ACCOMODATION MARKET POSITION STRATEGY
Living and Ageing Well in Northamptonshire
Northamptonshire’s growing older population is creating a demand for a different mix of accommodation options going forward. Rising standards in terms of quality of life, buildings and services are raising expectations and in turn the demand for suitable solutions. Older people in Northamptonshire have a variety of requirements and these can increase in complexity and cost as people age. We want our residents to have good quality accommodation options to choose from and to support their changing needs, where possible without the need to continually uproot and relocate them.

Northamptonshire County Council (NCC) envisages such options being available across a number of accommodation types and tenures – including accommodation that meets general needs homes for life, specialist housing (with and without care), and residential care and nursing homes.

We are inviting engagement with organisations that are involved with, or interested in moving into these sectors, such as landowners, developers, house builders, architects, landlords, care providers, researchers, assistive technology providers and beyond, to encourage innovation in our markets and offers.

NCC has a key role as a commissioner of affordable housing options, as a potential provider, and as commissioner of care services. Where it is right to do so, with sensible investment proposals, NCC will look to invest money or release land for affordable extra care schemes. We expect to play a central role in the development of new affordable ‘Extra Care’ schemes, the majority of which will be led by the commercial sector and which will deliver primarily into the open market. We recognise that all developments need to be financially sustainable and we will seek evidence to support this at planning stages.

Across six of Northamptonshire’s seven Districts and Boroughs, three-quarters of our older people are already home-owners. This is very different to the current split between homeowners and renters in Corby in the North of the county and we will work with stakeholders to ensure the development in Corby is fit for purpose and aligned to its resident’s specific needs and economics.
For general needs housing we want to work with the market to develop homes that have been designed to be suitable for the changing requirements and aspirations of older people. We want to increase standards so that new homes are homes for life and can adapt to and accommodate their needs. We will work to identify the gaps in provision and will work with the market to influence development in these areas.

We believe that accommodation for older people presents exciting opportunities for the Northamptonshire market. We are keen to help proactively engage and create new partnerships to enable you to bring innovative solutions that are financially viable and sustainable by sharing our local knowledge, data and forecasts with you and to actively facilitate and support innovation.

We will continue to refine our forecasting assumptions around the size and context of the market and will adapt our approach as new policies are implemented by central government and based on lessons learnt across the sector.

In addition to looking to the market, we want to jointly consult with, and listen to residents. We recognise that in the past NCC has taken the lead role working with Providers in identifying and organising the events and activities that we thought people would like. We want to move forward to a future where there is more focus on co-design and where our customers have the opportunity to contribute to the County’s plans.

Particularly important in achieving positive outcomes for our older population and avoiding escalating social care need, is creating solutions that support people staying connected and linked to peer groups within their communities. We know that social isolation is the cause of many underlying issues and deteriorating health. NCC wants to help its communities to come together and to recognise that they all have something to contribute, not only within our older people’s accommodation, but throughout the local community too.

We look forward to working collaboratively with you to build the solutions.

Councillor Elizabeth Bowen, Adult Social Care and Wellbeing, and Anna Earnshaw, Managing Director Adults, Children’s and Wellbeing, Northamptonshire County Council
NORTHAMPTONSHIRE: THE CASE FOR INVESTMENT

Northamptonshire offers beautiful villages, attractive countryside, world class gardens, magnificent historic houses & churches, a booming motorsport industry and an award winning regional theatre, along the picturesque Nene Valley.

We are geographically the central heart of the UK with excellent road and rail systems, utilised by a large and growing logistics sector, and with easy access to Luton, Birmingham and East Midlands Airports. Our central location and connectivity makes Northamptonshire well-connected for accessing your supply chain, your workforce and importantly for your customers; our population.
For strategic planning purposes, Northamptonshire has divided into two delivery areas, North Northamptonshire, comprising East Northants, Corby, Kettering and Wellingborough, and West Northamptonshire comprising Daventry, South Northants and Northampton.

The North Northamptonshire Joint Planning and Delivery Unit has identified a requirement of 35,000 new homes from 2011-2031 to meet the needs of the county’s growing population. For 2017-22 a housing supply of 14,423 homes has been identified. North Northants delivered 7,124 homes during 2011-2016, missing targets by 1,626.

The West Northamptonshire Joint Planning and Delivery Unit has identified a requirement of 58,130 homes from 2001-2029 to meet the needs of the county’s growing population. West Northants delivered 9,875 homes from 2001-2006 and 6,495 homes from 2006-2011. The remaining requirement for 2011-29 is 41,760 homes and planning is well-underway to deliver on this requirement.

These aims form part of a county-wide ambition to regenerate the communities we have and create new, integrated communities, which contribute to Northamptonshire. Accommodation for older people will be a key and integral part of both this regeneration and of the development of new communities. Although NCC is a major purchaser of care, most older people (88%) of our older residents are self-funders and fund the total cost of the care and support they need.

Further information on these two strategic delivery units is available in the links below:

http://www.nnjpu.org.uk/default.asp
http://www.westnorthamptonshirejpu.org/connect.ti/website
As a two-tier authority, NCC will work with its district and borough councils to identify the need, share data, develop forecasting assumptions and engage with the market. We will build effective stakeholder relationships, share information, best practice and lessons learnt.

We welcome engagement with new providers and will work collaboratively and support them to ensure the county develops successful business models that deliver the right services, at the right time, in the right place to meet the needs of the county’s aging population.

NCC is keen to invite and encourage innovation in this area across business models, building design, access to care, community engagement, assistive technology and beyond.
OUR ECONOMIC GROWTH

The Economy in Northamptonshire is growing at a rate of 3.41% pa compared to the economic growth rate of 3.16% for Great Britain. The older person’s population is generally affluent with three quarters of older people owning their homes and, only 11.4% of adults aged 65+ residing in the top 20% of deprived areas of Northamptonshire.

OUR VISION FOR OLDER PEOPLE’S ACCOMMODATION

Our vision is to enable a good quality of life for our older people’s population. We will actively work to deliver this by integrating our approach across health, social care and the community. We will inform the market about best practice, and the level and location of demand across the county to ensure everyone has access to the right support regardless of tenure.
NCC will engage with relevant partners and stakeholders to facilitate redevelopments of existing accommodation and new purpose built housing stock for older people.

**AMBITION ONE**

NCC wants to enable people to stay living independently in their own homes, with access to health and social care services when they are required. NCC’s strategy is to ensure older people have timely access to support within their community, avoiding hospital admissions or residential care, and that we are helping to return them to independence following a crisis.

**Targets—**
- Increase the availability of general needs homes for life
- Provide personalised and flexible care and support to enable long-term independent living even with increasing care needs

**AMBITION TWO**

Where individuals are unable to continue to live in their own homes we want them to be able to access quality, purpose built, independent living accommodation with onsite care (extra care) and support that allows older people to retain their independence as they age.

**Target –**
- Develop the market to ensure sufficient supply of independent living accommodation with onsite care (extra care) across a range of tenures.
- Locate new facilities in locations with an identified growing demand and suitable local facilities to promote an active, independent lifestyle and access to health and wellbeing support.
- Increase the physical and environmental standards in existing and new older people’s accommodation.

**AMBITION THREE**

NCC will focus care homes on supporting the people with the most complex needs to best meet the needs of older people who cannot continue to live independently in their own home in safety.

**Target**
- To purchase more residential dementia and nursing care placements in future and fewer residential care home placements.

**AMBITION FOUR**

We recognise that it will be essential for the care workforce to have the capacity and capability to deliver high quality services to enable people to maximise their independence. NCC will work with providers to support them to attract, recruit and retain a care workforce that can deliver good quality services.

**Target**
- Workforce development
- Recruitment and retention
NORTHAMPTONSHIRE’S OBJECTIVES

Based on current best available data (which we will work with our stakeholders to refine), the four ambitions above translate into the following objectives:

Facilitate the development of seven affordable extra care schemes by 2028 (one medium scheme in each of the 6 outlying district authorities, and a seventh larger facility in Northampton where the demand is highest. These schemes should offer a range of tenure types.

By 2023 ensure that current NCC-owned care-homes have improved modern physical and environmental standards, or are replaced, to align with the new market supply on both quality of offer and costs.

Share data with stakeholders and the housing and care sector market to ensure the accommodation developed is of the right variety and types of tenures to meet the demand across the county.

Work with private sector care homes to improve their accommodation standards through remodelling and re-provisioning over time.

Steer the housing market to build affordable, general needs homes as part of new residential developments, that are suitable for living and aging well and are an affordable, attractive option to older people.

Based on current best available data (which we will work with our stakeholders to refine), the four ambitions above translate into the following objectives:
Our analysts are working hard to combine our internal social care data, with ONS survey data and the best available research in the sector to develop comprehensive market intelligence. We are refining this data with local knowledge from our colleagues in the seven district and borough authorities and will share with our stakeholders the assumptions behind our data outputs to give you the confidence to invest in Northamptonshire. As part of this process, the information in this document will be reviewed and updated. The current figures included here are from the recent report published on behalf of Northants by The Three Dragons Associates, available here.

The views and direction of NCC are aligned to the position set out in the recent ‘Improving Health and Care through the Home’ Memorandum of Understanding:

We have assimilated local data and identified trends under key areas:

### Mainstream Housing for Older People

**Homes for Life**

The largest proportion of our older people live in general needs housing (lived in by people of any age or ability). NCC supports our older people to remain living independently in their own homes by offering services in the community such as domiciliary care (provided in the person’s own home).

As age increases, complexity of needs may increase and health and mobility can deteriorate. This can make it increasingly difficult for people to remain in their own home equipped with standard facilities. People often choose to adapt their homes so that they may continue to live there and not face the upheaval of moving.

Decreased ability to use stairs to access upstairs bedrooms and bathrooms is the main driver to older people making adaptations or moving house. Common adjustments to enable people to remain in their own homes for longer are installing stair lifts, grab rails and wet rooms. There is also an increasing trend in applications for downstairs bathroom extensions and ‘granny annexes’.

When older people do move house it could be the result of life events or in anticipation of changes. Everyone’s circumstances are individual to them and their needs but common themes are:

- People proactively planning for increasing care needs, or identifying that their home can no longer accommodate their current needs.
- People looking to downsize if their existing home is a burden, financially, or to maintain, repair and heat.
- People who live in a rural area, isolated from facilities and support services and with poor transport links.
- People who have lost a partner or carer.
- People who want a change of environment or lifestyle, perhaps as a result of retirement, or of increasing care needs.
As life expectancy increases and people are living longer, the complexity of people's needs is increasing. For a significant number of people, advancing age increases frailty. Currently across Northamptonshire there are over 33,207 people aged 65 and over with a limiting long term illness whose day-to-day activities are limited a little and by 2030 this is predicted to rise to over 47,379 people.

Numbers of people aged 65 and over with a limiting long term illness whose day-to-day activities are limited a lot are forecast to increase from 27,929 to 41,805 by 2030.

The rising number of older people with growing care needs across Northamptonshire is generating considerable demand for care and support services and this demand is forecast to increase year on year. The existing provision of services in the County will not meet this growing demand.

As both a provider and a commissioner of these services to support our older people, NCC spends significant amounts annually on direct service provision. In 2016/17 this was £55,787,979.

Although NCC is a major purchaser of these services, most older people (88%) or our older residents are self-funders and fund the total cost of the care and support they need.
The increasing complexity of care needs, and increasing numbers accessing care cannot be sustainably met using current models to support older people. Also, current models do not sufficiently promote enablement and independence. If older people choose to relocate, NCC wants to enable moves to homes that will remain suitable if care needs increase, with a combined offer of ‘extra care’ so people do not have to move again.

This ‘extra care’ model for Northamptonshire is defined as purpose built retirement housing for rent, shared ownership or market sale, providing:

- Self-contained apartments (mainly one bed, some two bed)
- Communal facilities (e.g. pay as you go restaurant, hairdresser etc.) which may be part of an offer to the wider community.
- Has an onsite care team available 24/7 to meet both response and planned care needs.
Unlike residential care homes, extra care can also offer a solution for couples where one or both have care needs – allowing them to continue living together in their own home whilst getting the care and support they need.

There are currently 908 units of extra care in Northamptonshire including leasehold, shared ownership and rented accommodation, and an older persons' community of 92 units, with some of the units having access to 24 hour care but with many of the units being dispersed. These units are located across three schemes in Northampton, two each in Wellingborough and South Northants, and one in each of the other districts.

Additionally there are 7,697 units of specialist retirement accommodation across the county – mainly in sheltered or retirement housing – however they do not provide 24 hour on site care, or in some cases just have call care and domiciliary services, with no on-site provision.
The demand for extra care essentially comes from three sources:

- Diverting people who would otherwise move into standard residential care home (high care need)
- Moving people with home care packages who need a safe environment (medium care need)
- People who want to plan for the future and want the assurance of 24 hour cover but have low or no care needs (low care need)

Most new extra care schemes have a mix of units for sale and units for rent. This means that self-funders will also move into these schemes.

The table below notionally applies a ratio 50 extra care flats per 1,000 people aged 75 and over, which has been derived from the data in the 2015 Strategic Housing Market Assessment (SHMA) for the demand for extra care.

### Projected Demand for Housing with number of Units

<table>
<thead>
<tr>
<th>District/Borough</th>
<th>SHMA 2015</th>
<th>2017</th>
<th>2020</th>
<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby</td>
<td>195</td>
<td>210</td>
<td>225</td>
<td>275</td>
</tr>
<tr>
<td>Daventry</td>
<td>NK</td>
<td>335</td>
<td>395</td>
<td>515</td>
</tr>
<tr>
<td>East Northants</td>
<td>366</td>
<td>400</td>
<td>470</td>
<td>615</td>
</tr>
<tr>
<td>Kettering</td>
<td>320</td>
<td>390</td>
<td>440</td>
<td>565</td>
</tr>
<tr>
<td>Northampton</td>
<td>NK</td>
<td>725</td>
<td>795</td>
<td>1,000</td>
</tr>
<tr>
<td>South Northants</td>
<td>528*</td>
<td>395</td>
<td>465</td>
<td>610</td>
</tr>
<tr>
<td>Wellingborough</td>
<td>255</td>
<td>315</td>
<td>350</td>
<td>440</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,770</strong></td>
<td><strong>3,140</strong></td>
<td><strong>4,020</strong></td>
<td></td>
</tr>
</tbody>
</table>

*The data from South Northamptonshire came from the State of District Housing 2014*
NCC is pro-actively facilitating the development of new extra care housing for self-funders and social renters. NCC is engaging across all Borough and District Councils to identify the need, tenure, location, developer and care provider for future extra care developments across the county.

As three-quarters of our older residents own their homes there is a considerable demand for open market, extra care apartments and NCC is keen to work with organisations interested in delivering this type of accommodation, and in getting the balance right between outright ownership, shared ownership, private rented and social rented models.

NCC recognises that a small number of older residents will require a level of care that can only be met in a residential or nursing care home. As more alternative accommodation for older people is developed, residential and nursing care homes will increasingly focus on people that have complex physical or medical care needs. In particular they will need to provide care for those with moderate or severe dementia. In Northamptonshire as at February 2018 there are 90 residential care homes and 53 nursing care homes offering a total of 5247 places.
Rising Expectations

NCC wants a good quality of life for its residents, and older people have expectations about maintaining the living standards they are used to. We want today’s older residents and future generations to have access to a modern living environment as well as good quality care. Local and national research shows that older people value the following design characteristics in their accommodation:

**Space**: sufficient living space in which to sit, eat, do hobbies and host guests. Older couples have a preference for accommodation with 2+ bedrooms.

**Location**: safe, attractive area, good transport links, easy access to local services and facilities, and integration with the wider community.

**Design**: accessible, adaptable, attractive, comfortable, energy efficient, and manageable with access to well-maintained outside space and welcoming communal areas. It is important it does not look or feel institutional.

**Services**: tailored, personalised, flexible, varied, and a pay when used model.

Other important factors are:

- Maintaining independence – in well-designed homes where there is easy access to care and support services.
- Opportunities for both peer supported, and staff supported activities to promote community cohesion and reduce isolation.
- Permission for pets. Upfront and ongoing costs.
- Protect family inheritance.
- An ability to release equity at the time of purchase or in future.
- The impact of moving on relationships with family, friends and community.
- Opportunities to meet people and participate in hobbies, exercise etc.
- Provision for help with the move.
In light of rising customer expectations and new specialist accommodation for older people being built, NCC will review its own accommodation. As replacement care home capacity becomes available we aim to decommission NCC-owned care homes, where buildings are approaching the end of their economic life and do not meet customer expectations or modern standards.

We will work in partnership with new providers to share the risk and develop sustainable care homes at a price that is affordable to NCC but still allows investors to make a return on their investment. NCC is willing to discuss using its own land. Some privately owned and operated older care homes in Northamptonshire face the issue of outdated standards and we are keen to work with operators who wish to improve conditions in their homes.
Living with Dementia

There are around 8,622 people living with dementia in Northamptonshire and this number is predicted to rise to 14,818 by 2030. Dementia is a progressive condition and the levels of care required increase over time. According to Alzheimer’s UK people often live with dementia for 8 to 10 years from the time first symptoms emerge and two-thirds of people living with dementia live in the community and wish to continue doing so. Organisations like Housing LIN have established design principles that make buildings more dementia friendly. NCC is keen to work with the market to incorporate these in new and upgraded facilities.

Tenure of Older People in Northamptonshire

Northamptonshire is a relatively affluent area where the majority of older residents (76.42%) own their home. Of the remainder 17.29% rent from a social landlord, 3.01% privately rent and 3.28% live rent free. We know that older people prefer to retain the same tenure arrangement if they move. Residents that own their home do not generally receive financial assistance from NCC and many make their own housing and care arrangements. As these residents makeup the majority of the market, more expensive residential and nursing care homes make a higher proportion of places available to them than NCC-funded customers. This trend is not reflected in extra care provision, where the majority of current schemes in Northamptonshire are affordable or intermediate housing, with some assisted living. Nationally only 23% of extra care apartments are for purchase. The primary reason is that mainly local authorities and housing associations are investing in extra care housing. There are models of open market housing for older people, some of which include care, but outside of coastal ‘hotspots’ there are very few providers in this market.
NORTHAMPTONSHIRE'S LOCAL DISTRICTS AND BOROUGHS

Northamptonshire combines idyllic villages, busy market towns and attractive countryside. With a total population of 723,000, Northants is made up of seven district councils, each with their own unique locality and geography. With the exception of Corby, all the districts have high levels of owner occupation (Corby has a much greater proportion of renters), reasonable levels of affluence, and a growing number of older people. They also have a significant number of older people funding their own care.

In 2017, 131,700 people living in Northamptonshire were over 65 years of age. This represents 17.94% of the county’s total population.

This chapter looks at the specific opportunities and challenges in each locality. It also includes existing and forecast supply and demand for extra care accommodation, plus residential and nursing home placements.

The map below outlines current extra care provider locations across the county:

Rural areas such as Daventry, South Northamptonshire, East Northamptonshire and Wellingborough have a higher proportion of older people, though actual numbers are lower than Northampton.
The over 65 population of Northamptonshire is 97% white. The gender split is 49.2% male, 50.8% female. The gender split of older people accessing support from Adult Social Care is around 66% female.

Life expectancy at birth and at age 65 in Northamptonshire is close to the UK and regional averages, from birth the life expectancy for Northamptonshire is 79.1 for males and 82.7 for females (slightly lower than the national averages of 79.5 and 83.2 respectively). Peak demand for support from Adult Social Care services occurs around age 75.

Northamptonshire is amongst the fastest growing areas in the country and this trend is replicated by the older population of the county. People are enjoying longer lives, but with this increase in life expectancy comes an increase in need amongst an older population who will be becoming increasingly frail, susceptible to diseases and incapacity.

This trend in the growth of the older population is illustrated in the graphs below for those aged 65 and over and those aged 80 and over.

The table below shows the distribution of the supply of care homes across the Districts and the Borough and the provision per of 1000 of people aged 65 and over:

<table>
<thead>
<tr>
<th>District/ Borough</th>
<th>Total Care Homes for Older People</th>
<th>Total Care Home Beds for Older People</th>
<th>2017 OP Population (POPPI)</th>
<th>Care Home beds per 1,000 of the population aged 65 and over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby</td>
<td>10</td>
<td>410</td>
<td>9,700</td>
<td>42.27</td>
</tr>
<tr>
<td>Daventry</td>
<td>14</td>
<td>637</td>
<td>16,600</td>
<td>38.37</td>
</tr>
<tr>
<td>East Northants</td>
<td>26</td>
<td>850</td>
<td>19,200</td>
<td>44.27</td>
</tr>
<tr>
<td>Kettering</td>
<td>19</td>
<td>708</td>
<td>18,500</td>
<td>38.27</td>
</tr>
<tr>
<td>Northampton</td>
<td>44</td>
<td>1,653</td>
<td>34,000</td>
<td>48.62</td>
</tr>
<tr>
<td>South Northants</td>
<td>17</td>
<td>546</td>
<td>18,800</td>
<td>29.04</td>
</tr>
<tr>
<td>Wellingborough</td>
<td>13</td>
<td>443</td>
<td>15,100</td>
<td>29.34</td>
</tr>
<tr>
<td>Total</td>
<td>143</td>
<td>5,247</td>
<td>131,900</td>
<td></td>
</tr>
</tbody>
</table>
Summary of Key Facts

- The fastest growth in older populations is anticipated in Daventry, South Northamptonshire and East Northamptonshire.
- The growth in older populations will generate increases in demand for all services, particularly in the above areas.
- The highest number of older people are in Northampton.
- Around 37% of over 65s live alone, nearly 26,000 of these are over 75. Living alone increases the risks associated with falls, functional impairment, poor diet and isolation.
- In September 2016, there were 7,086 people receiving long term support from Northamptonshire's adult social care service. Of these 4,322 were aged 65 and over.
- The age of peak demand for adult social care is 75. Two thirds of this over 65 cohort are female.
- The number of self-funders in Northamptonshire are estimated at around 5,000 based on data in the JSNA.
The borough of Northampton is home to Northampton, the county town of Northamptonshire. It lies on the River Nene, about 67 miles (108 km) north-west of London and 50 miles (80 km) south-east of Birmingham.

Northampton has a shortage of extra care accommodation particularly that available for private purchase and shared ownership, a shortage of nursing homes in place to meet planned need and a shortage of suitable mainstream housing for older people who wish to live as part of a mixed community in non-specialist housing. The shortage in nursing homes may be managed through an increase in extra care, rather than through an increase in nursing home capacity.

As one of the largest towns in the UK, Northampton had a population of 227,300 (ONS 2014-based Subnational population projections) and has the county’s most densely populated locality. Of Northampton’s total population, based on 2016 mid-year population estimates 33,170 or 14.7% of the population are over 65. The graph below shows the projected increasing population of older people in Northampton from 2014 to 2039:

There are 88,731 dwellings in Northampton. There is a requirement for 25,758 new homes in Northampton from 2011-2029. The tenure mix for households only occupied by people aged 65 is shown below:

67.06% owned, 18.23% social rented, 9.28% mortgage/loan/shared ownership, 2.36% private rented, 3.07% rent free
Current Developments

One new extra care facility, Foxfield’s opened in September 2017 in Northampton and another, Balmoral, is scheduled to open in October 2018 providing 80 extra care apartments. NCC is currently working closely with Housing & Care 21 to allocate the right residents to this facility in Upton. This high profile development generated over 800 enquiries from potential occupants, emphasising the untapped demand for this type of housing. NCC has also started an early engagement process for a development in Kingsthorpe, Balmoral Court, scheduled to open in October 2018. In the private sector Avery Healthcare is opening an over 55’s all-inclusive facility, The Hawthorns in April 2018 with apartments for private rent.

Extra Care Supply & Demand

Northampton currently has three extra care facilities (Foxfields, St Crispin Village and Wardington Court which is a private scheme) offering a total of 467 flats, with a fourth, Balmoral court opening in October 2018.

Residential Care and Nursing Home Supply & Demand

Northampton currently has 959 residential care home places in 28 homes. 110 of these places are in Eleanor Lodge, Obelisk House and Southfields House (Olympus Care Services Limited) which is owned by NCC. Northampton currently has 694 nursing home places in 16 homes.
WELLINGBOROUGH

SUMMARY
Wellingborough is a market town and county situated about 11 miles (18km) from Northampton, on the north side of the river Nene.

DEMOGRAPHY
ONS 2014-based Subnational population projections states the borough has a population of 77,700, which the town itself accounts for 49,087. Of the borough’s total population, based on 2016 mid-year population estimate, 14,750 or 18.9% of the population are over 65. The graph below shows the projected population of older people in Wellingborough from 2014 to 2039:

HOUSING
There are 32,057 dwellings in Wellingborough. There is a requirement for 3,754 new homes in Wellingborough from 2017-22. The tenure mix for households only occupied by people aged 65 is shown below:

- 66.69% owned
- 18.95% social rented
- 8.66% mortgage/loan/shared ownership
- 2.70% private rented
- 3.00% rent free

CURRENT DEVELOPMENTS
There are pipeline plans for ...

Extra Care Supply & Demand
Wellingborough currently has two extra care facilities (Langdale Court and Rosewood Court) offering a total of 80 flats.

Residential Care and Nursing Home Supply & Demand
Wellingborough currently has 284 residential care home places in 10 homes and 159 nursing home places in three homes.
Kettering is a town in Northamptonshire, 15 miles (24km) from Northampton. The borough of Kettering has a population of 99,700 (ONS 2014-based Subnational population projections).

**DEMOGRAPHY**
Of Kettering Borough’s total population, based on 2016 mid-year population estimates, 18,066 or 18.3% of the population are over 65. The graph below shows population projection for older people in Kettering Borough from 2014 to 2039:

**HOUSING**
There are 39,701 dwellings in Kettering Borough. There is a requirement for 4,294 new homes in Kettering Borough from 2017-22. The tenure mix for households only occupied by people aged 65 is shown below:

69.80% owned, 14.81% social rented, 7.71% mortgage/loan/shared ownership, 3.84% private rented, 3.85% rent free

**CURRENT DEVELOPMENTS**
There are pipeline developments for a 42 bedroom extra care facility on Carey Street in Kettering (50% of which is likely to be for older people). There are also plans for a 66 bedroom residential care home, and a 77 bedroom care home with an additional 42 bedroom dementia care specialist facility.

**Extra Care Supply & Demand**
Kettering has one extra care facility (Sunley Court) offering 40 flats.

**Residential Care and Nursing Home Supply & Demand**
Kettering currently has 482 residential care home places in 14 homes and 226 nursing home places in five homes.
**CORBY**

**SUMMARY**
Corby is a town and borough in the north of the county. It is located 23 miles (37km) north-east of the county town of Northampton. Corby has a population of 69,000 (ONS 2014-based Subnational population projections).

**DEMOGRAPHY**
Of Corby’s total population, based on 2016 mid-year population estimates 9,582 or 14.1% of the population are over 65. The graph below shows the projected population of older people in Corby from 2014 to 2039:

**HOUSING**
There are 25,215 dwellings in Corby. There is a requirement for 3,711 new homes in Corby from 2017-22. The tenure mix for households only occupied by people aged 65 is shown below:

- 60.28% owned
- 24.23% social rented
- 8.83% mortgage/loan/shared ownership
- 2.44% private rented
- 4.23% rent free

**CURRENT DEVELOPMENTS**
We are working with Corby Council to identify and develop relevant planning applications and opportunities

**Extra Care Supply & Demand**
Corby has one extra care facility (Swan Gardens) offering 35 flats.

**Residential Care and Nursing Home Supply & Demand**
Corby currently has 162 residential care home places in six homes. 14 of these places are in Pine Lodge (Olympus Care Services Limited) which is owned by NCC. Corby currently has 248 nursing home places in four homes.
East Northamptonshire is a district to the north east of Northampton. The largest town in the district is Rushden with a population of 29,272 as at the 2011 census. East Northants has an overall population of 90,400 (ONS 2014-based Subnational population projections).

**DEMOGRAPHY**

Of East Northamptonshire’s total population, based on 2016 mid-year population estimates 18,406 or 20.2% of the population are over 65. The graph below shows that the projected population of older people in East Northamptonshire is forecast to increase significantly from 2014 to 2039:

**HOUSING**

There are 35,662 dwellings in East Northamptonshire. There is a requirement for 2,664 new homes in East Northamptonshire from 2017-22. The tenure mix for households only occupied by people aged 65 is shown below:

- 68.91% owned
- 16.56% social rented
- 8.15% mortgage/loan/shared ownership
- 3.40% private rented
- 2.97% rent free

**CURRENT DEVELOPMENTS**

One new extra care facility, is currently being planned as part of the SUE in Rushden East. A 56 bedroom nursing care facility is in development, and a new garden village being developed at Tresham is likely to have some accommodation provision for older people. Abbott House residential care home in Oundle has applied to build 20 additional bedrooms and associated ancillary spaces and eight, two-bedroom extra care apartments, in the grounds of the existing residential care home. New extra care facilities are also being considered at Kings Cliffe.
East Northants currently has 488 residential care home places in 18 homes and 362 nursing home places in 8 homes.

Extra Care Supply & Demand
East Northants currently has two extra care facilities (Imperial Court and Townsend Court which is a private scheme, both in Rushden) offering a total of 110 flats. Similar facilities are needed in other parts of the East Northants District.

Residential Care and Nursing Home Supply & Demand
East Northants currently has 488 residential care home places in 18 homes and 362 nursing home places in 8 homes.