

# Foster and Payne

## Cobbs Hill, Old Wives Lees

### Briefing Note on 'Care Needs Assessment' produced by Pinders Professional Consultancy Services Limited, August 2017.

1. Foster and Payne wished to understand better the need for Extra Care or Assisted Living within their working catchment of East Kent. The Company therefore commissioned a bespoke report from Pinders, a company which has provided consultancy advice to the healthcare sector for more than forty years. Pages 20-30 of the attached Pinders Report deal with the Administrative area of Ashford Borough.
2. The elderly population (aged over 65 years) of the Borough will increase from 24,471 in 2017 to 31,844 by 2027. This is an increase of 7373 people or 30%.
3. Based on the level of provision available at the time of the 2011 census, the Report notes that additional provision of 823 Extra Care Units was required in 2017, rising to 902 in 2022 and 1075 in 2027 (page 20). Age-Exclusive Housing is described in the Appendix to the Pinders Report, as is Extra Care or Assisted Living. Foster and Payne do not support the proposition that the 2011 base level of provision of Extra Care Housing in any way fully meets the needs of the elderly.
4. The figures produced in the Pinders Report should, therefore, be regarded as the base level of the lowest possible amount of care which should be provided. The Foster and Payne proposal for Cobbs Hill Park falls within Town and Country Planning Use Class C2. As such the proposal is for Extra Care or Assisted Living which is described by Pinders as:  
  
**“Similar in nature to age-exclusive housing but on-site care provision will be an integral service. The care packages received are individually tailored to meet the changing needs of individuals. Because of this such schemes are seen as offering a more flexible long-term choice where future care needs can be accommodated.”**
5. A key feature of the Foster and Payne proposal is that this Extra Care can be provided whilst people still enjoy the privacy of their own front door, rather than having to enter into a more institutional care home environment.
6. The Pinders Report (page 26) notes that at 2017 there were 1834 people living in Ashford Borough with a limiting long-term illness over the average age of entry into a care home (85 years of age). This is projected to increase to 2189 people by 2022 and 2834 by 2027. The Pinders Report (page 26) notes that at 2017 there were 1988 people living alone in their own homes over the average of entry into a care home (85 years of age). This is projected to increase to 2372 people by 2022 and 2963 by 2027.

7. Because of the way the data is presented we do not know how many people in Ashford Borough over 85 years of age are living along with a limiting long-term illness.
8. The Pinders Report describes Domiciliary Care as follows:

**“the provision of care within an individual’s own dwelling. This can be within the ‘family’ home in the community or to an apartment/bungalow within an age-exclusive housing scheme. Because of budgetary constraints and increasingly congested roads, care visits are generally quite brief, restricting the amount of care which can realistically be provided. By focusing resources on a group within an Extra-Care scheme, care can be provided more efficiently and effectively.”**
9. Foster and Payne propose the provision of a new build Extra-Care Scheme where care will be provided to those in need of care but efficiently; and effectively tailored to an individual’s needs, which may change with time.
10. Some perceived advantages of extra care and close care housing include:
  - The intensity of care can be adjusted easily on a daily basis according to the resident’s needs;
  - Residents can remain in extra care with greater degrees of frailty and ill health than they could in their own dispersed homes, even with intensive home care packages;
  - Moving to extra care can free up a larger unit of social housing for use by a family;
  - In the private sector, extra care can release housing equity to pay privately for care;
  - Enables older people to live independently as part of a community rather than being isolated with acknowledged health benefits;
  - Encourages older people to remain more independent for longer;
  - Measured levels of dependency may decrease after a period in extra care;
  - Offers residents a capital investment in the case of long leasehold schemes; and
  - Enables couples not be separated by one partner leaving to enter a care home.

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5<sup>th</sup> February 2018