E 05001539 : Ingleby Barwick West	ward011qs:E 05001552 : Yarm	Selected ward totals	ualad09: Stockton-on-Tees
3,806	3,712	4,145	11,663	79,159
3,305	3,309	3,281	9,895	54,225
993	644	1,667	3,304	23,285
2,312	2,665	1,614	6,591	30,940
23	6	7	36	255
21	30	277	328	13,625
13	3	66	82	7,285
8	27	211	246	6,340
431	354	536	1,321	10,387
26	13	44	83	667
3,806	3,712	4,145	11,663	79,159

Sheet 9: ONS population projections

Population projections - local authority based by single year of age

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area type	local authorities: county / unitary (prior to April 2015)
area name	Hambleton
gender	Total

Age	2020	2025	2030	2035	2040
All Ages	91,480	92,231	92,622	92,884	93,122
Aged 0 to 15	14,565	13,907	13,035	12,661	12,704
Age 16	931	992	1,003	890	869
Age 17	952	1,061	1,019	903	871
Total 16-17	1,883	2,053	2,022	1,793	1,740
Age 18	877	945	1,025	911	841
Age 19	496	527	528	522	475
Aged 20-24	3,687	3,232	3,562	3,646	3,434
Total 18-24	5,060	4,704	5,115	5,079	4,750
Aged 25-29	4,379	4,183	3,860	4,271	4,396
Aged 30-34	4,584	4,412	4,142	3,859	4,278
Aged 35-39	4,622	4,884	4,763	4,437	4,152
Aged 40-44	4,663	5,010	5,263	5,172	4,802
Total 25-44	18,248	18,489	18,028	17,739	17,628
Aged 45-49	5,653	4,910	5,280	5,530	5,459
Aged 50-54	7,158	5,970	5,226	5,627	5,885
Aged 55-59	7,773	7,410	6,275	5,541	5,975
Aged 60-64	6,682	8,014	7,709	6,629	5,905
Total 45-64	27,266	26,304	24,490	23,327	23,224
Aged 65-69	6,325	6,859	8,171	7,911	6,876
Aged 70-74	6,658	6,236	6,803	8,077	7,869
Aged 75-79	4,824	6,046	5,688	6,255	7,437
Aged 80-84	3,566	4,017	5,065	4,802	5,345
Aged 65+	24,454	26,770	29,935	32,282	33,076
Aged 75+	15,048	16,299	17,556	19,134	20,651
Aged 85+	3,081	3,612	4,208	5,237	5,549
	91,476	92,227	92,625	92,881	93,122

Figures may not sum because of rounding.

Population projections - local authority based by single year of age

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area type	local authorities: county / unitary (prior to April 2015)
area name	Middlesbrough
gender	Total

Age	2020	2025	2030	2035	2040
All Ages	140,423	139,762	139,361	139,070	138,770
Aged 0 to 15	29,535	28,986	27,550	26,832	27,026
Age 16	1,632	1,701	1,825	1,664	1,613
Age 17	1,540	1,777	1,910	1,731	1,631
Total 16-17	3,172	3,478	3,735	3,395	3,244
Age 18	1,611	1,807	1,967	1,891	1,717
Age 19	1,984	2,172	2,313	2,195	2,042
Aged 20-24	11,109	10,458	11,535	12,040	11,277
Total 18-24	14,704	14,437	15,815	16,126	15,036
Aged 25-29	10,849	9,696	9,111	10,068	10,481
Aged 30-34	9,616	9,778	8,771	8,265	9,160
Aged 35-39	8,274	8,633	8,745	7,888	7,443
Aged 40-44	7,297	7,931	8,269	8,374	7,582
Total 25-44	36,036	36,038	34,896	34,595	34,666
Aged 45-49	7,784	7,004	7,625	7,945	8,037
Aged 50-54	8,444	7,536	6,805	7,423	7,733
Aged 55-59	9,125	8,131	7,260	6,583	7,194
Aged 60-64	8,227	8,700	7,849	7,023	6,394
Total 45-64	33,580	31,371	29,539	28,974	29,358
Aged 65-69	6,732	7,562	8,063	7,345	6,592
Aged 70-74	6,163	6,090	6,874	7,398	6,808
Aged 75-79	4,271	5,374	5,346	6,080	6,619
Aged 80-84	3,377	3,386	4,316	4,334	4,989
Aged 65+	23,394	25,450	27,827	29,149	29,437
Aged 75+	13,811	14,850	16,536	17,812	18,416
Aged 85+	2,851	3,038	3,228	3,992	4,429
	140,421	139,760	139,362	139,071	138,767

Population projections - local authority based by single year of age

ONS Crown Copyright Reserved [from Nomis on 3 May 2020]

area type	local authorities: county / unitary (prior to April 2015)
area name	Stockton-on-Tees
gender	Total

Age	2020	2025	2030	2035	2040
All Ages	198,253	199,978	200,444	200,511	200,854
Aged 0 to 15	39,437	38,148	35,662	34,260	34,271
Age 16	2,308	2,659	2,626	2,375	2,284
Age 17	2,228	2,670	2,702	2,433	2,284
Total 16-17	4,536	5,329	5,328	4,808	4,568
Age 18	2,105	2,511	2,738	2,542	2,291
Age 19	1,972	2,243	2,486	2,322	2,110
Aged 20-24	9,975	9,411	10,751	11,148	10,313
Total 18-24	14,052	14,165	15,975	16,012	14,714
Aged 25-29	12,768	10,777	10,147	11,435	11,875
Aged 30-34	13,318	13,274	11,491	10,832	12,145
Aged 35-39	13,084	13,541	13,525	11,883	11,215
Aged 40-44	11,529	12,997	13,458	13,465	11,930
Total 25-44	50,699	50,589	48,621	47,615	47,165
Aged 45-49	12,301	11,477	12,878	13,345	13,370
Aged 50-54	13,883	12,218	11,387	12,739	13,208
Aged 55-59	14,025	13,658	12,055	11,236	12,550
Aged 60-64	12,346	13,634	13,280	11,757	10,975
Total 45-64	52,555	50,987	49,600	49,077	50,103
Aged 65-69	10,554	11,873	13,155	12,843	11,414
Aged 70-74	9,980	9,744	10,995	12,239	11,993
Aged 75-79	6,727	8,687	8,533	9,693	10,870
Aged 80-84	5,052	5,320	6,938	6,891	7,917
Aged 65+	36,968	40,760	45,259	48,737	50,034
Aged 75+	21,759	23,751	26,466	28,823	30,780
Aged 85+	4,655	5,136	5,638	7,071	7,840
	198,247	199,978	200,445	200,509	200,855