

# A Place We Call Home



**Derbyshire All Age Adults’  
Housing, Accommodation and Support Strategy  
2023-2038**

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# About this strategy

The increasing older population and number of adults with support needs is generating a greater demand for suitable accommodation.

Addressing our residents' range of needs, priorities and preferences presents exciting opportunities and we look forward to working with you.

## Foreword by Cabinet Member Adult Care and Executive Director for Adult Social Care and Health

Derbyshire County Council has ambitious plans to support its residents to live their Best Life. We know that for most of us, this means living independently in our own homes and communities for as long as possible.

This commissioning strategy and delivery plan builds on previous accommodation strategies, combining the housing needs of our older residents and working age adults. It focusses on and outlines the increasing demand for accommodation, including a range of housing options such as housing with support, housing with care, residential and nursing care. Independent living is Derbyshire's preferred option.

Derbyshire County Council is ambitious to embrace innovative ideas which address budget pressures, care workforce challenges and meet net zero carbon targets. Developing alternative and innovative accommodation options will make Derbyshire a wonderful place to work and live.

The strategy is a live document which reflects Derbyshire's strategic ambitions and priorities, with data in appendices for easy and timely updates. It has been developed alongside District and Borough councils, working in partnership with their skills, knowledge and expertise.

This strategy outlines how we will work across and in partnership with the wider accommodation sector. This strategy is for:

- Existing partners
- Developers, housing providers, landowners, landlords, builders, architects and care providers
- Voluntary and community organisations as well as people interested in local business development and social enterprises
- Derbyshire residents who are interested in coproducing services
- Elected Members
- Colleagues working in Adult Social Care and Health



Cllr Natalie Hoy, Cabinet Member Adult Care



Simon Stevens, Executive Director for Adult Social Care and Health

# Our strategic vision

Derbyshire County Council is committed to working in partnership across organisations to drive the development of a range of housing options that can meet the housing requirements and aspirations of people who have care and support needs to enable them to be able to make informed choices and decisions about their homes and housing options.

By continually modelling future demand and needs analysis and identifying gaps in availability, we can encourage partners to develop a range of housing options, including support services and specialist housing. This will ensure that people retain their independence and will enable them to live in a safe, accessible and warm home for as long as they wish, with support and adaptations as required.



Derbyshire's strategic vision incorporates the views of our residents who tell us that they wish to move into their own supported tenancies or remain living in their existing homes.

We are interested in innovative projects which support independence, encourage active living and which foster a sense of community. Inclusive intergenerational schemes can help to combat loneliness and improve well-being. Technological innovation facilitates independent living. Developing 'smart homes' maximises opportunities for independence through digitally connected services.

Derbyshire County Council aims to be a [net zero organisation by 2032](#) and building quality accommodation to energy efficient design standards will help us achieve this goal. Homes providing cost-effective thermal comfort promote good health, are environmentally sound and support the Council's carbon reduction strategy.

Another key council priority is to connect people and communities. Ensuring joined-up and co-ordinated support and taking a strengths-based and outcome focussed approach enables individuals to live in a safe home with appropriate care and support. Building quality accommodation helps residents to enjoy good health in homes which allow independence to be retained, enabling people to continue living in their communities.

Our ambition is to promote the development of a variety of housing options which support a range of different care and community options, thus catering for Derbyshire's wide-ranging accommodation needs. The anticipated outcome is the maximised potential for people to feel a sense of independence and connection to their communities, ensuring our residents have a place they call 'home'.

Our vision is to ensure people can live their best life, both now and in the future. We look forward to working with you to realise that vision.



# Key Messages

## **We know that people want to stay at home and live as independently as possible**

- A lot of housing in Derbyshire needs to be improved or adapted to better meet the resident's needs
- As more people prefer to live in their own home, there is an increasing demand for assistance to live independently, including supported or adapted housing, domiciliary care and home-based services
- The care sector workforce is facing unprecedented challenges and meeting home-based service needs requires innovative approaches, solutions and investment



## **We know that we have an increasing number of people wanting accommodation which is designed or is tailored to their needs: level access, wider doorways, robust fittings, low windows, sturdy walls and ceilings**

- The number of older adults in Derbyshire is increasing
- There are increasing numbers of people with dementia
- Younger adults want to have their own tenancies and live independently rather than in residential care
- Younger adults with care or support needs want to access the same range of accommodation options as everyone else, including home ownership
- People are living for longer in poorer health and with increasing levels of complex needs
- Because people are living longer at home, there is less need for support in residential care settings and a greater need for nursing care and accommodation for people with more complex needs



## **We know that accommodation tailored to people with care and support needs is unevenly dispersed across the county: some areas have under provision of some types of accommodation; other areas have an over-provision**

- There is a need for more retirement housing, nursing care and housing with care in most areas
- There is a current oversupply of residential care in most areas



## **We know that needs change, but the aspiration to become independent or retain independence remains.**

# Strategy outcomes: our vision for Derbyshire residents

Our accommodation strategy supports our wider vision for Adult Social Care and Health in Derbyshire and, like our new [adult social care strategy](#), puts people at the heart of our services.

By engaging with our residents in the community, local planning and housing authorities, providers of care and support, and local developers, we will shape the market and develop identified opportunities for accommodation in the community.

By 2038, we want to have achieved the following outcomes:

- Increased the **independence** of people with care and support needs which enables people to remain living in their own homes for longer
- Worked with the market to increase the **variety and range of housing types** available to support independence and decrease or delay the need to enter residential or nursing care
- Worked with the market to increase the range of **specialised residential and nursing care provision** that supports people with more complex health and care needs
- **Identified areas** with under or over provision of accommodation types, proactively addressing these and tailoring accommodation offerings to the local area's needs
- **Worked collaboratively with Districts and Boroughs** to ensure local strategies and plans reflect accommodation needs and accessibility
- **Worked collaboratively with Health and other system partners** to adapt / maintain existing properties through Disabled Facility Grants / Healthy Homes initiatives where possible and appropriate
- Promoted **easy access to short term support** to enable people to overcome issues in their lives which impact on their independence
- Encouraged the market to **develop innovative options** for retirement housing, supported housing and housing with care
- Worked with partners such as Homes England to **bring forward more affordable accommodation**

By 2038, we would like our accommodation provision in Derbyshire to enable people to agree with the following statements:

“I feel **more able to manage my home and daily living** needs and access additional support if I need it”


“I have **a place I can call home**, not just a ‘bed’ or somewhere that provides me with care”

“I live in **a home which is accessible and designed so that I can be as independent** as possible”

“I feel welcome and safe in my local community and can **join in community life and activities** that are important to me.”

# Care and support for adults in Derbyshire

The 2021 census shows that Derbyshire has a population of 794,545 people. 22.1% of the population are aged 65 and over, and this is projected to increase to 27% by 2035




56% of people over 65 report that they are in good health and a further 31% state they enjoy fair health.

There are nearly 90,000 pensioner households in the county which represents 25.4% of all households

3% of Derbyshire's residents provide over 50 hours of unpaid care per week. 5% of Derbyshire's residents provide 19 or fewer hours of unpaid care per week.

We provide a dementia premium to support people with complex dementia in a care home setting

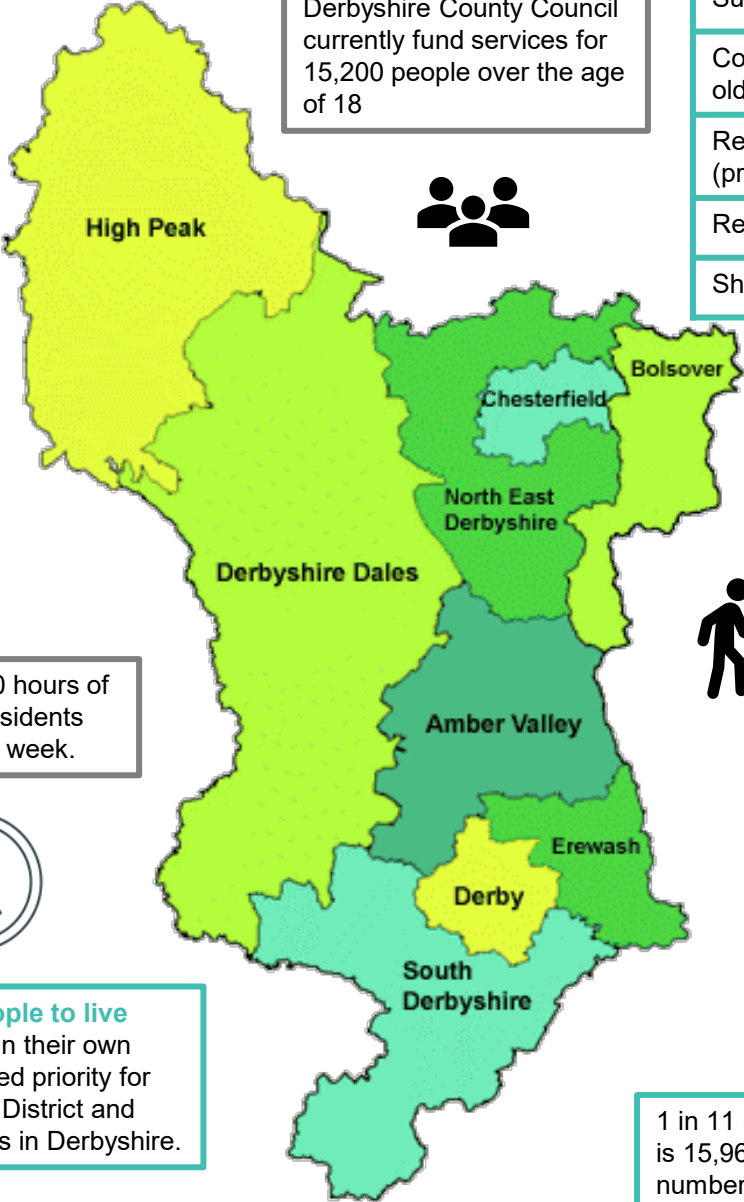


Supporting people to live independently in their own homes is a shared priority for health, housing, District and Borough councils in Derbyshire.

The Council fund services such as assistive technology, short-term enablement services, community based initiatives and home care to support people to live in their own homes.

Approximately 6.24% of working age adults in Derbyshire have a care and / or support need but not all will require specialist accommodation

Derbyshire County Council currently fund services for 15,200 people over the age of 18



Accommodation Provision in Derbyshire	
Extra care schemes where DCC has nomination rights	9
Supported Living and specialist extra care schemes for working age adults	220
Council owned residential care homes and community care centres for older adults	16
Residential and nursing homes for older adults that DCC contract with (private sector)	145
Residential and nursing homes for working age adults (private sector)	87
Shared Lives placements (full time and respite)	60

There has been a 15% increase in people aged 90 years and over since 2011

There is a shortage of nursing home and residential care staff, and domiciliary staff, particularly in rural areas

The number of households with lone adults will rise from 30% in 2018 to 33% in 2043



The Derbyshire allocation for the Disabled Facilities Grant was approximately £7.9 million in 2022/2023



The number of people over 65 who own their homes outright is 85,540 or 75% of all people over 65.

A total of £260.2 million was spent by Derbyshire County Council on Adult Social Care and Health in 2021/ 2022

1 in 11 people over 65 have dementia. This is 15,967 people in Derbyshire. This number will increase to 22,260 by 2040

# Co-producing Accommodation

We know that people want to live in a place they call home, with the people and things that they love, in inclusive communities, doing the things that matter to them.

Data conclusively demonstrates that people stay healthier when they feel connected to and supported by their communities.

Our Derbyshire residents are in the best position to know where they want to live and how they want to live.

To ensure we deliver accommodation people want to live in, we work together with Derbyshire residents and system partners to understand where and how people want to live.

We want everyone in Derbyshire to be able to live independently for as long as possible. We want to support people to increase their independence regardless of their condition or disability. What that looks like will be different for every individual.



We are committed to developing a culture of co-production, making decisions with the people they affect as locally as possible. We will work together to understand what people want and we know we will have succeeded when people say:

‘I can make a choice about the setting I live in and who I live with.’

‘I confidently share my views, knowing that they will be listened to.’

‘I know what accommodation and support is available and can make informed decisions.’

We want to work together to ensure that developed accommodation reflects what people need and what people aspire to.

- In 2021, we commissioned an independent organisation, Sortified, to engage with Derbyshire residents to understand what is important to them about how they want to live their lives
- In 2022 we consulted on options for seven of our direct care homes for older people
- In 2022 we consulted with private homeowners to understand what support was needed to make their homes more energy efficient
- We collaborate with our Districts and Boroughs to join up health, social care and housing
- In 2023, Public Health completed a [Housing and Health Impact Assessment](#) which investigates the impact of poor quality, private sector housing on the health of residents in Derbyshire
- The 2023 [Joint Strategic Needs Assessment](#) provides an overview of the health, wellbeing and social care needs of Derbyshire’s residents. It helps public bodies decide what type of local services to commission by providing insights on improving population health and wellbeing
- The 2023 Joined Up Care Derbyshire’s [Integrated Care Strategy](#) summarises how the wider system will further grow and develop shared approaches to providing a more preventative approach to health, tackle health inequalities and improve outcomes for local residents.



# Design Principles

Thoughtful building design can make a big difference to quality of life. Building to [M4\(2\)](#) standards is cost effective: the government estimates that the average additional cost per dwelling would only be £1400.

Implementing good design increases the range and availability of aspirational accommodation. Well-designed houses promote independence and allow people to remain independent for longer, meeting needs now and in years to come.

Good design might include spacious layouts that allow room for wheelchair access, wider doorways, sturdy walls to accommodate adaptations like grab rails, and plug sockets and switches positioned at accessible heights. Such houses cater to a wide range of potential residents, increasing the number of potential buyers or renters.

Energy efficient houses are good for the environment and the wider economy, as occupants are less likely to suffer from respiratory diseases or falls. Opportunities for microgeneration can also increase energy efficiencies and contribute to meeting Net Zero targets. It is additionally important to ensure that houses are adequately ventilated to prevent overheating.

The following design suggestions build on concepts outlined in the National Design Guide: [National design guide.pdf \(publishing.service.gov.uk\)](#).

**Well-designed mainstream housing** can be suitable for most people at little or no additional cost. Good design features include:

- The ability to live on the ground floor and avoid the use of stairs. Multi-level dwellings should have provision for a future stair lift or platform lift
- Homes that are easy to manage, with a minimum of two bedrooms and with low-maintenance gardens
- En-suite bathrooms or an easy route from the main bedroom to the bathroom
- Bathrooms to include easy access shower facilities such as wet rooms
- Level access throughout and spacious layouts with wide doorways allowing for wheelchair access and turning circles
- Walls able to support adaptations such as grab rails
- Sockets, switches and temperature controls at a convenient height
- Low windows to maximise natural light levels and allowing people in bed or a wheelchair to see out
- Good sized parking spaces with the distance from entrance to parking space kept to a minimum
- Level or gently sloping approach to the home and level thresholds
- Energy efficient and economical heating system to help to keep energy costs as low as possible
- Adequate ventilation and shade to prevent homes from overheating
- Maximised opportunities for smart home technology to support health and wellbeing



Image credit: Designblendz



Image credit: RichKin



Image credit: [Jack Hobhouse - Architectural Photographer, London](#)

**Extra care design** can be aspirational and maximise functionality. Good design features include:

- Self-contained homes which can be easily adapted to accommodate increasing frailty
- Hardwired and / or wi-fi enabled Telecare and Telehealth equipment
- A restaurant or café giving residents the option of hot meals
- Modern building standards and energy efficient design to help to keep energy costs as low as possible
- Adequate ventilation and shade to prevent homes from overheating
- Maximised levels of natural light throughout the scheme and low window sills to allow seated people to easily see out of the windows
- Equipment, signage, décor and landscaping that enables people who have physical, sensory or cognitive impairments to be as independent as possible
- Fully accessible, landscaped outside space that contains seating and opportunities to be active
- Communal facilities sufficient for the size of the scheme (usually about 25% of the total space), which facilitate activity and which are complementary to those available in the local community
- Located close to local amenities in order to enhance opportunities for residents to take part in local community life. Local facilities should be easily accessible

# Exemplar Practice

There is a wealth of excellent and innovative design ideas many of which are underpinned by internationally recognised concepts and standards. The Housing LIN is an excellent repository of resources.

When developing homes and neighbourhoods, it is also important to consider the wider community: suitable housing only goes so far in maintaining health and wellbeing. The neighbourhoods in which homes are located provide resources that people need such as transport, shops, social contact, involvement in local issues and services, information and access to green space. Concepts such [Lifetime Neighbourhoods](#) and [dementia-friendly communities](#) also deserve consideration.

We would encourage any new scheme to be built and designed to appropriate standards, including:

- [CQC Right support right care right culture](#)
- [EADDAT Getting Started: Environments for Ageing and Dementia Design Tool](#)
- [How to create an autism-friendly environment](#)
- [DWELL - Age friendly housing](#)
- [Design-Principles-For-Extra-Care-Housing-3rdEdition](#)

## Intergenerational Schemes

[Melfield Gardens in Lewisham](#) is an affordable housing scheme for over 55s, designed to Passivhaus standards. Arranged around a central landscaped space, shared entrances increase a sense of community. The scheme includes two four-bedroomed homes for graduate students who contribute to the community in return for reduced rents.

[Abbey Mill in Leicester](#) is a mixed-age intergenerational extra care scheme, home to a mix of working-age and older adults with care and support needs. There are shared facilities such as communal lounges, communal kitchens and hobby rooms. The blend of residents makes for a community where people can balance each other's strengths and needs.

## Well-designed extra care housing

[The Courtyards in Preston](#) is a not-for-profit scheme which has spacious dwellings at affordable rents. Rooms are made flexible with the use of sliding doors and are dual aspect; homes have balconies or terraces providing external space. Offerings such as a bistro and a beauty salon invite the wider community in.

## Aspirational market housing

Parkside in Matlock is a four-storey block of 10 apartments with generous internal dimensions and useful sized balconies. The apartments are situated beside the river and park, on a pedestrian route from one part of the town to another.



[Melfield Gardens, Lewisham. Resource Library Housing LIN](#)



[The Courtyards in Preston. Resource Library Housing LIN](#)



[Parkside — Evans Vettori](#)

Location and inclusivity are important considerations. People want to remain as independent as possible, so having good transport links and access to local services and facilities is key.

People want to feel that they are part of the local community. Use of urban infill sites can ensure proximity to local services. Locating facilities such as cafes, hairdressers or community spaces which are used by the wider community results in vibrant and sustainable accommodation schemes. Being connected to the wider community includes digital as well as physical connectivity as technology can support people to feel more connected, empowered and independent.

Design and affordability are not mutually exclusive. By avoiding institutional designs, features and fittings, homes can be aspirational as well as helping residents maintain their independence.

'Older' people have wide ranges of interests and activity levels. Providing a range of accommodation choices and opportunities ranging from retirement living schemes to supported community living will inspire people to invest in where they want to be and enable them to say 'I want to live here!'



# Housing: addressing the wider determinants of health

Housing can contribute positively to people's mental and physical health, **but too often, it does not.**

Housing affordability is the extent to which people can meet their rent or mortgage repayments, their council tax and their utility bills.

Poor or unaffordable housing contributes directly to poor mental health through stress and anxiety.

Poor housing can contribute to:

- cold or damp conditions due to poor thermal insulation
- illness caused by overheating
- inability to afford heating bills
- increased falls

Poor housing also impacts on people's ability to afford healthy food or to participate socially.

Having a 'healthy home' is good for the environment and the wider economy, as occupants are less likely to suffer from respiratory diseases or falls. The cost of poor housing to society is estimated to be 2.5 times greater than that to the NHS.

A 2023 report written by BRE concludes that if all housing hazards were to be mitigated now, the payback to the NHS would be realised in around 7 years.

## Existing Builds

All homes contain potential hazards such as stairs or electrical equipment. A Category 1 hazard is one which poses a serious and immediate threat to the health and wellbeing of occupants.

6.3% of private sector homes in Derbyshire contain a Category 1 housing hazard for excess cold; there is a clear link between deprivation, poor housing and worsening health outcomes for those living with respiratory conditions.

Approximately 8.9% of private sector homes have a hazard for falls on the stairs. Falls are the most common cause of accidents in older adults, leading not only lead to injury but also to loss of confidence and independence. This can further lead to social isolation and increased risk of care home admission.

## Potential Solutions

- Installing appropriate levels of thermal insulation
- Raising indoor air temperatures and adequately heating the whole dwelling
- Continuous low level background ventilation
- Ensuring exterior fabric of property is in good condition to avoid rain penetration

## Help to address some Category 1 issues might be accessed through:

- DFG (disabled facilities grants) are grants available from your local council if you are disabled and need to make changes to your home: Call Derbyshire 01629 533190
- Healthy Homes Project
- Local housing authority energy grant schemes

## Derbyshire's Healthy Homes Project

The Healthy Home programme is for householders who are unable to afford to heat their home to a safe temperature and who have a health condition which is made worse by the cold. The programme aims to improve home insulation and heating in order to keep homes warm and people healthy.

For more information log on to [Making health fairer - Derbyshire County Council](#)

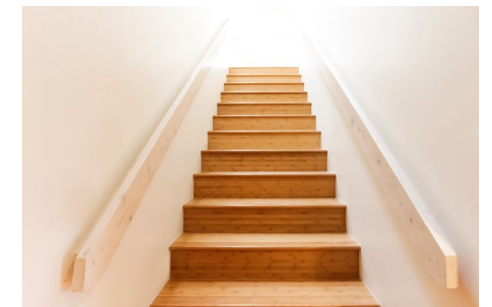
## Mr Hector's\* experience (\*Not his real name):

**Mr Hector had given up work to look after his son, who had serious mental health issues, including seizure and violent outbursts.** His son was on medicines which were having an adverse effect on his blood pressure and circulation - conditions made worse by living in a cold home. Mr Hector was under enormous pressure himself and was suffering from anxiety and depression; conditions which can be worsened by the cold.

The main source of heat was a wood burning stove (itself in need of repair), 3 electric fan heaters and an immersion heater for hot water. The family were in debts of £2K to their electricity provider

Over 10 homes visits, the Healthy Home Programme helped Mr Hector to:

- Install a new, oil-fired boiler and radiators throughout the property
- Redirect the new heating system into the existing hot water cylinder to eliminate the need for a costly electric immersion heater
- Liaise with local authority and health service staff to make various multi-agency visits to the property over an extended period
- Manage his outstanding fuel debt via the Citizens Advice Bureau
- Liaise between the installers and family to ensure the plumbing and electrical work be carried out safely due to Mr Hector's son's mental health issues



# Strengths based approach to support in the community

In 2021, Adult Social Care engaged with the community to understand how people want to live their best lives now and in the future. The engagement found that staying in their current home becomes more important to people as they get older. For Adult Social Care, this means a greater emphasis on supporting people to maintain their independence at home, preventing crisis and supporting people in their communities.

A strengths-based approach focuses on the positive attributes in people's lives and tries to utilise these strengths to provide the support they need. This could mean working to maximise a person's personal, social and community networks as well as putting them in touch or supporting them to engage with preventative low level / universal services. This approach focusses on community-based services including peer support, befriending, volunteering, social groups, tenancy support, assistive technology, equipment, information and advice services.

## Case Study

Liam\*, 18 years old, has a diagnosis of Autism and type 1 diabetes. Liam had been living in a Children's residential home but expressed their desire to live independently. Liam needed support around managing diabetes, mental health, setting up new routines, meal preparation, managing finances and a tenancy agreement, and accessing education. Liam also wanted to continue to see their old friends as well as making new friends.

Liam's care and support needs were assessed to determine whether a supported living place would be suitable and what support hours would be needed to enable Liam to live independently and develop their strengths.

Liam moved into their own flat with 24 hour support the day after their 18<sup>th</sup> birthday. They are now building on their independent skills such as cooking healthy meals and managing a budget. Liam has also joined a gym and is now looking to complete some functional skills training so that they can attend college.

Liam has made a new friend in the supported living complex and together, they went rock climbing. Liam has also expressed their wishes to access work in the future, and Liam will build towards this by gaining qualifications.

This strengths-based approach enabled Liam to:

- Maintain friendships and create opportunities for new relationships
- Develop their independence and learn new skills
- Set future aspirational goals, already being worked towards

(\*Not their real name)

People in Derbyshire consider **health** to be the most important thing to them, followed by **family** and then **parks & green space**





# Enabling independence

People in Derbyshire have told us that living independently wherever possible in the place they call home is really important to them.

Assistive technologies, innovative design solutions and community-based services offering support for people living in their own homes enable this to happen. Opportunities to use AT proactively are important.

With advances in digital technology and the Internet of Things, there are much greater opportunities to use technology as part of a wider preventative strategy, for example using remote monitoring to detect emerging health and social care needs and allowing services to respond proactively and not just reactively.

We commission a number of services that support people to remain independent in their own home, support someone with a long-term condition or disability to live within their local community or regain their independence following a stay in hospital.

Through our quality monitoring approaches we ensure that these services support people through a strengths-based approach to achieve outcomes important to them.

As part of our aim to increase independence and prevent deteriorating needs, we run **76 community support beds** funded and supported by our health partners. These beds are used to support hospital discharges and as a step-up service from the community to prevent hospital admissions. The service is available for up to 6 weeks to maximise independence.

**Community Connectors** are a team of trained staff who can assist people with a learning disability and / or autism to access opportunities in their local community. The service has supported:

- 329 people to develop new skills
- 296 people into voluntary or work experience
- 49 people into paid employment and
- 139 people to experience travel training

between 2019 –2022

Derbyshire County Council offer a **'Simple Service'** for low level equipment provision including assistive technology which is led by Occupational Therapists. Assessments are completed digitally or over the phone and this reduces unnecessary delays and can prevent the need for increased care and support.



Adam\* is a young man who has really benefitted from a strengths-based approach. The Council's transitions service was in place through Adam's late adolescent years, enabling him to transfer positively and successfully from Children's to Adult Social Services.

Staff noticed that there was a difference in Adam's presentation at home and the short breaks service: staff worked with Adam using a strengths-based approach to develop his skills in certain areas and to identify his own goals and aspirations. Adam has now begun going to the gym, is undertaking other activities, and has expressed an interest in pursuing something involving art.

(\*Not his real name)

# Enabling independence pg 2

**Assistive technology (AT)** offers tailored solutions to meet people's needs, enabling them to live independently for longer. It can offer:

- Prompts, warnings and reminders to for daily living – for example, alerts if the oven or tap have been left on or smoke alarms that can alert people with hearing loss
- Timely support via a remote monitoring system or carer pager unit, enabling reassurance for loved ones and allowing respite and relief from caring responsibilities
- Falls, activity and movement monitoring in the home alerting relatives and/or support services
- Prompt access to reactive and proactive support, reducing the likelihood of hospital admissions
- Remote monitoring of a person's health and social care needs

Joan\* is a 82 year old female living alone. She receives funded support from Adult Social Care and Health and currently has a pendant alarm enabling support staff to be notified if she presses the alarm and alerts that she needs help.



Due to an existing back injury she is prone to falls and is unable to get back up independently if this happens.

Despite wearing her pendant, Joan recently experienced a fall and was admitted to hospital where it was identified that a wearable falls detector could offer her additional support. The enhanced sensor could measure changes in height, detecting if the wearer has fallen from an upright position.

[A Vibby Falls Detector](#) was identified as an assistive technology solution that could enable Joan to continue to maintain her independence at home, particularly in situations where she is unable to press her personal alarm pendant, as the sensor alerts support staff automatically if it detects a hard fall. This also improves the response time of the support services alerted if Joan falls again, reducing the risk of an extended stay in hospital.

**The Home Not Hospital service** is provided by a local consortium of CVS providers. Staff and volunteers provide practical support for vulnerable people at the point of hospital discharge, or those in the community at risk of admission to hospital.



The service provides short-term support with a range of simple tasks, such as shopping, cleaning and paying bills, to enable people to remain at home.

Sam\* lives alone but has some memory issues, as well as depression and anxiety. As a result, she has some difficulties with organising her thoughts and with admin and day-to-day activities. Her daughter is concerned about mum's ability to cope, but Sam wants to go home. Sam has recently surrendered her driving licence which has reduced her independence. She has a friend who usually shops for her, but this friend currently has Covid.

The Home from Hospital service referred Sam to:

- Beep assist – a community alarm / lifeline organisation
- Age UK for falls prevention sessions
- The community access point for a home OT assessment
- The Citizen's Advice Bureau to review benefits
- Derbyshire Healthy Homes for a new boiler
- Her local chemist so medication could be delivered
- 'Tootsies' for support with her feet

The outcomes are that Sam remains independent: she has a lifeline, is attending falls prevention sessions, has been given some financial support, has had a new boiler fitted for free – and has lovely, trimmed toenails!

**Disabled Facilities Grants** fund adaptations to peoples' homes to support them to maintain their independence for longer.

John\* was born with inoperable spinal problems and scoliosis. He was referred to DCC Adult Care for an assessment for equipment and adaptations in his home.

John lived alone with his dog, in a privately owned house with a bathroom and toilet upstairs, accessed via a flight of stone steps to the front door. John's boiler had recently broken down and he hadn't been able to get this fixed.

At the time of the assessment, John hadn't been out for the past two weeks due to difficulties with his mobility. Following the initial assessment in April 2022:

- A quote was arranged for an external handrail to be installed to the front door
- A stair rail was ordered from Medequip
- A bed lever and chair raisers were also ordered from Medequip.
- A referral was made to the Community Rehab Team for a mobility assessment
- The process was started for the Disabled Facilities Grant to be used to take the bath out and have a level access shower installed upstairs
- A referral was made to Healthy Homes for a new boiler

A year on from the initial assessment,

- John has a new shower room which he uses independently and safely.
- He has a fully functioning central heating system provided by Healthy Homes
- He has a handrail and half step to the front door, and a second stair rail on the stairs
- He is taking part in online training to improve his qualifications to go back to work

(\*not their real names)



# Summary of Market Opportunities

<p><b>Promoting independence at home</b></p>	<ul style="list-style-type: none"> <li>• Appropriate support for people to remain in their own home for as long as possible via a range of commissioned services.</li> <li>• The council's market position statements highlight a range of opportunities to support people across all tenures via a number of community based services</li> <li>• Opportunities to maximise the use of digital technology within the home to enable independence</li> <li>• Providers to support the domiciliary care market, especially in rural parts of Amber Valley, Derbyshire Dales and High Peak</li> <li>• Work in partnership to develop a co-ordinated approach, which utilises external funding where appropriate.</li> </ul>
<p><b>Age designated housing</b></p>	<ul style="list-style-type: none"> <li>• As people tend to prefer to be supported in their own home, there is considerable demand for this type of provision. As Derbyshire has a high proportion of owner occupiers this is an attractive proposition</li> <li>• Develop affordable downsizer homes that are care ready and which maximise the use of technology and promote health and wellbeing through design</li> <li>• Explore co-housing or intergenerational housing opportunities</li> <li>• Explore opportunities for social landlords or developers to develop additional affordable housing. This might include the council appraising options for the use or sale of public land and assets.</li> <li>• Working in partnership with Registered Providers and housing associations to access external funding opportunities.</li> </ul>
<p><b>Housing with care</b></p>	<ul style="list-style-type: none"> <li>• Consider new build developments which reuse sites of former sheltered housing or re-modelling existing provision</li> <li>• New build developments with mixed tenure depending on location</li> <li>• Affordable provision for extra care and housing with care.</li> <li>• Working in partnership with Registered Providers and housing associations to access external funding opportunities</li> <li>• Explore opportunities for social landlords or developers to develop additional affordable extra care schemes. This might include the council appraising options for the use or sale of public land and assets.</li> <li>• Develop housing and accommodation that can support people with dementia as their needs change and age in place</li> </ul>
<p><b>Residential care</b></p>	<ul style="list-style-type: none"> <li>• Residential homes for older people with complex physical or medical care needs and those with dementia</li> <li>• Community Support Beds that facilitate timely discharge from acute hospitals and prevent admission to hospital</li> <li>• There is a requirement for more specialist provision that supports individuals with complex behaviour and help reduce out of county placements</li> </ul>
<p><b>Nursing care</b></p>	<ul style="list-style-type: none"> <li>• The council is looking to stimulate the market to develop appropriate opportunities to support people with complex needs.</li> <li>• The modelling suggests that nursing care and provision to support people with more complex needs and dementia will be a growth area.</li> </ul>

# Summary of opportunities to work with us

We are actively seeking to join up Health, Housing and Care by working closely with partners including District and Borough Councils, Housing Associations, [Joined Up Care Derbyshire](#), [Homes England](#), [Concertus - Building Design Consultants](#), [Public Sector PLC](#), and [Skills for Care](#).

**Our ambitions are to build on our existing partnerships and create new partnerships with the wider accommodation market including developers, independent providers and community and voluntary organisations to deliver:**

- A range of suitable and accessible accommodation with access to community resources including health provision, employment and educational opportunities, leisure facilities, and transport resources
- 'Wrap around' and floating support from a range of agencies that will enable people of working age with care and support needs to live meaningful lives within their community
- Support linked to the person, with continuity of support if accommodation arrangements change
- Accommodation designed to fit many different needs and which provides high quality housing choice
- Proactive and preventative use of appropriate assistive technology to increase levels of independence within all accommodation options
- Appropriate step-up and step-down accommodation and support
- Support for young people to achieve maximum independence as they make the transition to adulthood
- Information and advice to ensure Derbyshire residents understand what is available locally, including:
  - accommodation options
  - home adaptations, equipment and repairs, including assistive technology
  - community resources
  - care and support options

**The accommodation strategy will be supplemented** by further sub-district area analysis in forthcoming appendices. These pages will be produced in collaboration with the District and Boroughs, and refreshed more frequently than the strategy to ensure opportunities are current and reflect market need.

The additional analysis will also allow us to acknowledge specific or targeted pieces of work which need to take place to address a particular identified requirement.

**Here is how you can join us:**

- On our [provider events and forums](#)
- We commission care and support services from external providers - [register on Due North](#) to find out about and apply for our tendering opportunities.
- By completing our [developer application form](#) to express an interest in working with us
- By contacting us at [asch.ac-commissioning@derbyshire.gov.uk](mailto:asch.ac-commissioning@derbyshire.gov.uk) if you are interested in pursuing [development opportunities](#)
- Visit our [webpage](#) to view our [strategies and market shaping documents](#)
- Taking part in our [community engagements](#) – workshops, surveys, discussion forums, consultations and collaboratives for joint working



# Glossary of housing types

**Adapted housing:** housing adapted for use by a person with a long-term health condition or disability which enables them to live more independently.

**Age designated housing:** Private or social sector housing that includes housing for rent, for sale or for part ownership that has a particular focus on providing support for older people from a particular age.

**Co-housing:** intentional communities run and created by their residents. Each household is a self-contained private residence but is also served by communal spaces.

**Enhanced Sheltered Housing:** sheltered housing with additional services on site to enable older people to retain their independence for as long as possible. Most developments will have a scheme manager and alarm systems in the property.

**Extra care housing:** housing schemes with 24/7 on site support, often via bespoke care services which are age designated for older people.

**Intergenerational housing:** people from three or more generations living within the same household.

**Mainstream housing:** general needs housing which has no specific adaptations or age restrictions.

**Nursing Care:** residential accommodation together with nursing care that has to be registered with the Care Quality Commission.

**Residential care:** residential accommodation with personal care that is registered with the Care Quality Commission. Residents typically have their own rooms and share communal activities.

**Retirement villages:** a larger development of bungalows, flats or houses, intended for occupation by older people. Some retirement villages include a care home alongside independent living and assisted living properties; most of the larger schemes include leisure and hobby facilities as well as restaurants, shops, hairdressing salons etc.

**Shared Lives:** accommodation and support within approved family homes for people over the age of 18 with a physical or learning disability and/or who are autistic or experiencing mental ill health. An alternative to residential care, it helps people maintain and develop their independence and life skills.

**Sheltered or care ready housing:** A group of dwellings intended for older people and served by a resident or non-resident scheme manager with specific responsibility for the group

**Social rented housing:** housing owned by local authorities or private registered providers, for which guideline target rents are determined through the national rent regime.

**Specialist Accommodation:** housing which is designed, altered or designated for occupation by residents who require services or support in order to enable independent living. It includes retirement villages, extra care housing, sheltered housing, supported living and housing which has been adapted for wheelchair users.

**Specialist Extra Care:** self-contained homes for vulnerable working adults with 24/7 on site support, enabling people to maintain and develop independence

**Supported Living:** stand-alone self-contained properties with onsite support provided by bespoke care services. Support provision is tailored to the individual's needs

# Sources

This document has referenced numerous sources and statistics. A summary of the sources of information are detailed below:

**Dementia statistics hub:** statistical information about dementia

**BRE:** The cost of poor housing in England by tenure 2023 briefing paper

**Building Standards:** government standards to enhance the safety and performance standards of buildings

**CQC National Capacity Tracker:** provides information on registered residential and nursing care homes and capacity and their inspection status

**Demand modelling:** based on existing provision of accommodation, census population figures and the 2018 based sub-national Population Projection figures from ONS. Prevalence rates are based on analysis undertaken with the Housing LIN in 2018 and are also informed by local Strategic Housing Market Assessment documents.

**Derbyshire Observatory:** provided additional information about housing prices, population and character of the Districts and Boroughs

**EAC:** Elderly Accommodation Counsel provided information on extra care, age-designated and sheltered accommodation schemes

**Housing LIN:** home to many resources and case studies on accommodation and assistive technology as well as design guides

**National Design Guide:** planning practice guidance from the Ministry of Housing, Communities & Local Government

**ONS:** Population census data and estimates Further information about population estimates for Derbyshire can be found on the Derbyshire Observatory.

**POPPI and PANSI** statistics provide a range of information about the projected needs of people who may have health or care and support needs. Further information can be found on their websites (registration and log-in required)

**State of Ageing 2022 report:** a report looking at data to understand experience of being older in England

Developed in partnership with



### Updating and reviewing this document

This document will be reviewed and updated on a regular basis to reflect completed actions and any additional actions that arise from a changing policy landscape and the latest demographic trend modelling.

Progress and achievements will be noted and summarised so that ongoing market gaps can be identified and future plans focused accordingly.

### For further information please contact:

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