Cambridgeshire County Council
Peterborough City Council

District Demand Profiles for Older People's Accommodation 2021 – 2036

Cambridgeshire County Council

Introduction

PETERBOROUGH CITY COUNCIL

The District Demand Profiles present a shared view of forecasted demand for Older People's accommodation* and domiciliary care in each of the five Cambridgeshire districts and Peterborough City. They have been developed by Cambridgeshire County Council, Peterborough City Council, the five district councils within Cambridgeshire, and the Cambridgeshire and Peterborough CCG. The documents aim to explain what accommodation is needed, from a care perspective, including how much, when and where; they cover the whole market.

Purpose:

To inform the development of commissioning strategies at County level and Local Plan/housing development at District level.

They are to be shared with the market to stimulate development of new Older People's Accommodation at District level.

Sustainable Communities

We favour the development of Older People's Accommodation in areas where there are good transport links, particularly public transport; and a good level of local services such as GP surgeries, shops and post offices. We support developments which will include intergenerational possibilities, good design principles and adhere to HAPPI standards

Explanation of data

Projections are based on forecasts which demonstrate an increasing population of Older People, but consideration has also been given to the different choices that people are making about their care.

The data used in these Demand Profiles represents a snapshot in time and will require regular updating, particularly when the 2021 census data becomes available. Much of the data comprises headline figures, but further detail is available and can be shared during in depth discussions with potential providers and investors.

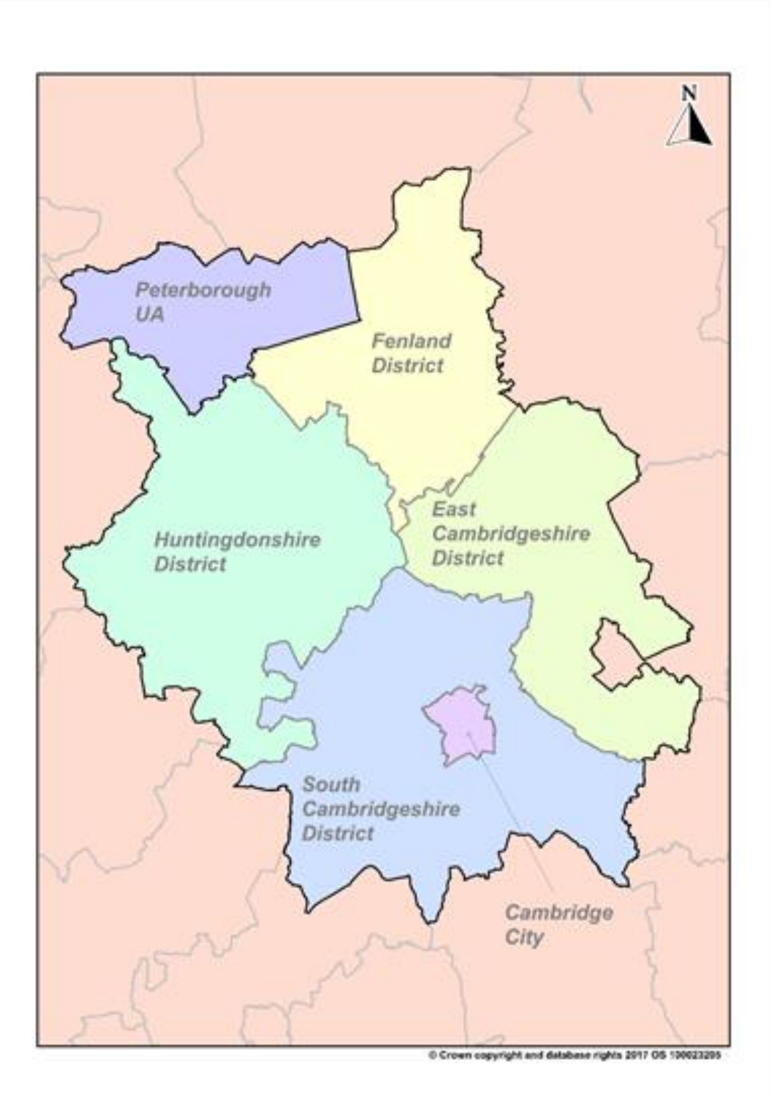
Content

About the document

- **Owner of document:** People and Communities Directorate
- **Review:** This document will be reviewed every five years in line with Strategic Housing Market Assessment, plus an annual minor refresh.
- **Version:** Winter 2021

* Older People's accommodation refers to residential and nursing care homes, housing with care (including extra care, sheltered & very sheltered Housing and care suites/ independent living), retirement living and age exclusive downsizer housing.

Cambridgeshire and Peterborough



Cambridgeshire is a county of contrasts with five districts: Cambridge City, East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire. Cambridge City is an urban district with the other four districts classified as rural.

Economic growth in Cambridgeshire has outpaced both the East of England and the UK over the last decade. This has primarily been driven by rapid business creation and growth in Cambridge City and South Cambridgeshire. This growth provides many opportunities for development, but people in some of our other districts are not easily able to take full advantage of these opportunities.

Peterborough City Council was formed as a Unitary Authority in 1998. Peterborough is a fast-growing city that has seen sustained and often rapid growth over time and is affected by relatively high levels of poverty and deprivation. Peterborough's population is young, multiculturally diverse and growing at a fast rate.

Corporate Priorities

Cambridgeshire County Council [Business Plan 2021 to 2022 - Cambridgeshire County Council]

- Communities at the heart of everything we do
- A good quality of life for everyone
- Helping our children learn, develop and live life to the full
- Cambridgeshire: A well-connected, safe, clean, green environment
- Protecting and caring for those who need us.

Peterborough City Council [Corporate Strategy 2021 to 2025 - Peterborough City Council]

- Pride in our communities, our places and our environment
- First rate futures for our children & young people, quality support for our adults and elderly
- Better jobs, good homes and improved opportunities for all.

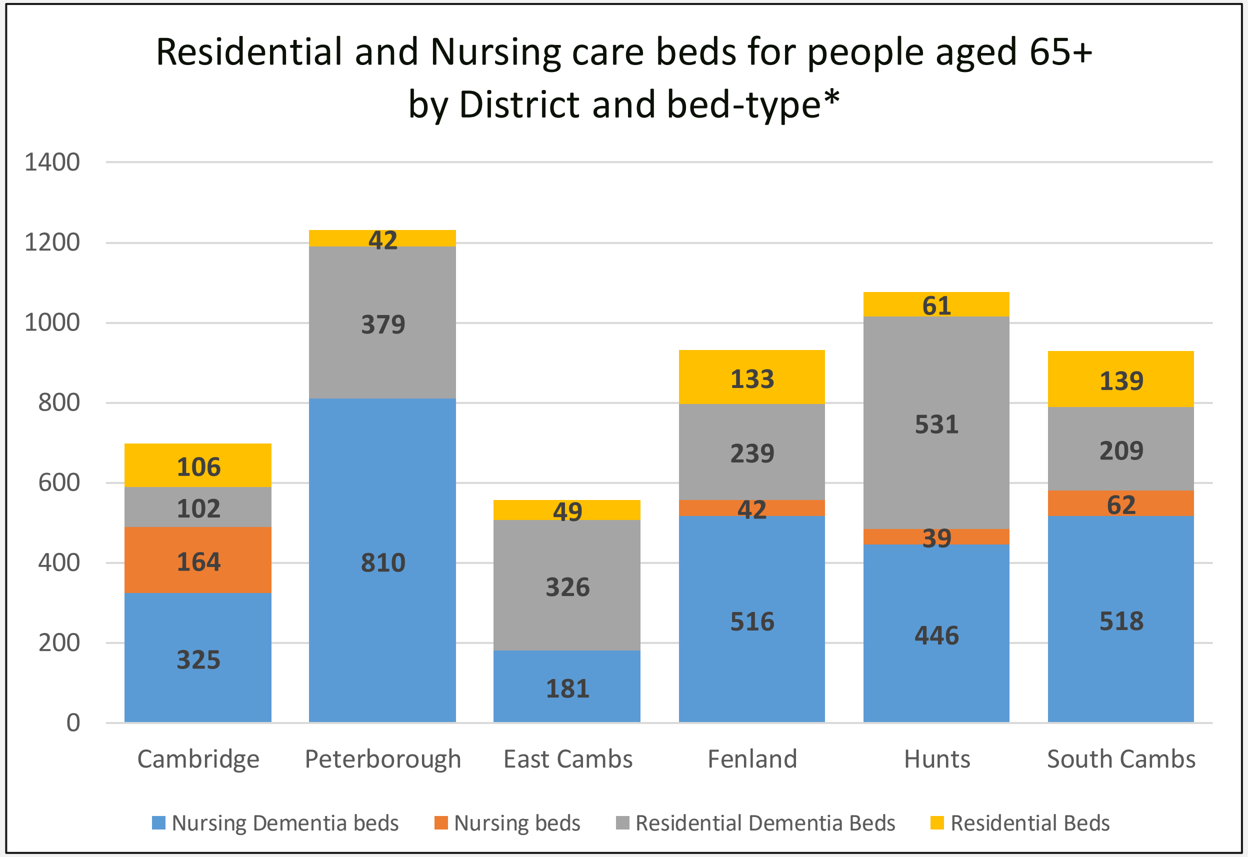
Older People's Accommodation Market Overview (2020-21)

5,419 CQC registered care home beds across Cambridgeshire and Peterborough.

- Cambridgeshire: 4,188 beds
- Peterborough: 1,231 beds

CCC & PCC commission 1,734 beds (32%). The remainder are commissioned by the CCG or are privately funded.

CCC & PCC commissions 24/7 care for 990 units in 23 Extra Care schemes.



Data from the published CQC Care Directory 01/04/2020.

Note: The CQC registers residential homes by the highest category of care that they offer. Many homes also offer care from the other categories as well.

*First iteration of our data, findings and ideas; subject to Council approval.

Population

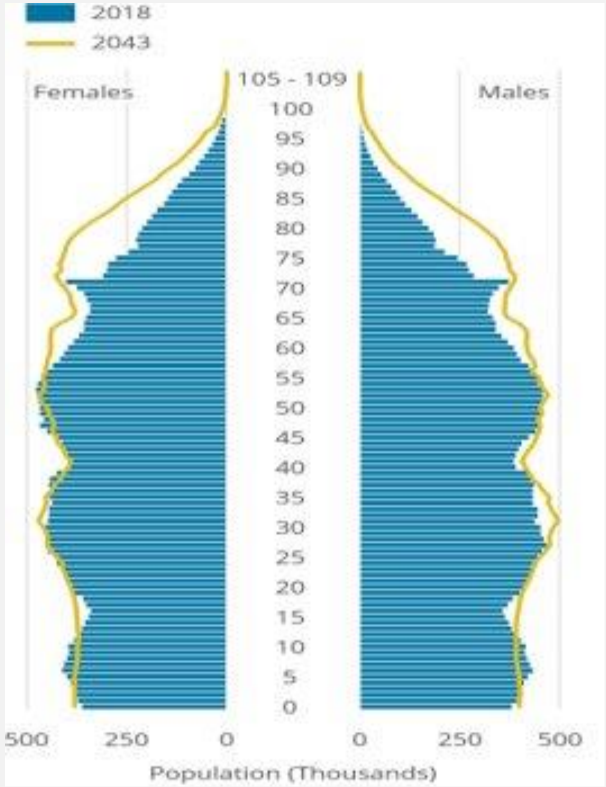
Cambridgeshire and Peterborough 2021-2036
The 65+ population will increase by 48% from 163,190 to 241,060 people.

The 85+ population is estimated to increase by 110% from 22,980 to 48,200.

There are predicted increases for:

- People living with dementia
- People experiencing a fall
- People with complex conditions
- People with multiple co-morbidities.

*First iteration of our data, findings and ideas; subject to Council approval.



National population change 2018-2043
The chart above shows the increase in the 65+ population. We focussed on 2021-2036.

Commissioning Strategy

The increasing population and care needs in Cambridgeshire and Peterborough should be seen within the context of the growing number of options for care, and the different choices that people are making about their care and support.

CCC and PCC prioritise the importance of supporting people to remain in their own homes. Where this is not possible, we strive to help people to remain independent through "Housing with Care" solutions.   Whilst recognising the part which traditional Care Homes will play, we wish to explore alternative housing options which may offer better outcomes for people.

Both authorities see the development of a mixed care market, with different delivery models, as offering maximum choice to people when making decisions about their current and future care needs. We wish to develop a diverse and sustainable care market which embraces innovation and supports the advancement in technology to allow a more personalised approach to care.   This will include specialist housing options as well as age-friendly housing within the mainstream market.

Both authorities strive to continue to integrate services across social care, health, district councils and the voluntary sector to ensure a fluid and flexible provision of care and services.

Cambridgeshire County Council

Cambridge City

CAMBRIDGE CITY COUNCIL

General

At the time of the 2011 Census, housing in Cambridge looked something like this:

- The population of Cambridge was 123,867 making up 46,714 households. This is separate from the 30,000 students it hosts.
- Social/affordable renting: 24% of households
- Private renters: 26% of households
- Home owners: 48 % of households,
- Cambridgeshire Insight – Housing – Local Housing Knowledge – Housing guide – Cambridge

Most recent estimates suggest a likely change since 2011, with a particular increase in the proportion of households renting privately. Cambridge has a relatively young population and a lower number and percentage of older people than in other Cambridgeshire districts. Cambridge has been identified as the most unequal city in the UK, where older people living in poverty have worse outcomes than many other areas of the Country.
Tackling poverty in Cambridge - The most unequal city in the UK | The Equality Trust

Urban Growth

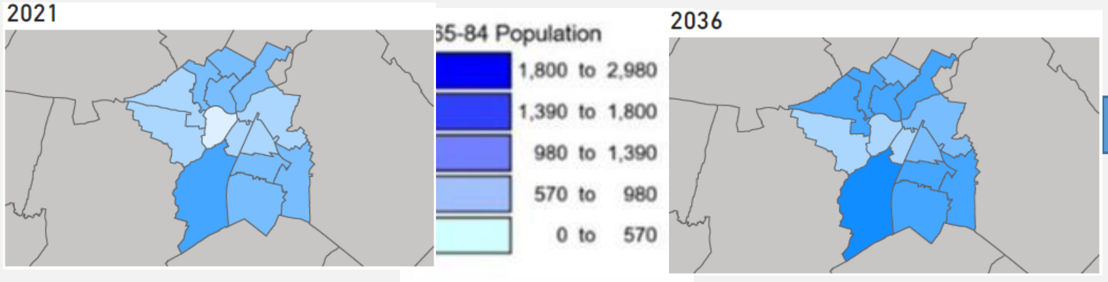
Demand for housing is high, and a major programme of housing growth, together with improvements to infrastructure, is underway to help meet this demand. The majority of this growth is on the urban fringes of the city and is being brought forward in conjunction with South Cambridgeshire District Council. The Council's Urban Growth web pages give more information, including where large-scale development is planned or already taking place.
https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf Adopted Oct 2018.

Health and Social Inequalities

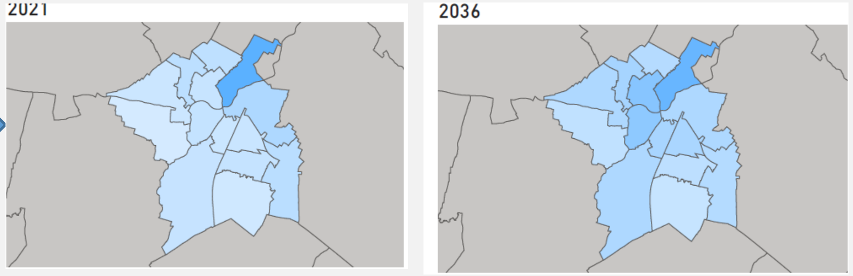
Cambridgeshire as a whole has relatively less deprivation than the average Local Authority in England. The older people’s deprivation score is higher (worse) in Cambridge City than Cambridgeshire and all other Cambridgeshire districts except Fenland. The Cambridge City wards categorised as the most deprived 20% of areas nationally are Abbey and King's Hedges.
For Cambridge, based on CCCRG (CCC Research Group) future population estimates, it is predicted that between 2017 – 2035 there will be a 58.2% increase in those experiencing a fall, and a 75.8% increase in those living with a diagnosis of dementia, 2017 – 2035, are lower in Cambridge than in Cambridgeshire. This may be partly accounted for by the overall younger population living in Cambridge compared with the county as a whole.
https://cambridgeshireinsight.org.uk/jsna/published-joint-strategic-needs-assessments/

Forecast Population and Locations for Service Development 2021 – 2036: Headlines

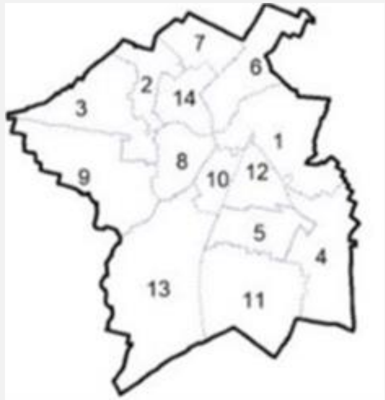
The greatest change in population volume is with people aged up to 84



Changes in the volumes of bed-based services



1 Abbey
2 Arbury
3 Castle
4 Cherry Hinton
5 Coleridge
6 East Chesterton
7 King's Hedges
8 Market
9 Newnham
10 Petersfield
11 Queen Edith's
12 Romsey
13 Trumpington
14 West Chesterton



Overview

We expect a significant growth in older people populations with lower levels of need and those with complex needs. The supporting growth of additional bed-based services should focus mainly on the north of the city followed by the south-west of the city. The most significant growth in service type is Extra Care and retirement living services driven by the growth in private renters. In 2021 there is one new care home in progress contributing to future and replacement demand.

2021 - 2036 Service Developments

There are 697 CQC registered care home beds in the district, of which CCC commission approximately 45% and the CCG a further 36%. We forecast total registrations will rise to 791 beds with CCC retaining its proportion of commissions. This is lower than the rate of growth in population, due to some of the expected demand being met by other care types.

Some of the additional demand will be met through increases in domiciliary care provision for people over the age of 60. We anticipate that there will be a growth in domiciliary care from 2,947 hours per week to 5,559 hours per week (excluding CCG).

The remainder of the increased demand will be met through greater uptake of housing with care services. This will see the introduction of Independent Living Services tailored for people with high dependencies and dementia. We estimate this will see the need for 53 units. It will also see a rise in the total number of Extra Care units to 279 units. Presently there are 123 units of Extra Care provision across 4 schemes, (3 of those schemes, are a mix of sheltered and Extra Care units) with CCC commissioning the 24/7 care. It is possible that some of the forecasted demand could be met by expanding Extra Care within the current mixed provision.

There are 1,279 Sheltered Housing/Retirement Living/Age Exclusive units across 46 schemes.

East Cambridgeshire

General

At the time of the 2011 Census, housing in East Cambridgeshire looked something like this:

- The population of East Cambridgeshire was 83,818, making up 34,614 households.
- Social/affordable renting: 14% of households or around 4,944 were renting from a housing association.
- Private renters: 13% of households or around 4,576 were renting privately from a landlord or letting agent, or were living “rent free”.
- Home owners: 69 % of households, or around 23,719 owned their home including those with a mortgage, owned outright, and including 506 households in “shared ownership”.

https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/housing-guide/eastcambridgeshire/

Economic Development

In recent years, East Cambridgeshire has experienced considerable population and housing growth due to its location within a growth area. In particular, the success of the Cambridge economy has had a profound effect as the relative affordability of housing, compared to Cambridge City, has stimulated rapid population growth in East Cambridgeshire. This has meant a significant increase in the level of out-commuting and pressures on local house prices. The pace of growth has slowed but the district remains the fastest growing in Cambridgeshire. The Objectively Assessed Need for East Cambridgeshire is 12,900 with an annual target of 586 homes according to the 2016 data.

The market towns of Ely, Soham and Littleport will be the focus for development. Ely, as the main centre in the district, will accommodate the most growth.
https://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan-2015 Adopted 2015.

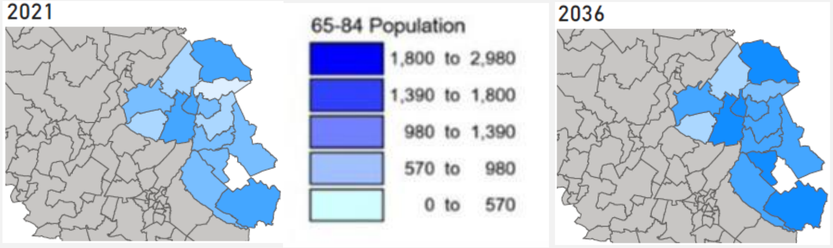
Also see: https://www.eastcambs.gov.uk/sites/default/files/ECDC%20LP%20Review%20April%202020.pdf

Health and Social Inequalities

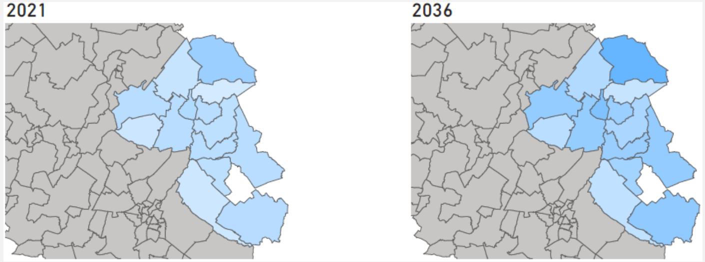
Cambridgeshire as a whole has relatively less deprivation than the average Local Authority in England. The older people’s deprivation score is higher (worse) in East Cambridgeshire than Cambridgeshire as a whole. No East Cambridgeshire wards are categorised as being within the most deprived 20% of areas nationally. For East Cambridgeshire, based on CCCRG future population estimates, the predicted increases 2017-2035 in those experiencing a fall are 67% and Dementia 91.6%.
https://cambridgeshireinsight.org.uk/jsna/published-joint-strategic-needs-assessments/

Forecast Population and Locations for Service Development 2021 – 2036: Headlines

The greatest change in volume is with people aged up to 84



Changes in the volumes of bed-based services



1 Bottisham
2 Burwell
3 Downham Villages
4 Ely East
5 Ely North
6 Ely West
7 Fordham & Isleham
8 Haddenham
9 Littleport
10 Soham North
11 Soham South
12 Stretham
13 Sutton
14 Woodditton

Overview

The growth of additional bed volume should focus mainly on the north of the district. The most significant growth is expected in Extra Care and retirement living services driven by the growth in private renters. Some of the future care home demand for high needs will be met by tenancy-based solutions in the main centres of population. In 2021 there are two care home developments in progress contributing to future and replacement demand.

2021 - 2036 Service Developments

We expect to see a significant growth in older people populations with lower levels of need and also those with complex needs.

There are 556 CQC registered care home beds in the district, of which CCC commission approximately 40% and the CCG a further 23%. We forecast total registrations will rise to 631 beds with CCC retaining its proportion of commissions. This is lower than the rate of growth in population, due to some of the expected demand being met by other care types.

Some of the demand will be delivered through increases in domiciliary care provision for people over the age of 60. We anticipate that there will be a growth in domiciliary care from 3,060 hours per week to 5,466 hours per week (excluding CCG).

The remainder of the increased demand will be met through greater uptake of housing with care services. This will see the introduction of Independent Living Services tailored to people with high dependencies and dementia. We estimate this will see the need for 57 units. It will also see a rise in the total number of Extra Care units to 318 units. Presently there are 154 units of Extra Care provision across 3 schemes, with CCC commissioning the 24/7 care.

There are 1,084 Sheltered Housing/Retirement Living/Age Exclusive units across 33 schemes.

Fenland

General

At the time of the 2011 Census, housing in Fenland looked something like this:

- The population of Fenland was 95,262 who made up 40,620 households.
- Social/affordable renting: 12% of households, or around 5,054, were renting from a housing association.
- Private renters: 16% of households (around 6,341) were renting privately from a landlord or letting agent or were living "rent free".
- Home owners: 70% of households, or around 28,436 owned their home, including those with a mortgage, owned outright, and including 205 households in "shared ownership".

https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/housing-guide/fenland/

Economic Developments

Although the district remains relatively sparsely populated, Fenland has experienced considerable housing and population growth in recent years, in line with growth across Cambridgeshire. In the decade up to 2001, the district's population grew at four times the national average and has continued to grow rapidly since. The 2011 Census suggests Fenland has a population of approximately 95,300, compared to 83,700 in 2001 and 75,500 in 1991. Chatteris and March have accommodated significant new house building, as have Doddington, Wimblington and Manea. This growth is expected to continue and needs positively planning for. The Local Plan is aiming to build 11,000 new homes between 2014 and 2031, with large new housing areas on the edge of Wisbech, March, Chatteris and Whittlesey. The Plan also provides new land to attract new businesses and jobs

Fenland Local Plan - Adopted Web Adopted 2014.

Health and Social Inequalities

Cambridgeshire as a whole has relatively less deprivation than the average Local Authority in England. The older people's deprivation score is higher (worse) in Fenland than the Cambridgeshire and England averages. Fenland wards categorised as the most deprived 20% of areas nationally are: Medworth, Waterlees Village, Clarkson, Staithe, Parson Drove & Wisbech St Mary, Octavia Hill, Peckover, Kirkgate, Elm & Christchurch, Roman Bank, March East, Lattersey, Bassenhally, Birch, and March North (ordered most to least deprived). For Fenland, based on CCCRG future population estimates, it is predicted that between 2017-2035 there will be a 58.5% increase in those experiencing a fall, and a 79.6% increase in those living with a diagnosis of Dementia. It is noteworthy that the increase expected 2017-2035 is lower in Fenland than the county average.

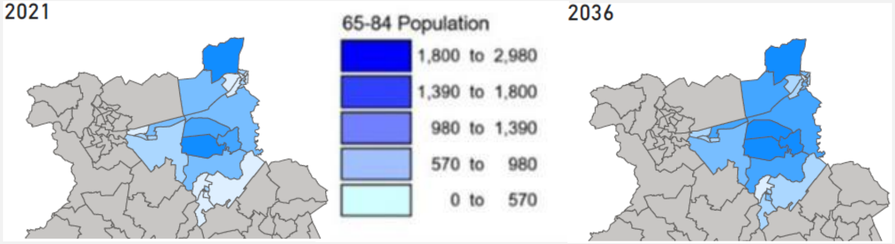
https://cambridgeshireinsight.org.uk/jsna/published-joint-strategic-needs-assessments/

Forecast Population and Locations for Service Development 2021 – 2036: Headlines

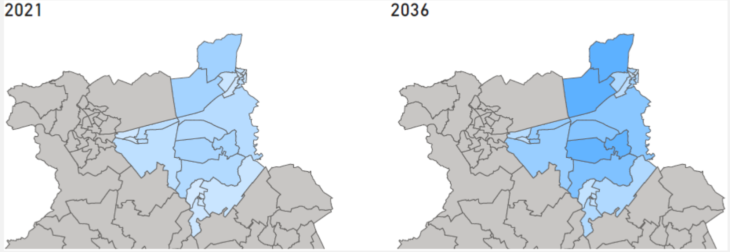
Cambridgeshire County Council

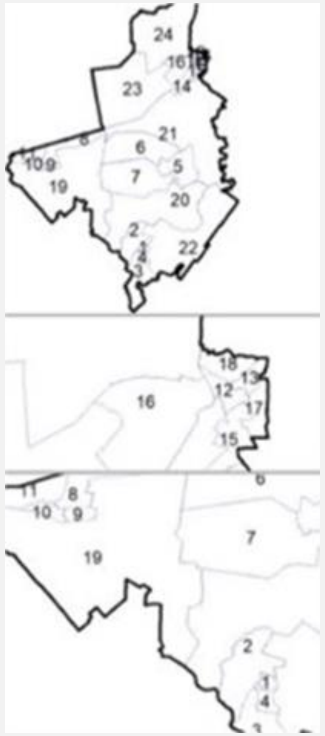
Fenland CAMBRIDGESHIRE Fenland District Council

The greatest change in volume is with people aged up to 84



Changes in the volumes of bed-based services





1 Chatteris Birch
2 Chatteris Slade Lode
3 Chatteris The Mills
4 Chatteris Wenneye
5 March East
6 March North
7 March West
8 Whittlesey Bassenhally
9 Whittlesey Lattersey
10 Whittlesey St. Andrews
11 Whittlesey Stonald
12 Wisbech Clarkson
13 Wisbech Kirkgate
14 Wisbech Medworth
15 Wisbech Octavia Hill
16 Wisbech Peckover
17 Wisbech Staithe
18 Wisbech Waterlees Village
19 Benwick, Coates and Eastrea
20 Doddington and Wimblington
21 Elm and Christchurch
22 Manea
23 Parson Drove and Wisbech St. Mary
24 Roman Bank

Overview

The growth of additional bed volume should focus mainly on the centre of the district and also in the north of the district. The most significant growth is expected in Extra Care and retirement living services driven by the growth in private renters. Much of the future care home demand for high needs will be met by tenancy-based solutions in the main district city/towns. In 2021 there are two Care Home developments in progress contributing to future and replacement demand.

2021 - 2036 Service Developments

We expect to see a significant growth in older people populations with lower levels of need and those with complex needs.

There are 930 CQC registered care home beds in the district, of which CCC commission approximately 28% and the CCG a further 25%. We forecast total registrations will rise to 1,055 beds with CCC retaining its proportion of commissions. This is lower than the rate of growth in population, due to some of the expected demand being met by other care types.

Some of the demand will be delivered through increases in domiciliary care provision for people over the age of 60. We anticipate that there will be a growth in domiciliary care from 3,826 hours per week to 7,176 hours per week (excluding CCG).

The remainder of the increased demand will be met through greater uptake of housing with care services. This will see the introduction of Independent Living Services tailored for people with high dependencies and dementia. We estimate this will see the need for 72 units. It will also see a rise in the total number of Extra Care units to 391 units. Presently there are 243 units of Extra Care provision across 5 schemes and CCC mainly commissions the 24/7 care for the Extra Care provision.

There are 756 Sheltered Housing/Retirement Living/Age Exclusive units across 26 schemes.

Cambridgeshire County Council

Huntingdonshire DISTRICT COUNCIL

District of Huntingdonshire

General
At the time of the 2011 Census, housing in Huntingdonshire looked something like this:

- The population of Huntingdonshire was 169,508 making up 69,333 households.
- Social/affordable renting: 13% of households (around 8,939) were renting from a housing association.
- Private renters: 14% of households (around 9,770) were renting privately from a landlord or letting agent or were living “rent free”.
- Home owners: 71% of households (around 49,398) owned their own home, including those with a mortgage, owned outright, and including 508 households in “shared ownership”.

https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/housing-guide/huntingdonshire

Economic Development Huntingdonshire's population has grown by approximately 20% over the past twenty years, partly in response to housing market pressures in and around Cambridge. 64% of the district's employed residents live and work within Huntingdonshire. Recent housing and employment growth has been concentrated in and around the district's main towns, and to a lesser extent at the larger villages. In the period 2011-2036 provision will be made for at least 20,100 new homes, both market and affordable. The development strategy for Huntingdonshire seeks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. Distribution of Growth - four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:

- Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald
- St Neots including Little Paxton and the strategic expansion location of St Neots East
- St Ives
- Ramsey including Bury.

Huntingdonshire's Local Plan to 2036 Adopted 2019.

Health and Social Inequalities
Cambridgeshire as a whole has relatively less deprivation than the average Local Authority in England. The older people’s deprivation score is lower (better) in Huntingdonshire than Cambridgeshire and most of the Cambridgeshire districts. Huntingdon North ward is the only ward in Huntingdonshire categorised as the most deprived 20% of areas nationally. For Huntingdonshire, based on CCCRG future population estimates, it is predicted that between 2017-2035 there will be a 72.9% increase in those experiencing a fall, and a 109.3% increase in those living with a diagnosis of Dementia. Numerically, the estimated increases in the proportion of people experiencing a fall or dementia, 2017-2035, are numerically higher in Huntingdonshire than the Cambridgeshire average.

https://cambridgeshireinsight.org.uk/jsna/published-joint-strategic-needs-assessments/

Forecast Population and Locations for Service Development 2021 – 2036: Headlines

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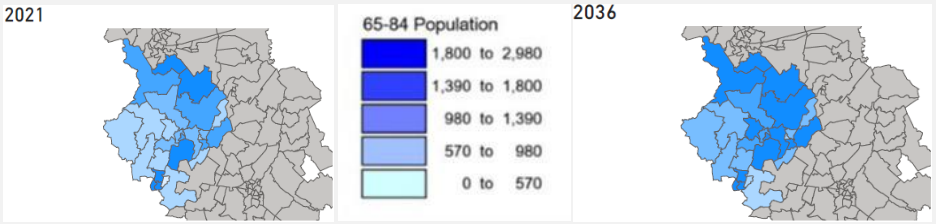
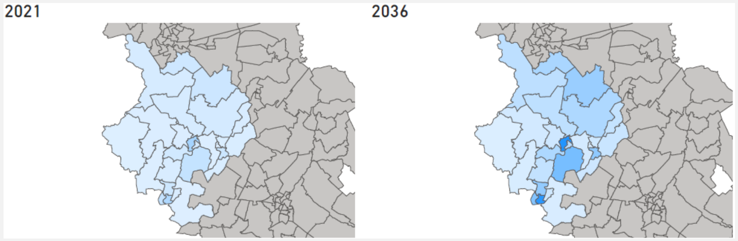


Changes in the volumes of bed-based services



1 Alconbury
2 Brampton
3 Buckden
4 Fenstanton
5 Godmanchester & Hemingford Abbots
6 Great Paxton
7 Great Staughton
8 Hemingford Grey & Houghton
9 Holywell-cum-Needingworth
10 Huntingdon East
11 Huntingdon North
12 Kimbolton
13 Ramsey
14 St Ives East
15 St Ives South
16 St Ives West
17 St Neots East
18 St Neots Eatons
19 St Neots Eynesbury
20 St Neots Priory Park & Little Paxton
21 Sawtry
22 Somersham
23 Stilton, Folksworth & Washingley
24 The Stukeleys
25 Warboys
26 Yaxley

Overview

The growth of additional bed volume should focus mainly on the south-central parts of the district. The most significant growth is expected in Extra Care and retirement living services driven by the growth in private renters. Much of the future care home demand for high needs will be met by tenancy-based solutions in the main district city/towns. In 2021 there is one new Care Home in development contributing to future and replacement demand.

2021 - 2036 Service Developments

We expect to see a significant growth in older people populations with lower levels of need and those with complex needs.

There are 1,077 CQC registered care home beds in the district, of which CCC commission approx. 33% and the CCG a further 18%. We forecast total registrations will rise to 1,222 beds with CCC retaining its proportion of commissions. This is lower than the rate of growth in population, due to some of the expected demand being met by other care types.

Some of the demand will be delivered through increases in domiciliary care provision for people over the age of 60. We anticipate that there will be a growth in domiciliary care from 5,969 hours per week to 10,608 hours per week (excluding CCG).

The remainder of the increased demand will be met through greater uptake of housing with care services. This will see the introduction of Independent Living Services tailored for people with high dependencies and dementia. We estimate this will see the need for 114 units. It will also see a rise in the total number of Extra Care units to 461 units. Presently there are 123 units of Extra Care provision across 3 schemes, with CCC commissioning the 24/7 care.

There are 1,521 Sheltered Housing/Retirement Living/Age Exclusive units across 44 schemes.

Cambridgeshire County Council

South Cambridgeshire District Council

South Cambridgeshire

General

At the time of the 2011 Census, housing in South Cambridgeshire looked something like this:

- The population of South Cambridgeshire was 148,755 making up around 59,960 households.
- Social/affordable renting: 14% of households, or around 8,546 were renting from the council (9%) or a housing association (5%). Private renters: 12% of households (around 7,174) were renting privately from a landlord or letting agent, or were living "rent free".
- Home ownership: 70% of households, around 42,129, owned their own home including those with a mortgage, owned outright, and including 1,258 households in "shared ownership".

https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/housing-guide/south-cambridgeshire/

Economic Development

South Cambridgeshire is consistently recognised as one of the top places to live and work in the country due to the thriving economy and quality of life. The successful local economy is important on a national stage and South Cambridgeshire is one of the fastest growing areas in the country. The current Local Plan identifies the need for 19,500 new homes in the district over the plan period 2011-2031 and has identified key strategic sites to help deliver the homes needed. Further details of these can be found at New communities - South Cambs District Council (scambs.gov.uk)

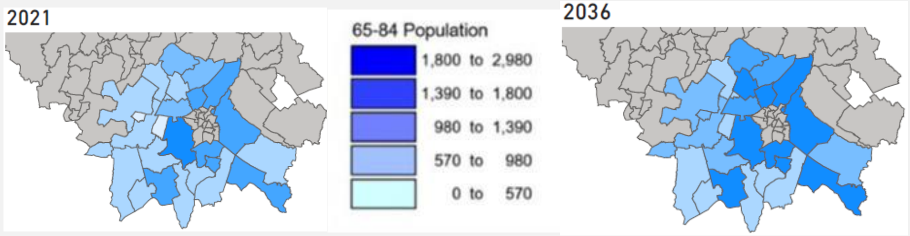
South Cambridgeshire Local Plan 2018 - South Cambs District Council (scambs.gov.uk) Adopted 2018.

Health and Social Inequalities

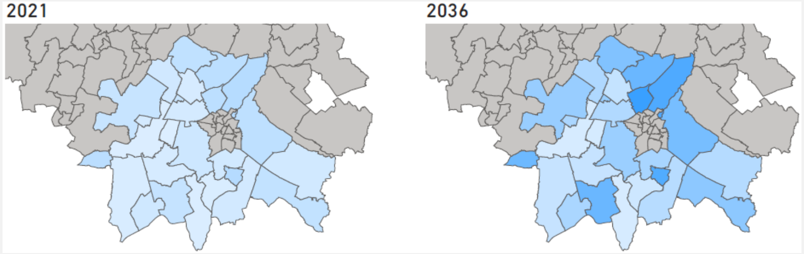
Cambridgeshire as a whole has relatively less deprivation than the average Local Authority in England. The older people's deprivation score is lower (better) in South Cambridgeshire than all other Cambridgeshire districts. No South Cambridgeshire wards are categorised as the most deprived 20% of areas nationally. For South Cambridgeshire, based on CCCRG future population estimates (which consider local growth plans in their methodology so are assumed to be more accurate), it is predicted that between 2017-2035 there will be a 65.4 % increase in those experiencing a fall, and a 93.4% increase in those living with a diagnosis of Dementia. https://cambridgeshireinsight.org.uk/jsna/published-joint-strategic-needs-assessments/

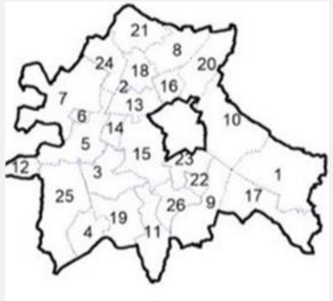
Forecast Population and Locations for Service Development 2021 – 2036: Headlines

The greatest change in volume is with people aged up to 84



Changes in the volumes of bed-based services





1 Balsham
2 Bar Hill
3 Barrington
4 Bassingbourn
5 Caldecote
6 Cambourne
7 Caxton & Papworth
8 Cottenham
9 Duxford
10 Fen Ditton & Fulbourn
11 Foxton
12 Gamlingay
13 Girton
14 Hardwick
15 Harston & Comberton
16 Histon & Impington
17 Linton
18 Longstanton
19 Melbourn
20 Milton & Waterbeach
21 Over & Willingham
22 Sawston
23 Shelford
24 Swavesey
25 The Mordens
26 Whittlesford

Overview

The growth of additional bed volume should focus mainly on the northeast and south of the district. The most significant growth is expected in Extra Care driven by the growth in private renters and retirement living services driven by the growth in owner's moving into age restricted community settings. In 2021 there are four new Care Home and Retirement Village developments in progress contributing to future and replacement demand.

2021 - 2036 Service Developments

We expect to see a significant growth in older people populations with lower levels of need and those with complex needs.

There are 928 CQC registered care home beds in the district, of which CCC commission approx. 30% and the CCG a further 20%. We forecast total registrations will rise to 1,052 beds with CCC retaining its proportion of commissions. This is lower than the rate of growth in population, due to some of the expected demand being met by other care types.

Some of the demand will be delivered through increases in domiciliary care provision for people over the age of 60. We anticipate that there will be a growth in domiciliary care from 3,927 hours per week to 7,363 hours per week (excluding CCG).

The remainder of the increased demand will be met through greater uptake of housing with care services. This will see the introduction of Independent Living Services tailored for people with high dependencies and dementia. We estimate this will see the need for 97 units. It will also see a rise in the total number of Extra Care units to 464 units. Presently there are 175 units of Extra Care provision across 4 schemes with CCC commissioning the 24/7 care.

There are 1,971 Sheltered Housing/Retirement Living/Age Exclusive units across 64 schemes.

Cambridgeshire County Council

PETERBOROUGH CITY COUNCIL

Peterborough City

General

At the time of the 2011 Census, housing in Peterborough looked something like this:

- The population of Peterborough was around 183,631 making up 74,023 households.
- Social/affordable renting: 20% of households (around 14,434) were renting from a housing association.
- Private renters: 19% of households (around 14,168) were renting privately from a landlord or letting agent, or were living “rent free”.
- Home owners: 59% of households (around 43,877) owned their own home including those with a mortgage, owned outright and including 689 households in “shared ownership”.

https://cambridgeshireinsight.org.uk/housing/local-housing-knowledge/housing-guide/peterborough/

Economic Developments

The City of Peterborough continues to grow, the most noticeable growth areas are at Hampton, where a major urban extension is underway on reclaimed brickfields, and the urban extension at Stanground South (Cardea). In recent years there has been increased development within the city centre, however, there remain vacant and underused sites close to the city centre which offer the opportunity for further investment to regenerate the area.

It has been established that Peterborough has a housing need of 942 dwellings per year, starting in 2016. The overall housing need for the plan period is therefore 18,840 homes between 2016 to 2036.

1.Peterborough Local Plan 24 July 2019.pdf - Google Drive Adopted 2019.

Health and Social Inequalities

Peterborough is the most deprived area within the East of England and is relatively more deprived than the average Local Authority in England. Although Peterborough is a relatively deprived area, electoral wards within the rural, outer areas of the locality tend to be more affluent, with deprivation concentrated primarily within the urban, central areas of Peterborough. Healthcare outcomes in Peterborough for adults are generally worse than those observed in England. The mortality rates from causes considered preventable, under 75 mortality from all cardiovascular diseases and under 75 mortality from all cardiovascular diseases considered preventable are all statistically significantly worse than England.

https://www.peterborough.gov.uk/asset-library/imported-assets/JSNAThemedReportsSummaryPeterborough2017.pdf

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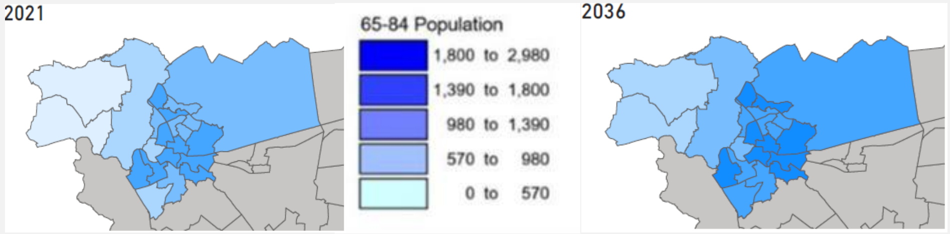

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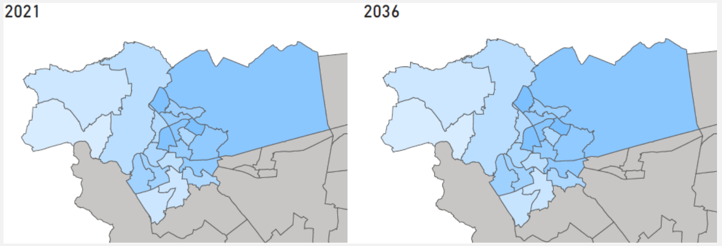

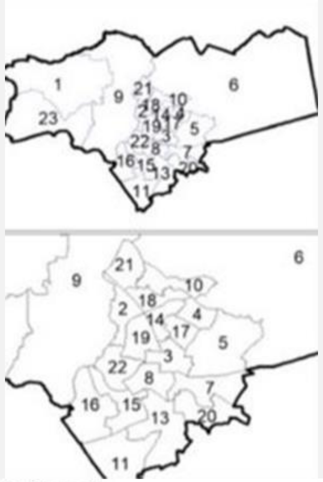

1 Barnack
2 Bretton
3 Central
4 Dogsthorpe
5 East
6 Eye, Thorney and Newborough
7 Fletton and Stanground
8 Fletton and Woodston
9 Glinton and Castor
10 Gunthorpe
11 Hampton Vale
12 Great Haddon
13 Hargate and Hempsted
14 North
15 Orton Longueville
16 Orton Waterville
17 Park
18 Paston and Walton
19 Ravensthorpe
20 Stanground South
21 Werrington
22 West
23 Wittering

Overview

The growth of additional bed volume should focus mainly on the northern and south-western parts of the city. The most significant growth is expected in extra care (northern) and retirement living services (southwest) driven by the growth in private renters. Much of the future care home demand for high needs will be met by tenancy-based solutions in the main district city/towns. In 2021 there are three new Care Home developments in progress contributing to future and replacement demand.

2021 - 2036 Service Developments

We expect to see a significant growth in older people populations with lower levels of need and those with complex needs.

There are 1,231 CQC registered care home beds in the district, of which PCC commission approximately 32% and the CCG a further 33%. We forecast total registrations will rise to 1,399 beds with PCC retaining its proportion of commissions. This is lower than the rate of growth in population, due to some of the expected demand being met by other care types.

Some of the demand will be delivered through increases in domiciliary care provision for people over the age of 60. We anticipate that there will be a growth in domiciliary care from 4,000 hours per week to 8,327 hours per week (excluding CCG).

The remainder of the increased demand will be met through greater uptake of housing with care services. This will see the introduction of Independent Living Services tailored for people with high dependencies and dementia. We estimate this will see the need for 117 units. It will also see a rise in the total number of Extra Care units to 626 units. Presently there are 224 units of Extra Care provision across 5 schemes where PCC commissions the 24/7 care and an additional 3 schemes which are operated independently, making a total of 404 units.

There are 2,548 Sheltered Housing/Retirement Living/Age Exclusive units across 68 schemes.

Demand progress points
residential and nursing homes 2021 – 2036

the table is a summary of the demand in each of the respective districts and shows indicative units numbers at various points to 2036

	total market demand in 2021	total market demand in 2026	total market demand in 2031	total market demand in 2036
Cambridge City	687	722	756	791
East Cambs	556	581	606	631
Fenland	930	972	1013	1055
Hunts	1077	1125	1174	1222
Peterborough	1231	1287	1343	1399
South Cambs	928	969	1011	1052
Total	5409	5656	5903	6150

What we will be looking for

- Sites need to be in locations with good access to local facilities eg shops, community groups
- Ideally the locations would have good access to transport
- Located in areas where there is likely to be a pool of potential workers or alternatively be able to travel to the scheme via local transport
- We would welcome innovative schemes which prioritise intergenerational activity
- Good design, fully accessible environment that includes designing for mobility, sensory and cognitive impairments, and incorporating TAPPI principles TAPPI - Design - Topics - Resources - Housing LIN
- Dementia friendly developments
- Designed to HAPPI standards

For more information, or further discussion please contact

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