

**Wigan Borough
Supported
and Specialist
Housing
Prospectus**



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Section 1

Purpose of our Prospectus

Enabling people to Live Well within their home and community is an important priority within the Wigan Housing Strategy 2020. It came directly from our Big Listening Project which created the 10 strategic priorities for our borough which form the Deal 2030.

It's an exciting and ambitious plan which aims to make Wigan Borough the best place it can be over the coming decade. A Home for All commits to providing high quality, affordable homes in happy communities with good neighbours. This drives how we plan and deliver new housing across the borough for everyone.

Having the right accommodation enables people who require supported and specialist housing to live in their own home, reducing the need for more institutional settings such as care homes and specialist housing schemes. This underpins Wigan's Deal for Adult Social Care and Health which results in people living rich and valued lives, connected to their communities, increasing individuals' resilience and independence. It reduces dependencies on formal health and social care services and will also make a significant contribution to financial sustainability for the Council, enabling us to 'do more with less'.

Wigan Council has a long and proud history of providing good quality supported housing and care to those residents who need additional support to remain living in their own homes. Wigan has provided this type of care and support since the late 1990s in various types of accommodation situated across the borough, in ordinary types of houses in ordinary streets and neighbourhoods, but we know that the pressure for more accommodation is increasing and there are gaps in our supply as well as a need to replace some accommodation.

We are proud in the strength of our health and social care market but we also know that the health and care needs of Wigan people are changing and becoming more diverse. Though our Market Position Statement, we supply information and analysis of benefit to existing and potential providers of social care and support services for adults in Wigan borough. It helps identify what the future demand for care and support might look like, and to act as a starting point for discussions between the local authority and those who provide services. In recognising the increasing diversity of health and social care needs across the borough, and the importance of having the right home, in the right place, with the right support, we want to respond with a diverse market for care and support, offering people a real choice of accommodation and care both in terms of type and location. In doing so this Prospectus aims to 'bridge the gap' between our Market Position Statement and our Housing Strategy.

Our vision for specialist housing

Our vision is for people in Wigan to be able to live as independently as possible in their own homes, in the place where they want to be with their families and networks around them. We want to ensure people live in the right type of home for their needs, in the right place and with the right support.

We believe that people with even the most intensive and complex health and social care needs still should have a range of choices open to them and be supported in the right accommodation which continues to maximise their independence and support their continued involvement in existing social networks.

The right type of accommodation supports vulnerable people to tackle social exclusion, promote sustainable communities, and empower people to achieve their potential. Being in safe, quality, permanent accommodation, can help people get their lives in order and access mainstream resources, or to acquire the skills and resources to manage independently over a longer period. In Wigan, our population is diverse and we have identified five priority groups that we want to support:

- Older persons: As people live longer, the complexities faced by older people mean that we need a range of accommodation to support them to maintain their independence and active life in the community, reducing isolation and loneliness.
- People with Physical Disabilities: Enabling independence for people who have a physical disability to remain in a family setting.
- People with Learning Disabilities or Autism: Supporting people with learning disabilities and Autism in the longer-term to maximise their independence and exercise choice and control over their lives requires stable high-quality accommodation solutions.
- Mental Health Needs: Supporting people with mental health needs to stabilise their lives, recover and live more independently.
- People who are homeless often with complex and multiple needs to help them make the transition from life on the street to a settled home, education, training or employment.

We need to know how best we can influence, help, and support the local market for housing with care to achieve better outcomes and value. We see our Specialist Housing Prospectus as an important part of that process, working in co-production with housing and care providers and residents, where:

- The principles of the Wigan Deal will be a cornerstone of the way we will work together.
- Market information can be pooled and shared.
- The Council can be transparent about the way it intends to develop and influence services in the future and how it wishes to extend choice to our residents of accommodation/housing with care.
- Services and workforce skills can be developed to meet the needs of people who require support at home.

This prospectus sets out the nature and scale of need for supported and specialist housing in Wigan, and the gaps in provision and the type of accommodation required which will need to be addressed through new development. It sets out our plans and aspirations to expand the availability and range of good quality housing for particular groups of people in Wigan, and provides guidance and information to those who provide accommodation and services.

We are committed to work in partnership with private developers, local communities, social enterprises and Registered Providers in order to meet the housing needs and aspirations of our residents. We are looking for partners, big and small, who share our ambition for improving and diversifying the Council's offer for people requiring supported and specialist accommodation. It is intended to encourage and facilitate new developments which are financially viable and sustainable and should be used as a tool to focus discussions about future supply with the local authority. As such it forms a key part of our broader Housing Strategy.

This prospectus sets out the scale and type of accommodation that we want to bring forward to accommodate the needs of people requiring specialist and supported accommodation.

We would invite proposals to be brought forward within our established principles:

- Working with the Council in the spirit of co-production and working in true partnership through shared principles, behaviours and values – respect and trust. We want to be involved at the outset to help to influence scheme design at an early stage to ensure that the location of supported housing, type, size and design is appropriate for the vulnerable people it is designed to support.
- Asset-based approach – Working with providers and partners to make a real difference to people's lives through an asset-based approach which builds on the assets and strengths of individuals, families and communities to increase resilience, confidence and wellbeing.
- Community Wealth Building – Use of local builders – providing local jobs for local people; employing, buying and investing locally.

- Source of funding – ethical investors; open and transparent.
- The Specialist Housing Charter – An overarching agreement, based on the principles of the Deal, between Wigan Council, Housing Providers, Care and Support Providers, and residents in receipt supported housing, that together we each do our part to ensure that high quality, suitable, and safe supported accommodation is provided for residents with additional needs, and the opportunities to enrich the lives of our residents are fully utilised. It lays out the principles and commitments each party agrees to, along with our expectations of ethical practices, information on due diligence checks we carry out in supporting and delivering new specialist housing developments, and highlights other procedural elements and contributory factors required to secure the efficient and high quality provision of these services.

All offers or expressions of interest regarding the provision of supported or specialist housing in Wigan borough are put before Wigan Council’s Specialist Housing Panel for consideration. The Panel is made up of officers and commissioners from across the Council who all have an interest in ensuring that supported and specialist housing in our borough is high quality, sustainable, and suitable, and allows our residents with additional needs to Start Well, Live Well, and Age Well. The Panel has been established to review, recommend and support proposals made to the Council for the provision of new specialist housing schemes, and monitor the strategic provision of supported and specialist housing services across the borough. Specifically, it will:

- Review proposals for new specialist housing schemes, identifying key strategic and operational benefits and risks.
- Ensure a consistent, considered, and strategic approach to the consideration of new scheme proposals from potential partners.
- Support the aims and objectives of the Homes for All agenda, an key priority within Wigan’s plan for the future, Deal 2030.
- Provide the skills, intelligence, and expertise necessary for the triage and tailoring of new proposals to support our ambitions and demand for specialist housing provision, and secure confidence in the suitability and viability of new schemes and developments to help our residents Start Well, Live Well, and Age Well.

Any expressions of interest from potential partners in providing specialist housing services will be triaged and scrutinised by the Panel to ensure that proposals comply with the aims and objectives of the Specialist Housing Prospectus, our wider Housing Strategy, and requirements identified by our Housing Needs Assessment, along with meeting our identified demand and accommodation and care standards.

Partners are asked to consider how any proposed scheme meets the needs set out in this prospectus (for particular cohorts of service user), and will need to provide information pertaining to funding, land, scheme layout and design, physical/social/environmental impacts, support required from the Council, and other factors.

Wigan’s online [‘Developer Hub’](#) contains special information for developers and housing providers looking to bring forward supported and specialist housing schemes. We have an online form designed to capture the information necessary for the Specialist Housing Panel to make an informed decision as to whether to support and bring forward a new proposed specialist housing scheme. Further information is also available from our Housing Policy and Reform team: **HousingStrategy@wigan.gov.uk**.

Section 2

The Wigan Charter

Wigan Council will

- Scope and identify needs for supported and specialist accommodation across the borough, and across the diverse range of service users who would benefit from supported and specialist housing.
- Support appropriate specialist housing developments from the beginning, helping providers and developers to navigate Council approval systems.
- Set out clear standards for working with Wigan Council for both development and provision of care and support services within specialist housing
- Provide expert advice from officers with specialist knowledge in relation to specialist needs, housing standards, planning, care and support services, housing benefit requirements, and strategic housing provision.
- Review and liaise on proposals in a timely manner to enable them to be brought forward to pre-application and application stages efficiently.
- Ensure a holistic approach to supported and specialist housing which secures an efficient and collaborative model of accommodation with support provided for our residents.
- Champion and encourage Social Value and Community Wealth Building with providers and developers.

Housing Providers and Developers will

- Work collaboratively with Wigan Council to bring forward high quality schemes which are tailored to help meet the identified needs of residents within the Borough, with a commitment to long-term provision to help residents live enriched and fulfilling lives in their communities.
- Use ethical sources of funding and investment, and operate with ethical working practices.
- Provide specialist housing which complies with our expected and identified property standards.
- Sign up to Wigan Council's nominations agreement.
- Charge fair, reasonable, and affordable rents and be transparent about costs for eligible and non-eligible service charges.
- Work in partnership with Wigan Council to identify and utilise care providers on the Wigan or Greater Manchester Ethical Care and support Framework.
- Approach the Council to discuss schemes as early in the process as possible.
- Be open and transparent on the model of land and property ownership which is being proposed for a scheme.
- Promote Social Value and Community Wealth Building by employing, buying and investing locally.

Care and Support Providers will

- Provide the highest quality of care and support, celebrating the aspirations and assets of our residents, to enable them to live rich and fulfilling lives within their communities.
- Work in partnership with Wigan Council and housing providers to sign up to Wigan's standard nominations agreement.
- Be registered on the Wigan Council or Greater Manchester Ethical Care and Support Framework.
- Keep open communication with the Council regarding the needs of residents receiving care or support, identifying residents which may require further support.
- Commit to continuous development of staff to ensure that care and support services provided are world-leading emblematic of sector best practice.
- To work with us to be ambassadors of exemplary support and care, taking an asset-based approach to get to know people and enhance their lives and help them reach their full potential.
- Commit to constant sector-learning to ensure residents are provided with creative and innovative care and support based solutions, and embrace new technologies which can make a positive difference to the lives of residents.
- Invest in Wigan borough, with a commitment to Community Wealth Building and Social Value, to provide local jobs for local people, and support and nurture the assets that Wigan borough has to offer.

Tenants will

- Let us know what is working well, and what opportunities there are for improvement.
- Strive as far as you can to make a success of your tenancy, reporting repairs or adaptations needed for your housing or support needs, and taking the best care you can of your home and building rapport with your neighbours.
- Be involved in the referral process and give input into the plans made to support your wellbeing, independence, and development.
- Participate in decisions made about the services you use, and consultations about how housing and support provision are meeting your needs and goals.
- Make full use of the support available to you for your emotional, physical, and mental wellbeing, so that you can be best supported with any challenges you are facing.
- Engage positively and openly with your key and support workers to aid your independence and development, telling them about your goals and aspirations to help us ensure that you live the best life possible and reach your full potential.
- Make the best use of your property and services provided to help you to build roots in your local community, long lasting relationships, and develop a fully-fledged and supported place you can be proud to call home.

Our Due Diligence Checks for Ethical Working Partnerships and Provision

Wigan Council undertake a variety of due diligence checks with our potential partners throughout the specialist housing scheme delivery process. These help to ensure that our residents receive the best possible accommodation and care tailored to their needs, which is suitable, sustainable, and safe. They also help to initially ensure that the requirements of our nominations agreements, commissioned care contracts, Housing Benefit exempt accommodation status applications, and other legal, contract, and standards factors, are met.

Developers and Housing Providers will be required to confirm that they are using open and transparent sources of funding and investment for the project.

We will also check that properties meet our minimum specialist housing standard and/or the Decent Homes standard.

Housing providers generally will be required to demonstrate the required registrations with the relevant authority – i.e. the Regulator of Social Housing (RPs), Charity Commission (Charities), or Financial Conduct Authority (CICs). This will include providing the applicable registration number and date, and disclosure of any regulatory notices or similar.

All partners will be required to confirm sound organisational practices, including that disqualification of directors, non-payment of taxes, or any other convictions or prohibitions do not apply.

Where applicable, Commissioners will also require evidence that insurance requirements for our care contracts are met. These include:

- Public Liability Insurance (min. £5m)
- Employers Liability Insurance (min. £5m)
- Professional Indemnity (min. £2m)
- Medical Malpractice Insurance (min. £1m) (where applicable)

Housing Benefit will also require full and clear schedules breaking down the various costs and charges related to housing and care, i.e. rents and service charges, in order to accurately assess exempt status.

We will also check the ownership status of the scheme and land, and assess how this may affect the efficacy of specialist housing provision.



The Process – Bringing New Schemes Forward

In order to bring about the efficient and successful delivery of supported and specialist accommodation which meets the needs of our residents, we envisage the following steps to ensure quality, suitability, and necessary arrangements for supported housing schemes are present and in place so that schemes are ready to provide for our residents.

Panel Review

New proposals for supported and specialist accommodation are put before Wigan’s Specialist Housing Panel who review proposals and will liaise with developers and providers to ensure that the models of supported accommodation offered meets our demand and expected standards, as laid out in this Prospectus. The Panel will give initial approval for schemes, subject to planning and any contract or commissioning requirements, and identify Officers who will liaise with developers and providers regarding care contracts, nominations agreements, and other requirements for the successful delivery of needed supported accommodation. (Please see below section on our Specialist Housing Panel and bringing forward new scheme proposals).

Pre-Application Advice

Following Panel approval, we strongly encourage all developers to use our pre-application advice service. This provides the valuable opportunity to discuss your project with a named case officer who will be familiar with your project and will deal with your planning application when it’s submitted. The case officer will help you put together a successful application that meets all requirements, avoids delays, and stays within budget.

Planning Application Submission

Once ready, planning applications for schemes can be submitted for consideration and approval.

Site Development and Services Agreements

Following obtaining the necessary planning permission, on site construction can begin. Council officers and commissioners will then be in a position to ensure that the appropriate care contracts, nominations agreements, exempt accommodation status, and other such agreements, are all in place and ready for the scheme to go live.

Completion and Handover

Once the scheme is complete, and all agreements in place, we’re ready to jointly provide the much needed supported accommodation to our residents in order to help them Start Well, Live Well, and Age Well.



Section 3

Wigan Specialist property standards

We are committed to developing quality homes that support people to Live Well and underpinning this is good design and property standard. We have established property standards that apply to all specialist housing in the borough. Additional standards may apply for specific types of accommodation and these are set out for each priority group throughout the prospectus.

Our Housing strategy 2020 commits to co-producing a 'Wigan checklist' with community groups and partnerships that we will use throughout our planning and place-shaping activity to make sure we consider all the important elements in developing good quality places. This is just as important for specialist accommodation. Our initial thinking is that this will include:

- **Infrastructure** – including GPs, schools, road traffic: How are the infrastructure requirements of the new development being considered? How is the local community being engaged in discussions? What will be done as a result?
- **Parks and green spaces:** How will the development minimise the impact on our green spaces and/or create new parks and green spaces?
- **Transport, active travel, air pollution:** How does the new development enable people to get around in a way that limits air pollution?
- **Connected, healthy people:** How will the development produce spaces where people like to meet and congregate? How will it support and enable community-led activity?
- **Asset-based approach:** Are we building on local community assets and creating resilient communities based on their strengths and local assets?
- **Healthy living:** How might the new environment enable free food growing opportunities? How might it support people to become more active?
- **Access to healthcare and schools:** How will people access healthcare in their community? How will their children be enrolled in schools and educated in the event they are excluded? How will they get help with any non-medical issues they may face?
- **Natural communities:** that create a high degree of social cohesion.



As part of our Specialist Housing Prospectus, we are also setting out some common themes which are important in meeting the housing needs of many different groups. These principles underpin the Deal 2030 and should be applied across all new provision of specialist and supported accommodation and set out what we believe people need and want from their homes.

A spacious home for all and properties in a range of sizes (1-, 2-, and 3-bed) is important to all households. The number of bedrooms is not the focus for many households but whether the home feels spacious, whether in market or affordable homes. For older households there is demand for single storey house types as well as two storeys, with continued appetite for bungalow typologies. Similarly, a willingness to consider apartment living if the development feels secure, spacious and is in a good location, with appetite for extra facilities such as allotments and shared space for social events. In supported housing there is a need to consider the space for carers to stay and/or space for therapeutic activities.

Homes designed to support Happy Healthy People. Whilst this should be a consideration for all households it is especially important for supported and specialist cohorts. Homes which are light and airy, making use of natural lighting, can be beneficial to the health (including mental health) of occupants. Homes which are flexible, accessible and adaptable, also allow households to continue to live independently as their health or mobility needs change. Outside space is also a factor in the wellbeing of many occupants. This need not be provided in the form of large gardens for all household types. Some would prefer manageable outdoor space for gardening or relaxation such as courtyard gardens, roof terraces, or generous balconies.

A home for all that is good value housing and improved affordability is important to all households from those renting to those buying, including households considering down-sizing in later life. Affordability is largely a function of the operation of the wider housing market and the relationship between prices/rents and incomes. However, homes which have low running costs (e.g. lower energy bills, limited maintenance required, etc.) can help to reduce overall housing costs and improve affordability, particularly for vulnerable households and those on fixed incomes.

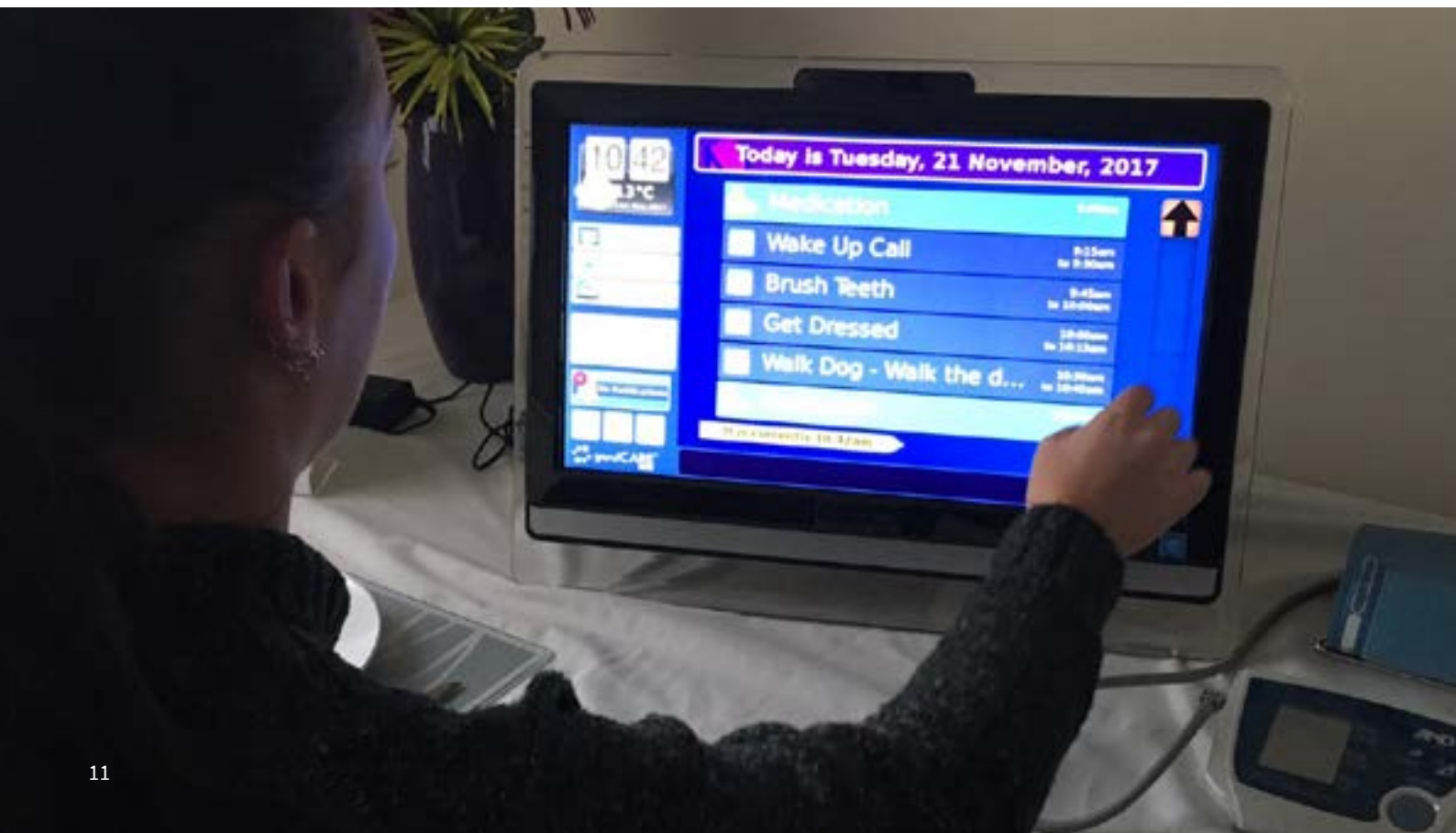
A home for all that makes people feel 'secure'. Feeling secure may mean different things to different households at different points in their lives. For families living in the private rented sector with children, this could mean needing to know that they can stay in their rented home whilst their children attend a local school. This raises issues around tenure security in the private rented sector. For some older people, feeling secure relates to feeling safe in their home, and might include design features, outside lighting and access etc.

Homes that support happy, healthy communities. The needs and aspirations of most households regarding their home relates to how it supports their lifestyle. Our aspiration is for older residents to pursue and maintain their activities and enjoyments in later life. We want homes that allow them to pursue their lives today, whilst adaptable to their future needs. Considerations for car parking are important. A car is often essential to accessing activities which maintain the lifestyle they want to lead and maintaining their personable identity. Parking remains a 'must have' for many potential down-sizers, with the fear of not being able to park the car often associated with apartment living. The focus on lifestyle, in part, explains why location is so important in the choices households make about their homes. Whilst this is true across the spectrum of households, the ability of households to access homes which support their desired lifestyle will depend on their financial resources and will be constrained by affordability factors.



Communities that care for each other. We want accommodation that enables people to live enriched, fulfilled lives in their own home and communities. Households of all kinds need and want a sense of community and mutual support. This is especially important to more vulnerable households where lack of support and isolation can lead to a decline in their wellbeing. Providers and developers should take the time to understand Wigan as a place, our unique communities, and demonstrate a commitment to contribute to local neighbourhoods and connecting people to all that they have to offer and increasing community connections

Confidently digital. In the last decade the digital revolution has changed the world. The increased use of Assistive Technology builds upon the radical and different way of working in Wigan. As part of our transformation approach, 'The Deal for Adult Social Care and Health', customers and citizens are viewed as unique individuals with assets, gifts and talents, rather than a collection of needs and deficits to be assessed. We are supporting people to live the best life they can, rather than fitting them into a prescriptive range of traditional and expensive services. The Deal is fundamentally about a different conversation with individuals and an asset-based approach. It is this approach that is the foundation of our proposal, using the best technology as an enabler to build resilience, independence, and help people live rich and vibrant lives connected to their community. Wigan Council expects all of our providers to use Assistive Technology and we expect to see its use integrated into new accommodation through design and planning. We want to work with providers to think about innovative solutions which show how Assistive Technology can provide independence and opportunity for service users to self-direct their own care. We will also work proactively with supported living providers to maximise the use of technology to meet individuals' night-time support needs, replacing the requirements for waking and sleep-in night staff. The Assistive Technology Service works with a mix of traditional assistive technology equipment, as well as new technologies. The provision of equipment or devices is person-centred and is based on the best way of providing a solution to the issue/concerns that needs to be addressed.



The Wigan Council Primary Standards Specification

We are very proud of our supported living services within the Borough and recognise that the right home makes a huge impact on a person's health and wellbeing. This guide is intended to ensure that new build developments and building conversions proposed for supported living meet the minimum standards detailed below.

No of units	Between 6 – 12
Size of site	<ul style="list-style-type: none"> • <1 acre • Building total area circa. <1,500m²
Minimum size of apartments All rent	<ul style="list-style-type: none"> • 1 bed standard = 49m² • 1 bed flexible = 57m² • 2 bed standard = 63m² • 2 bed wheelchair = 67m²
Communal facilities	<ul style="list-style-type: none"> • Equivalent to 1 bed apartment size and footprint • Including: <ul style="list-style-type: none"> • Communal lounge • Sensory room (Autism) = 16m² • Laundry = 8m² • W/C
Staff accommodation	<ul style="list-style-type: none"> • Office • Sleep in room with WC and shower
Fire Safety	<ul style="list-style-type: none"> • Fire alarm detection system • Automatic suppression system • Hard wired Smoke/heat detectors • Keyless exits • Adherence to the Fire Safety Specialist Housing Guidance • Flat schemes – 60 minute compartmentation including roof voids and common ventilation ducts • Emergency exit lighting
Ancillary accommodation	<ul style="list-style-type: none"> • General storage on each floor = 5m² x2 • 13 person lifts x 1 • Evacuation lifts if necessary – BS9999 • Lift plant • Plant room = 12m² • Meter room = 5m² • Cleaners store = 4m²

No of units	Between 6 – 12
Circulation External areas	<ul style="list-style-type: none"> • +10% • Garden and patio areas – both public and resident only areas • Laundry drying area • Bicycle store. • External refuse/ recycling areas • Electric car charging points • Solar Panels • Smoking areas • Sheds • Garden Storage box • Compost bins • Car parking, including staff and disabled parking. • Residential standard is 1 per dwelling. • Supported Living – ideally 2 per flat • Complex services – need to consider additional parking given high staff ratio
Property General	<ul style="list-style-type: none"> • Underfloor heating- from low carbon central plant • Central heating – from sustainable renewable sources • Window restrictors (100mm) • Adequate natural light • Ground floor accommodation needs to be level access from the street • Door frames to be DDA compliant or wider (consider power chair access not just standard wheelchairs) • Keyless exits – Thumb turn locks • Individual heat metering solution required
Internal areas	<p>Storage</p> <ul style="list-style-type: none"> • Hoover, ironing board, Christmas decorations, Duvets, Coats. <p>Lounge</p> <ul style="list-style-type: none"> • No. of Electricity points 5 double non switched sockets • TV sat and data points • Light switches further away from the door due to damages to door • Robust socket and switch casings • Controllable lighting – energy saving

No of units	Between 6 – 12
Internal areas (continued)	<p>Bathrooms</p> <ul style="list-style-type: none"> • Wet room with options to put a bath in • Whole room needs to be laid to falls including around toilet • Non slip flooring on floor with coved skirting • Whiterock vinyl to bathroom walls • Toilet to have room around for staff support or toilet chair • Consideration of where the door is • Wall hung sinks • Toilet to have concealed cistern with space for frame around • Bath taps in the middle • Extractor fans • 1500 turning circle to be allowed for <p>Kitchen</p> <ul style="list-style-type: none"> • Induction hobs built in • Electric oven built in • Lockable cupboard - discrete • Kitchen to be within a lockable room (not open plan)

Section 4

Our need for specialist accommodation

We have a compelling evidence base of need for specialist accommodation for many different vulnerable groups, although we recognise that their individual needs may be specific and require bespoke forms of support and accommodation.

These groups are:

- Older people needing care
- People with physical disabilities
- People with learning disabilities or Autism
- People with mental health needs
- Single tenancies with support

The scale of supported housing accommodation does not match the scale of need, particularly given the ambition to expand this sector to allow more vulnerable people to live independently, rather than in a care home setting.

A recurring theme from stakeholders interviewed as part of the Housing Needs Assessment 2020 was that there was a lack of specialist housing provision. Registered Providers made the following comments:

- There are clear gaps in this area for those on the recovery journey and those suffering from life-limiting conditions as well as older people suffering from dementia; and
- Although we do have some specialist housing, we still have people who are living outside of the borough as there is limited specialist housing currently.
- With an ageing population, need is likely to increase particularly as we do not currently have a record of people that may need accommodation in the future. There is a lack of accommodation for people with complex needs such as mental health and addiction.

We are also anticipating that Covid-19 will have an impact on the demand for our services and accommodation and our Housing Strategy anticipates that these pressures may come from:

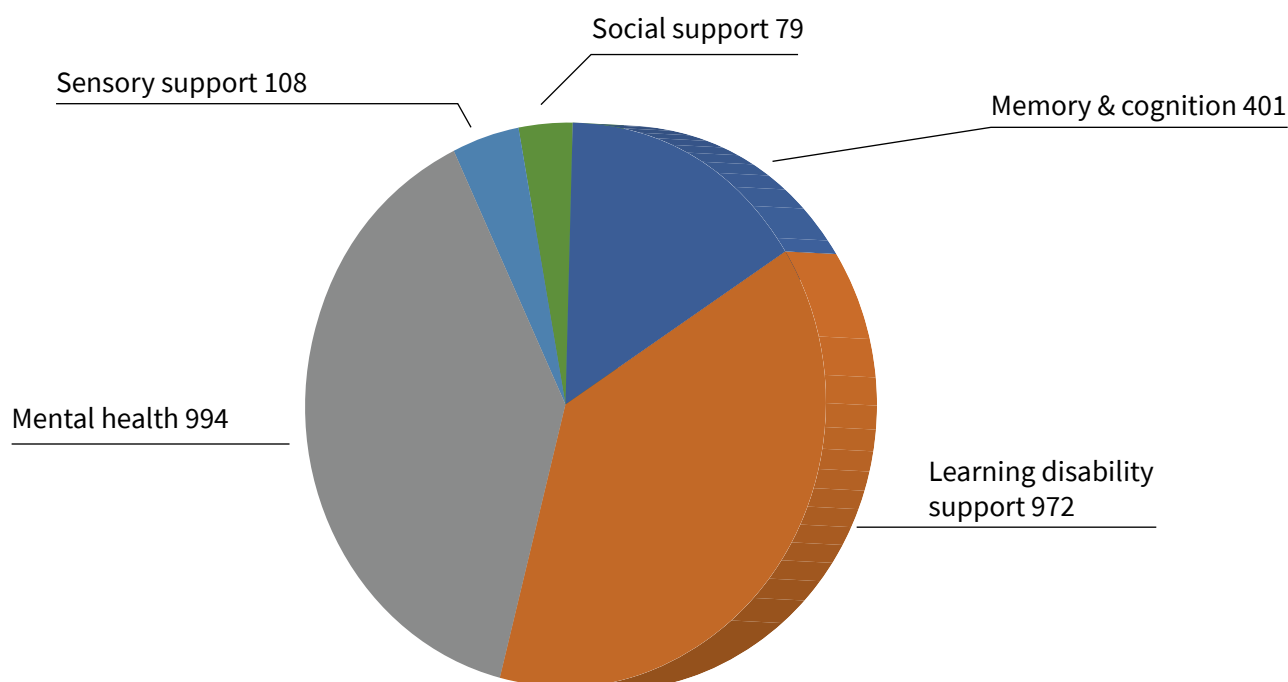
- increased complexity of people's lives due to the trauma of lockdown leading to higher levels of relationship breakdown with implications for housing and support.
- anticipated increase in mental health problems due to longer-term social and economic consequences.
- anticipated higher levels of evictions of tenants struggling to afford their rent and consequential increase in new homelessness and rough-sleeping cases.
- reduced appetite for residential care and a greater impetus to look after older people within their own homes supported by natural communities.
- the potential for new approaches to addressing homelessness in the long-term (and the limits of this) following the success of the government's 'Everybody In' programme.

The evidence of need for each group is set out in this section, but we do recognise that whilst it is possible to set out the number of people in particular service user groups, e.g. older people, people with learning disabilities or mental health needs, the majority of people in these groups will not need care or support or supported accommodation to live independent lives. It is less easy to calculate the scale of need for supported housing as distinct from other forms of accommodation. The evidence is focused on the need for accommodation and does not attempt to investigate specific support or care needs. However, the two are inherently interdependent. Those with significant care and support needs may be more likely to need to be supported within a specialist setting, such as supported housing or residential care, rather than within independent accommodation. The balance between the need for specialist accommodation versus mainstream housing is a function of the severity of care and support needs, the approach to care and support, including the resources available, and the cost to the public purse.

Current support needs

We currently support circa. 5,163 individuals who require some form of Health and Social Care support. The chart below breaks this down to an individual's primary support need to demonstrate the number of individuals supported by primary support reason from April 2018-March 2019. 65.4% were adults age 65+ with long-term adults social care support.

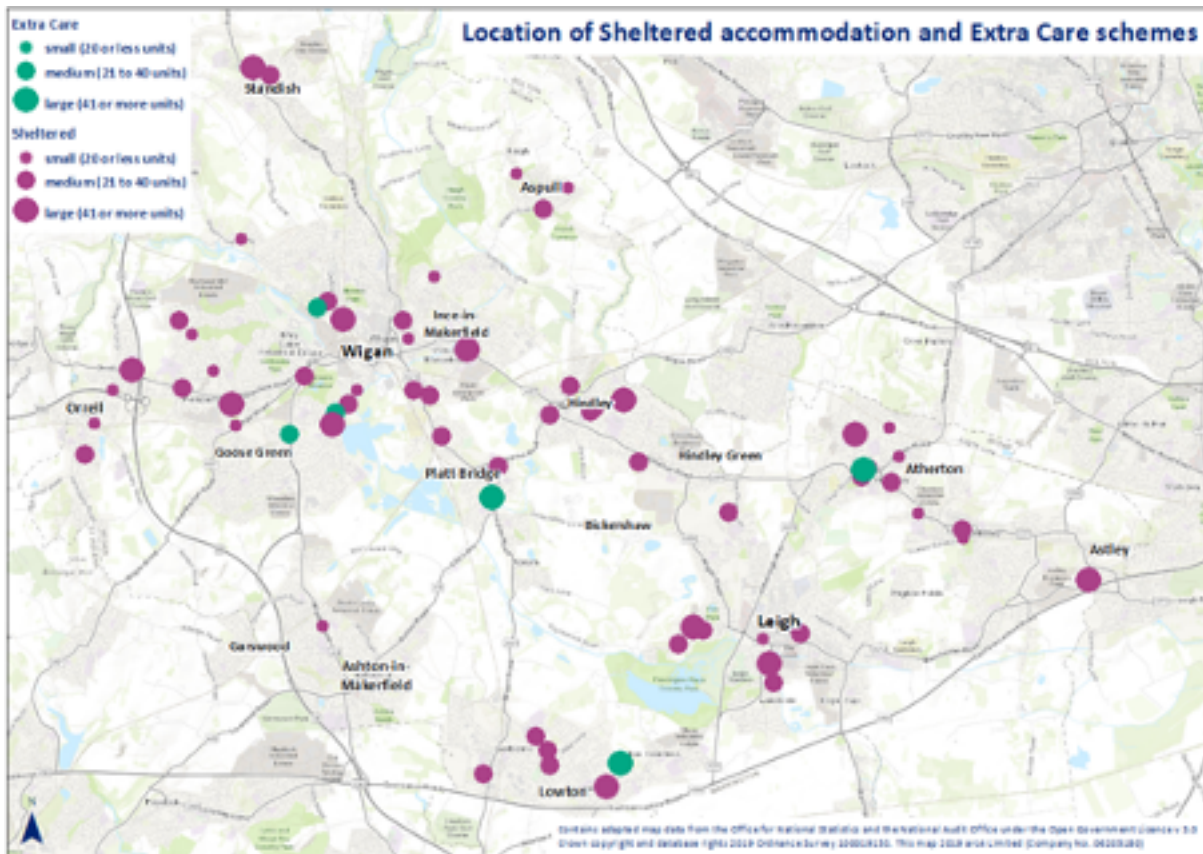
Primary support need	Number of Individuals
Memory & cognition	401
Learning disability support	972
Mental health	994
Sensory support	108
Social support	79



Section 5

Older people needing care or support

Our current provision



Our vision for older people

We want our older people to be happy, comfortable, safe, and connected where they live. We are intending to upgrade the options available for our older people and to increase the number of ‘intentional communities’ including in our sheltered and Extra Care accommodation, but also through new possibilities such as cohousing.

We want homes for older people that will have a lasting and positive impact on their lives and those of generations to come; a home that allows them to pursue their lives today, whilst adaptable to their future needs. We want manageable outdoor space for gardening or relaxations, such as courtyard garden, roof terraces, or generous balconies, and with dedicated resident and visitor parking (in all but the most centrally located sites). Parking remains a ‘must have’ for many potential down-sizers, with the fear of not being able to park the car often associated with apartment living. Space should be flexible, and whilst there may be a need for fewer bedrooms, older households are not necessarily looking for homes which provide less space.

We also find that many older people in communal living want to be independent with the use of mobility scooters. However, due to fire risk these cannot be stored in the properties or communal areas of schemes or apartment blocks. In all the new-build sheltered schemes, re-modelled schemes, and some general lettings properties for older persons, we are now ensuring safe scooter storage rooms with wider entrance and access doors. Stores should be accessibly externally, and have another door to bring residents straight into the scheme.

Homes should be care ready, meaning that they are adaptable and/or have capacity to put in technology (telecare systems) and communal facilities, and all services do not need to be provided on site. Communal facilities can make development economics challenging. They are also not necessary if a good location is secured with access to local services, amenities, and opportunities to socialise.

Older people often need help with the decision-making process, especially if they are becoming less able to manage in their existing home or contemplating moving to a different home that will meet their needs better. We want to help people to be able to find a home that is suitable for their changing circumstances, whether they are tenants or homeowners.

We want to increase housing options for older people by working with developers and Registered Providers to extend choice and provide innovative solutions that work for people as they get older and start to require some support with their daily living. The proportion of people needing care and support services rises with age and it is the older age groups, in particular, which are set to increase.

Older people may choose to live in a range of housing types:

- Mainstream/general needs housing
- Specialist housing including retirement housing, sheltered housing and Extra Care
- Accessible housing, including wheelchair accessible
- Supported living with full care provision including care beds, with or without nursing



The challenges in supporting older people are:

- The scale of the growth of this cohort and the need to develop a serious offer for older people with appropriate support to move. When asked as part of our borough-wide Housing Needs Assessment survey what would help or encourage a move to a more suitable home, over two-thirds (71.2%) selected, 'information about what types of housing are available'
- A recognition that we need to plan all new homes now for when people are older.
- That 39.5% live in 3-bed homes, which are potentially too large for their needs.
- 7.3% (1,997) of older person households were planning to move in the next 5 years and 6.6% (1,807) would like to move but felt unable to (mainly due to affordability issues).
- There was a particular interest on moving to 2-bedroom bungalows followed by two-bedroom flats (level access accommodation) but with a shortage of some of this accommodation across the borough.
- 11.7% and 11.2% stated that the house/garden was too big, and that they had health problems or needed housing suitable for an older or disabled person, respectively.
- Where people are still living at home we can project a higher demand for more complex care packages across the borough because we have an ageing population. As people live longer, they are more likely to have ongoing health conditions that will result in the need of some care and support at home.
- Increasingly complex needs including challenging behaviours. Often placements are being made out of borough because of the lack of suitable accommodation. We are paying above Wigan's determined weekly rates for individuals placed in other authorities to have their needs met.
- An increasing number of people living with dementia requiring specialist residential and/or nursing care provision. Capacity of this provision is in high demand.
- Due to the ethical home care offer working well in Wigan and the planned expansion of the Extra Care offer locally, Wigan will be looking to only place people in residential and nursing care whose needs cannot be met appropriately by home-based care and support. This means the greatest demand will be put on nursing and residential homes to step up to the challenge and deliver care and support to increasingly complex individuals.

Our evidence base of need

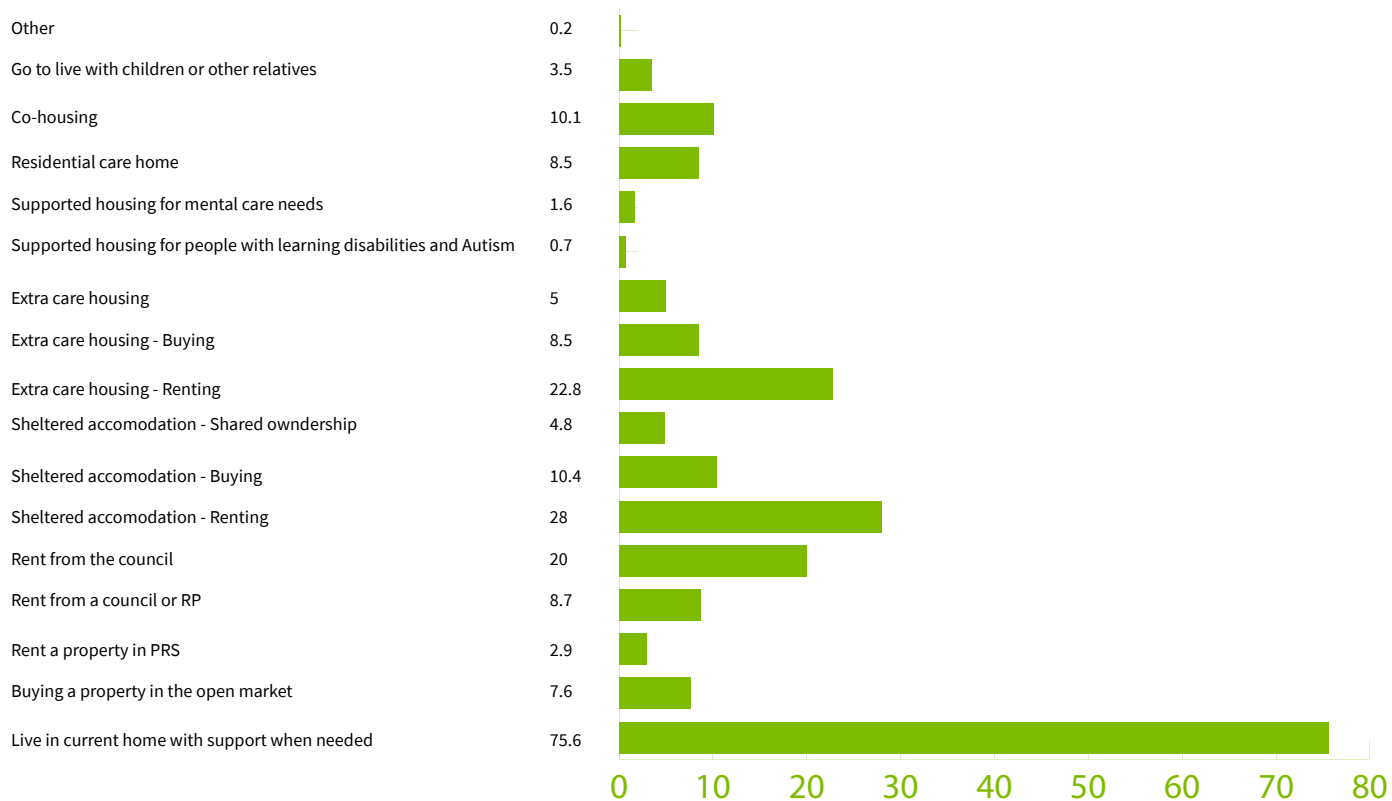
We have included detailed evidence on the need for older persons housing in appendix A and in summary:

Demand for care and support services in Wigan for over 65s is anticipated to significantly increase over the next decade and beyond. As people are living to advanced years, they are more likely to be living with health needs and conditions associated with an increased risk of disability and limited mobility, especially for those aged over 85

The preference for older people is to remain living in their own home (Figure 5.1). The Households survey 2020 confirms that of respondents aged 65 and over, 75.6% were planning to continue to live in their current home with support when needed. 28% stated they would consider renting sheltered accommodation, and 22.8% stated they would consider renting Extra Care housing. Renting sheltered accommodation was particularly popular with the 75 to 84-year-old age group and renting Extra Care housing was favourable to the 85 years and over category. This data is considered by different age categories and location in appendix A.

²Market Position Statement 2019/20 p.23

Older person's housing preference (65+) (Figure 5.1)



Source: 2019 Household Survey

Note: This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents.



Given the ageing of the population, the need for specialist older persons accommodation is expected to increase. Table 5.2 sets out the ratio of older people to current provision and then applies this ratio to future household projections. Based on population projections to 2037, there is an additional need for 1,270 additional specialist older persons' accommodation (C3) and 1,104 additional units of residential care provision (C2).⁴

Table 5.2 Analysis of future need for specialist older person accommodation

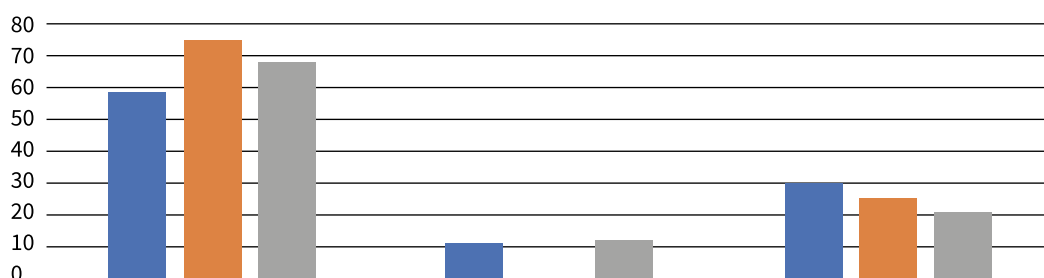
Current provision (and planning use class)	Number of units 2019	Number aged 75 and over 2019	Number aged 75 and over 2037 (projected)	Change in need
		27,100	41,900	
		Ratio of population to current provision	Ratio applied to 2037 population	
Specialist older person (C3)	2,326	0.085830	3,596	1,270
Residential Care (C2)	2,021	0.074576	3,125	1,104
Total	4,347		6,721	2,374

Source: EAC database 2019, ONS 2016-based Subnational Population Projections

Tenure preferences

Figure 5.3 shows the preferred tenure of older households. Owner-occupation is the preferred tenure. Older households were asked about their current tenure and their preferred tenure. Overall, owner-occupiers are most likely to move to another owner-occupied property; private renters are most likely to move to affordable housing; and all those in affordable housing are most likely to not change tenure.

Tenure preferences of older people (Figure 5.3)



	Owner occupied	PRS	Affordable
Blue 60-84	58.8	11.3	30
Orange 85+	74.9	0	25.1
Grey All older	67.8	11.4	20.9

3ONS 2016-based Subnational Population Projections

4EAC database 2019. Specialist older person includes age exclusive housing, retirement housing, sheltered housing, Extra Care housing.

The need for bungalows (level access accommodation)

There are around 11,840 bungalows in Wigan accounting for 8.0% of overall stock and 26,940 flats accounting for 18.3% of stock, some of which will be providing accommodation for older people. Modelling of future dwelling type has been carried out at borough level. This is because official household projections are only available at this level. However, it is possible to review the extent to which current dwelling stock at the sub-area compares with the overall dwelling type and mix identified to be appropriate for borough. This helps to identify if there are particular shortfalls in type/size of dwelling at the sub-area level. Figure 5.4 shows the identified short fall of bungalows at sub area. There are shortfalls of 1- and 2-bedroom bungalows across all sub-areas. This analysis should help to provide more focus on what is needed in particular areas.

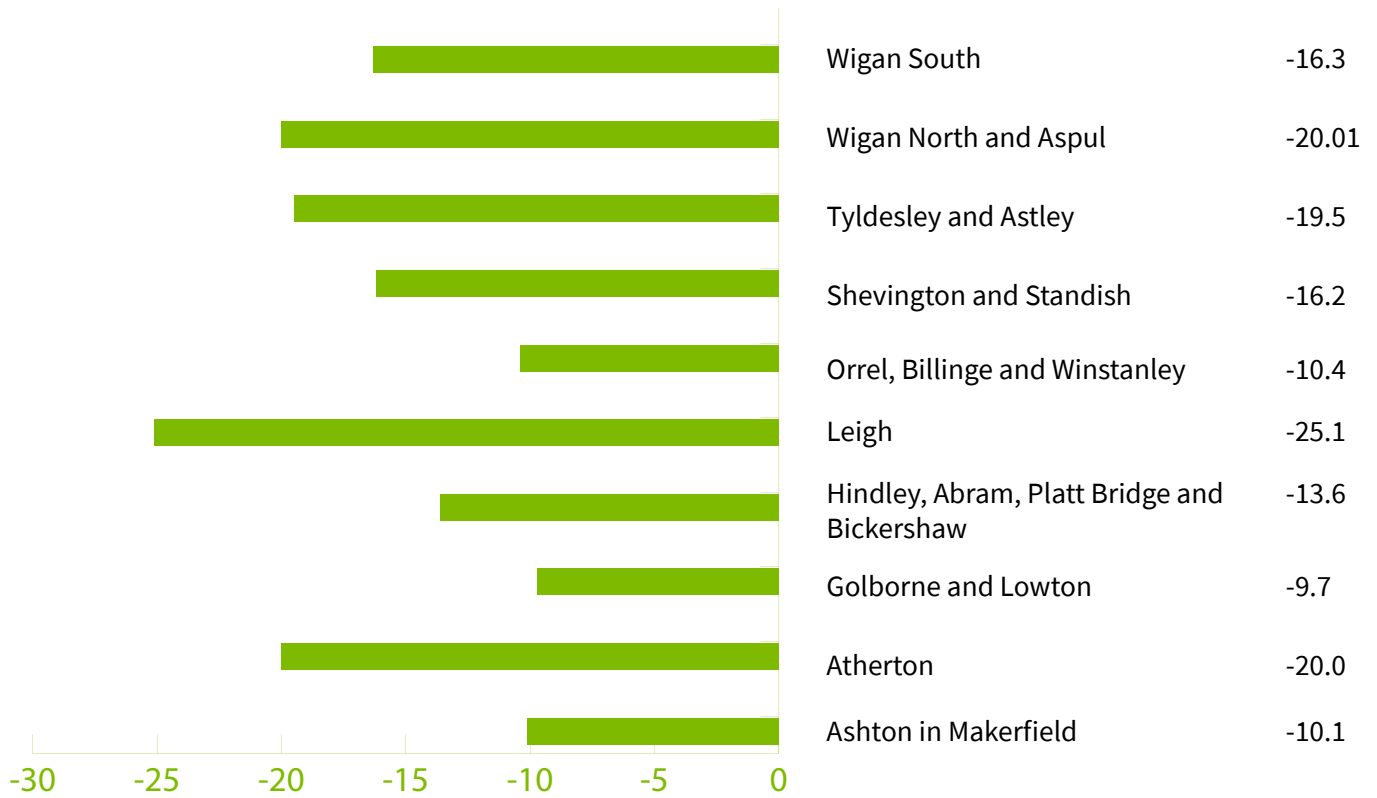


Figure 5.4

Property requirements

In developing new homes for older households, we require:

- All new homes to be future-proofed so that, over time, more homes will be suitable because the common major adaptations will already have been done. Occupiers with support needs will then be able to meet their needs with equipment and small adaptations going forward.
- That new 2-bed level access homes are built and marketed toward older people with appropriate support and advice packages to assist people to make the move.
- That a range of tenures (sale and rent) are available, including intermediate homes (shared ownership/ equity) for older households.
- Provision of attractive options for social rented tenants to down-size. This would improve the choice available to these households. It would also help to release larger properties in the social rented stock for re-let, particularly family sized homes. Where possible, it would be useful to involve older residents in the design process to ensure the type, tenure and style of accommodation is attractive to these households and to generate interest and awareness in the new schemes.

Most households will want to continue to live at home but there is a growing need for specialist accommodation. There are different types of specialist housing designed to meet the diverse needs of older people, which can include:

Age-restricted general market housing:

This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.

Retirement living or sheltered housing:

This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include a scheme manager, and 24-hour on-site assistance (alarm). The Council intends to upgrade its 42 sheltered housing schemes into 'village hubs' with closer connections to a range of local facilities including health centres, shops, schools, community centres and faith centres. This will make it easier for older people living in the schemes and in the surrounding areas to connect with other local residents and access facilities, community groups and activities. We also want to offer tenancies in the schemes to a wider age-group to make them inter-generational over time. Where there is scope for remodelling of existing sheltered accommodation to improve its attractiveness to older people and its suitability for ageing, we would encourage Registered Providers to do so.

The figure 5.5 below shows the preference for sheltered housing by location. This includes preference to rent, buy, or take up shared ownership. Source Household survey 2020. This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents

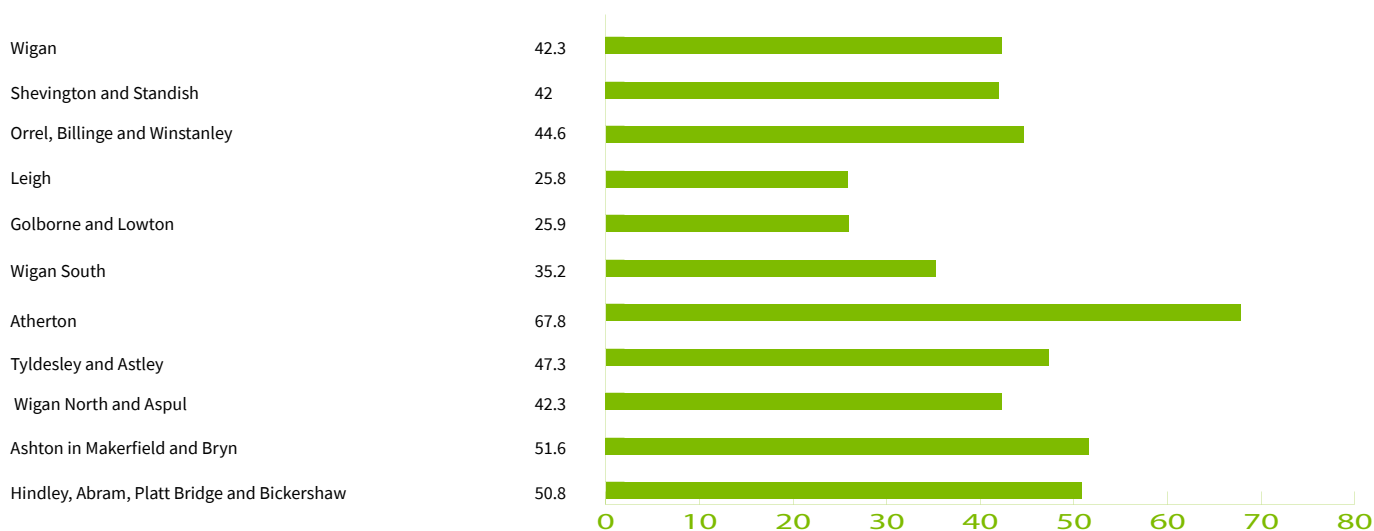


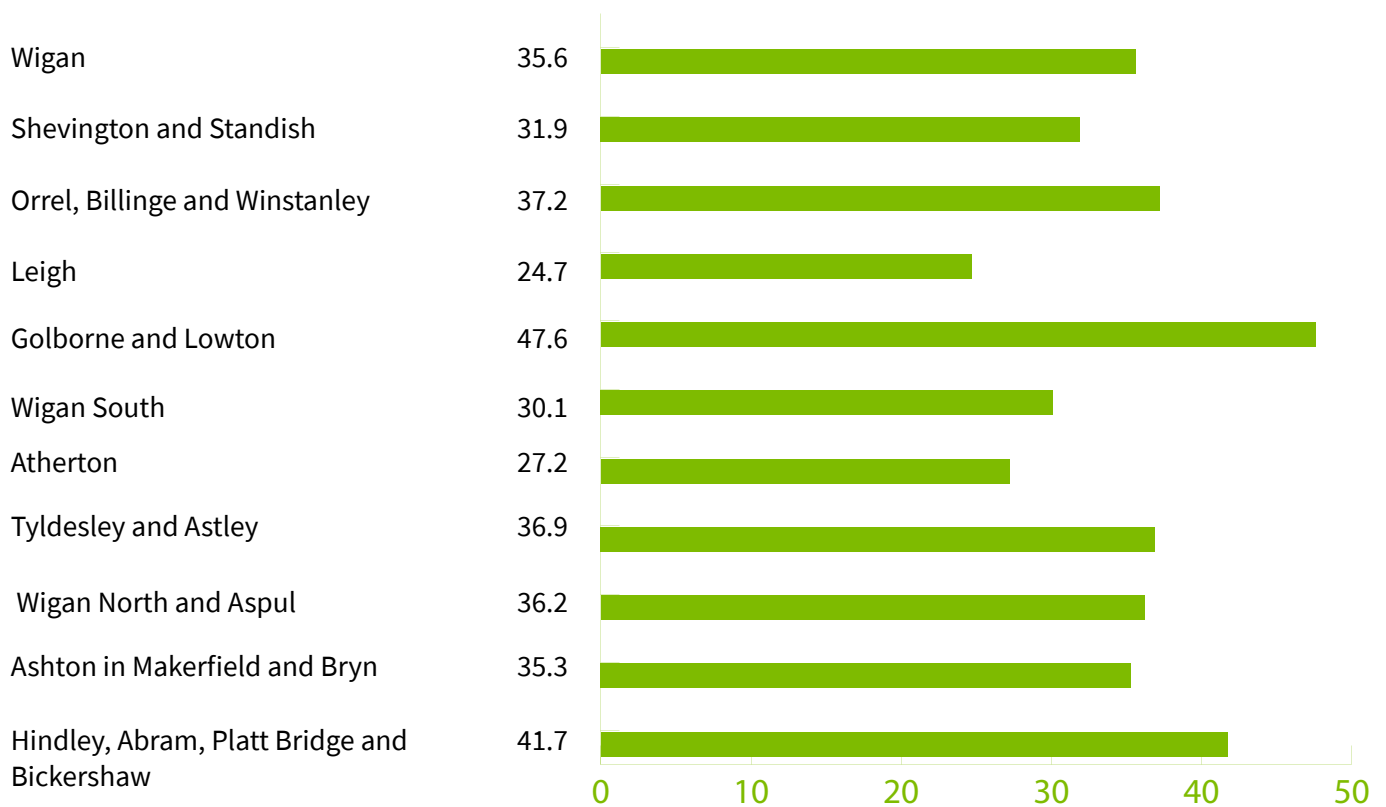
Figure 5.5

C3 accommodation-Extra Care housing or housing-with-care

This usually consists of purpose-built or adapted flats or bungalows, with a medium to high level of care available, if required, through an on-site care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses. Wigan’s Extra Care is outward looking, connecting residents into local opportunities and local communities. We work with operators who demonstrate innovation, strong and effective leadership, and enthusiasm to help shape and deliver our vision, providing the highest standard of care and support.

Within existing Extra Care schemes we would like to secure more respite opportunities for older people and would ask for some ‘flexible’ space for older people to stay in Extra Care schemes for temporary time periods, when, for example, recovering after a hospital visit, or to allow respite time for family carers. Schemes should offer a range of access pathways and tenures for older households.

Figure 5.6 below shows the preference for Extra Care by location. This includes preference to rent, buy, or take up shared ownership.



Source Household survey 2020. This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents.

figure 5.6

C2 accommodation-Residential care homes and nursing homes

These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes. Residential and nursing care will be focused increasingly on more complex health issues and challenging behaviours. We want to ensure that there is a good balance between demand and supply with appropriate use of this type of care and support.

We want to explore how we move away from traditional Extra Care models to a more responsive offer – widening the spectrum of age and need beyond older people. We know that the over 65 population living with dementia will increase by 80% by 2030. We would like to work with existing and new providers to increase residential and nursing dementia capacity within the borough to meet this increase in needs. Dual registration of care homes is welcomed. This helps to ensure that a person does not have to move to another care home when their needs change. Figure 5.7 below shows the preference for residential care by location.

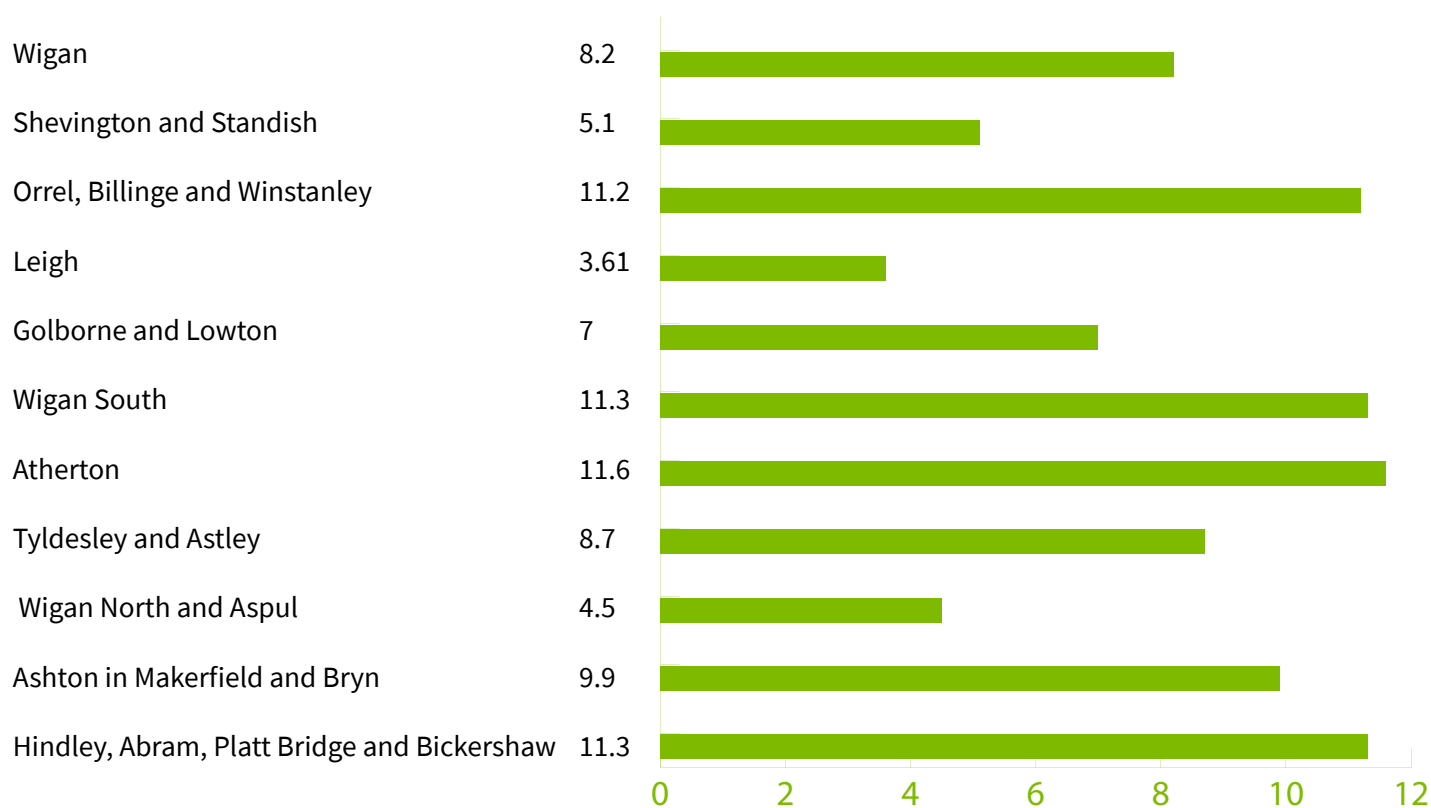


Figure 5.7

Source Household survey 2020. This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents.

New models of housing

Senior cohousing is specifically mentioned in PPG as a housing option for older people: Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.

The household survey identified a total of 1,234 older person households interested in co-housing. Of households who were interested:

- The majority were owner-occupiers (83.8%), followed by those in affordable accommodation (15.2%) and private rent (1.1%); and
- 22.4% earn up to £10,400, 35.2% earn between £10,401 and £20,800 and 42.4% earn between £20,801 and £39,000.

Figure 5.8 below shows the preference for Co-Housing by location.



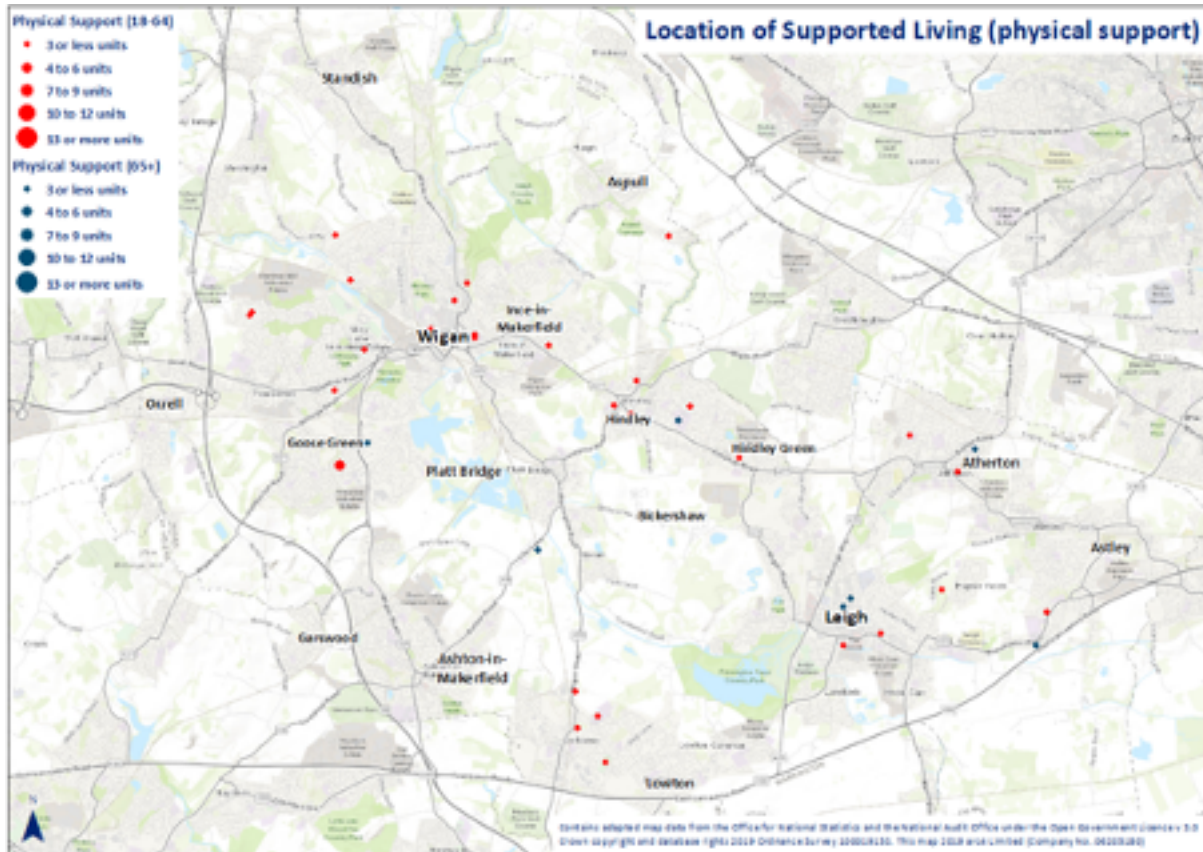
figure 5.8

Source Household survey 2020. This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents.

Section 6

People with Physical disabilities

Our current provision



Our vision for people with physical disabilities

Our vision is to support people with physical disabilities to access the full range of housing options which promote equality of opportunity, individual choice, and independent living. Our priority is to support people to remain in a family environment with their own front door.

Sheltered housing and Extra Care housing are not just for older people. They may be suitable if you are a younger person with a physical disability.

The challenges in supporting people with physical disabilities often lie in the fact that many of the homes that people with a disability are living in cannot be adapted to meet their needs and we know we need to find alternative accommodation. In many of these households, care and support is provided by family members and the whole family need a new home. We are committed to finding tailored solutions for individuals.

Our evidence base of need

The 2019 household survey data shows that 7.3% of all households that have someone with any illness or disability have a physical or mobility impairment. The 2019 households survey confirmed that across Wigan there are 21,528 households with at least one person with a physical disability or mobility problem. There are a total of 23,888 people with a physical disability or mobility problem (i.e. a household may have more than one person with a physical disability/mobility problem).

Overall, 15.1% of households contained someone with a physical disability/mobility problem (12.1% of

households had a HRP aged under 65 and 22.7% had a HRP aged 65 and over). In terms of tenure, 55.9% were owner-occupiers, 11.4% private renters and 32.7% affordable renters. 49.8% lived in 3-bed semis, 2-bed terraced or 3-bed terraced.

The majority of respondents which were living in private rented or affordable homes already lived in adapted homes; for owner-occupiers only 1/3 of dwellings had been adapted. Overall, 37.2% required care or support to enable occupants to remain in their home - this was higher amongst social and private renters. Overall, 64.2% of dwellings had sufficient space for a carer to stay overnight - this was highest amongst owner-occupiers.

Overall, 13.2% of households with a disability want to move, and 15% would like to move but can't. Reasons for not being able to move were mainly around affordability (63.1% mentioned), lack of suitable accommodation in the area wanted (45.4% mentioned), or with adaptations needed (35.8% mentioned).

The strongest preference was for a house, followed by a bungalow, then flat. Households are more likely to expect to move to a flat than a bungalow

Based on the prevalence data on adults with physical disabilities requiring personal care by age from the Health Survey for England 2001, estimates suggest that there may be almost 9,938 people with a moderate disability and a further 3,761 with a serious disability. This figure is predicted to remain fairly stable by 2030 . The numbers significantly increase with age.

Sensory disability

There are 1,397 people registered blind or partially sighted in Wigan. 64% are 65 years of age or older. 51 of these people have an additional disability (63% of these relate to a physical disability of being hard of hearing). There are an estimated 5,500 people living with moderate to severe sight loss in Wigan. The majority of people are aged over 65. By 2030, it is projected there will be 6,900 people in Wigan living with moderate to severe sight loss, an increase of 25%.

Accessibility and wheelchair standard housing

The 2019 household survey has indicated that residents in 1,435 households (1.0%) require wheelchair adapted dwellings either now or within the next five years (Table B.1). Over the plan period, this number is expected increase by a further 134 resulting in an overall need for 1,569 wheelchair adapted dwellings. This will be achieved through the adaptation of existing properties and through new-build. It is important to consider that some dwellings will not be capable of adaptation or are situated in an area that is unsuitable for people with disabilities. For example, dwellings that are built on a hill, have poor vehicular access, or are located some distance from health care, support, or retail facilities. More detailed evidence on wheelchair accessible standards are detailed in appendix B.

5 Market Position Statement Wigan p.24-25.

6 Market Position Statement Wigan p.25



Property requirements

We are committed to working on an individual basis to support families into new homes and we are looking for Registered Providers willing to work with the authority so that new affordable homes can be built with the 'right adaptations' in place

Given the ageing population in the borough and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence, it is therefore suggested:

- A range of between 1% (minimum) and 10% (maximum) of new dwellings are built to M4(3) wheelchair accessible standards (this would imply an average target of 6% or 63 each year); and
- A minimum of 21% of new dwellings are built to M4(2) standard based on the proportion of households in the borough who would currently benefit from M4(2) accessible housing. Evidence indicates that 21.7% of residents in households are estimated to have a disability and 21.1% of residents in households have their activities limited in some way. The 2019 household survey indicates that 21.0% of residents in households have an illness or disability. An average of these three figures establishes the 21% requirement.

When setting a target for M4(3) standard housing, the Council should be mindful of PPG which states that Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling . It should also be noted that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.

We are keen to continue to review our recommended standards and guidance for adaptation-friendly and accessible housing, with a view to co-producing potential models for our partners and providers to follow and apply to their developments.

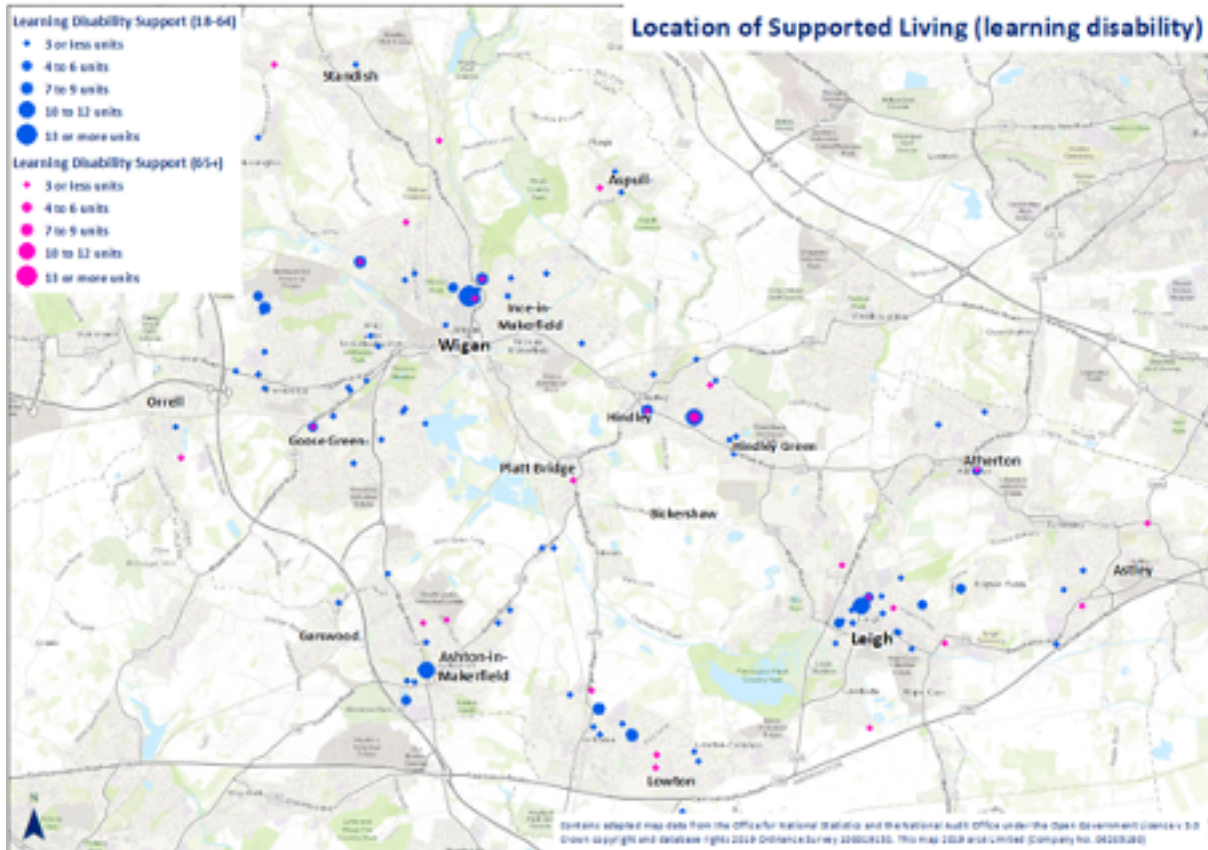
⁷ Paragraph: 009 Reference ID: 56-009-20150327 Housing Optional Technical Standards



Section 7

People with learning disabilities or Autism

Our current provision



Our vision for people with learning disabilities

We are committed to providing good quality housing and support services that will promote independence and wellbeing. We are a partner in the Greater Manchester Transforming Care Partnership which aims to significantly re-shape services for people with learning disabilities and/or Autism, a mental health problem, or behaviour that challenges, to ensure that more services are provided in the community and closer to home, rather than in hospital settings.

We anticipate seeing significant increases in need in this cohort.

The challenges in supporting people with learning disabilities are:

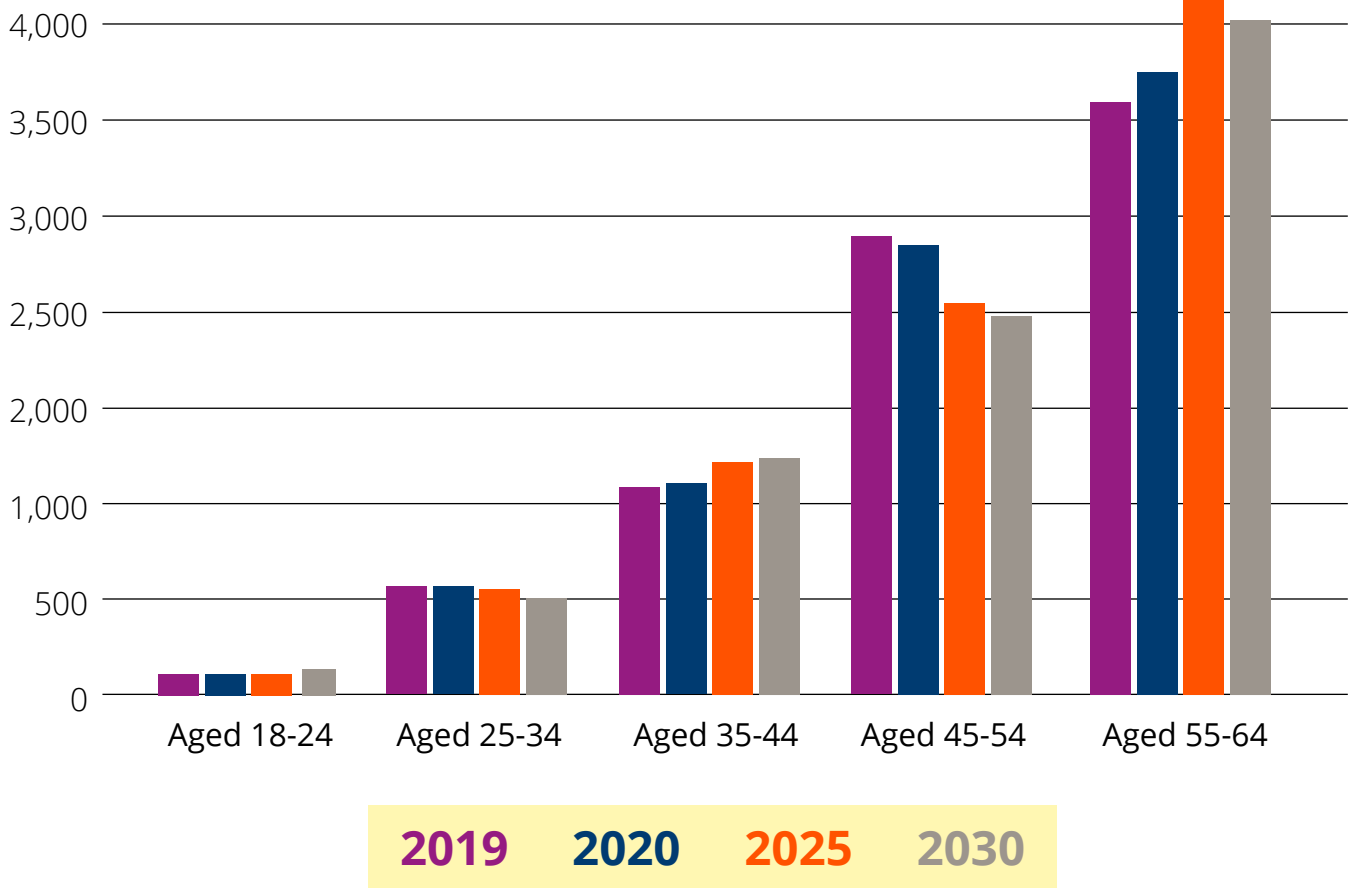
- The quality of current provision is not consistent and replacement options are required.
- Developing suitable accommodation that promotes independence and well-being and a need for more self-contained accommodation which includes flats and bungalows.
- Supporting people with more challenging behaviours who are less suited to shared accommodation.
- Developing suitable accommodation that supports the transition to adulthood independence and recovery for people with a range of needs.

Our evidence base of need

The 2019 household survey data shows that 1.5% of all households that have someone with any illness or disability have a learning disability/difficulty. This equates to 4,753 people and was one of the most frequently mentioned illnesses/disabilities.

The number of adults with a learning disability accessing care and support services is expected to rise by 4% by 2030 due to welcome improvements in life expectancy for people with learning disabilities. People with a learning disability aged over 65, however, will rise by more than 20%. It is likely that there will be a greater proportion of young adults transitioning to adult services who also have complex needs.

Number of people predicted to have a moderate personal care disability aged 18-64 (Figure 7.1)



Personal care

People aged 18-64 predicted to have a moderate or serious personal care disability, by age, projected to 2021

	2017	2018	2019	2020	2021	2025	2030	2035
People aged 18-24 predicted to have a moderate personal care disability	149	146	143	142	139	140	153	151
People aged 18-24 predicted to have a serious personal care disability	100	98	96	94	93	93	102	100
People aged 25-34 predicted to have a moderate personal care disability	582	588	589	588	587	571	536	550
People aged 25-34 predicted to have a serious personal care disability	166	168	168	168	168	163	153	157
People aged 35-44 predicted to have a moderate personal care disability	1,137	1,131	1,128	1,137	1,154	1,206	1,238	1,209
People aged 35-44 predicted to have a serious personal care disability	235	234	233	235	239	250	256	250
People aged 45-54 predicted to have a moderate personal care disability	2,455	2,430	2,391	2,337	2,269	2,029	1,950	2,073
People aged 45-54 predicted to have a serious personal care disability	551	546	537	525	509	455	438	465
People aged 55-64 predicted to have a moderate personal care disability	3,476	3,564	3,678	3,793	3,916	4,224	4,083	3,573
People aged 55-64 predicted to have a serious personal care disability	672	689	711	733	757	816	789	690
Total population								
aged 18-64 predicted to have a moderate or serious personal care disability	9,523	9,594	9,675	9,752	9,830	9,947	9,699	9,219

Due to the rise in the older population of people with a learning disability, there is likely to be a greater number of people with additional physical disability and also with dementia. Services will need to be able to respond to the changing needs of this population with appropriate accommodation, care, and support solutions.

Current supported accommodation service users by age group (Figure 7.2)

Learning Disability Support age range	Number of service users
18-54	222
55-60	50
61-64	13
65+	44
Total	329

Autism in Wigan

An estimated 1,955 adults aged between 18 and 64 are believed to have an Autistic spectrum disorder, as well as a further 601 aged 65 and over. Whilst the number aged between 18 and 64 with Autism is expected to remain stable in future years, the number over 65 is expected to increase by over 133, or 22%, by 2035. There are approximately 700 children (under 18) diagnosed with Autism, although the actual prevalence rate is likely to be higher.

8, 9 Market position statement P.26



Property requirements

We are keen to develop a wide range of accommodation options in vibrant places where people are active contributors to truly inclusive communities. We want people to have a place to call their own but with the security and reassurance of support being on site. This could be in a cluster of houses, or apartment blocks of multiple units. Further examination of the viability of such clustered schemes is required but a minimum of 6 homes might be required where service users have high needs (and therefore funding for onsite support can be provided). Where service users have more moderate needs, clusters of 8-14 homes may be appropriate.

There is also a need for shared models within a single property for those who prefer this type of living. Shared models with 4-6 units of accommodation with shared space are required as new purpose-built accommodation. These would be for individuals with more complex needs, and shared space should consider options for a sensory room and space for carers to stay overnight.

We require single accommodation for those people who require it, particularly those with more complex needs and may have challenging behaviours and require private space. This may be both flats and bungalows.

We would expect any properties to be close to local facilities and transport links but require accommodation in both urban and suburban locations. The importance of the right location is particularly pressing for transitional accommodation, as this is when such people with additional needs may be at their most vulnerable. Transitional accommodation needs to be appropriately embedded within the local communities of service users, and not in areas which they may be unfamiliar with.

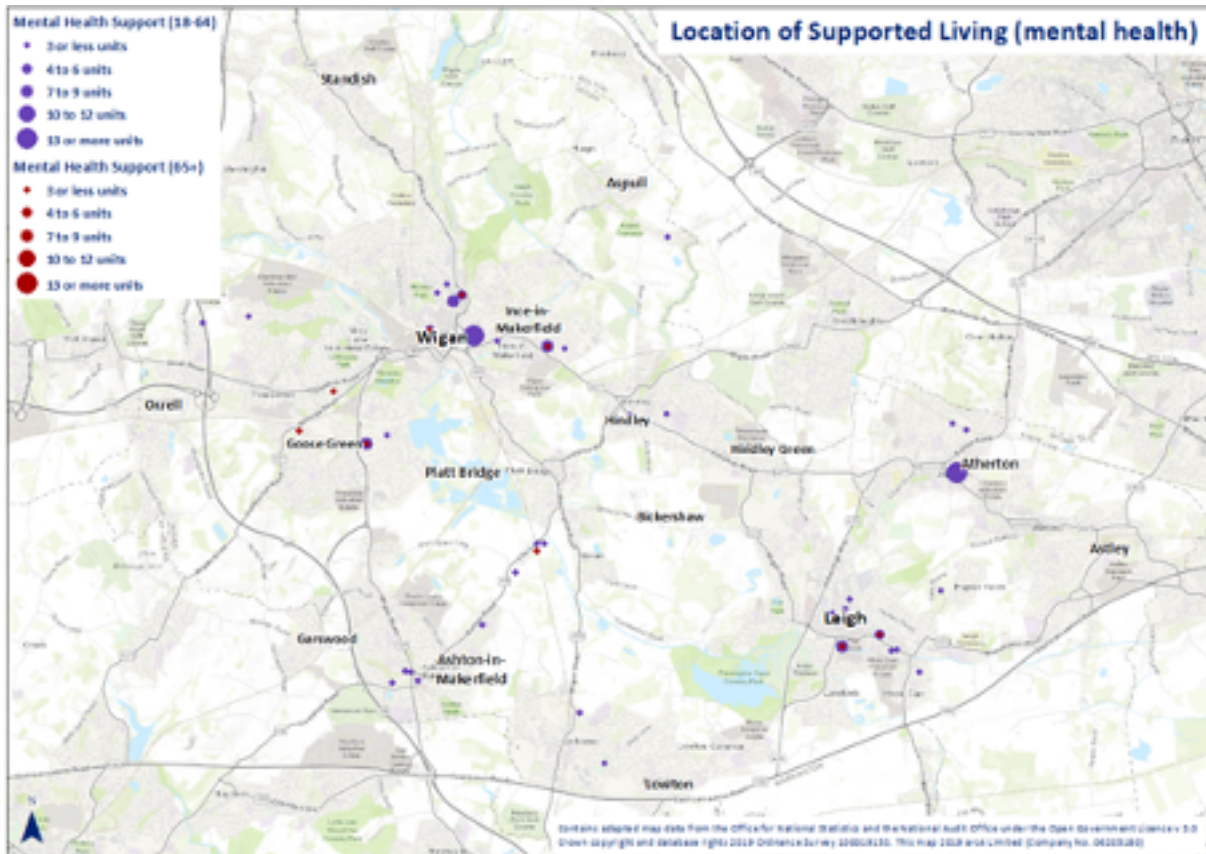
Above all, the locations of accommodation should be appropriate and conducive to promoting a sense of belonging as part of a community, as this is crucial to holistic wellbeing of such persons with additional needs.



Section 8

People with mental health needs

Our current provision



Our vision for people with mental health needs

As with our offer for people with learning disabilities or Autism, access to good quality housing and support services, to underpin independent living, is a priority. We are keen to develop bespoke services for this diverse group of individuals which will include the right accommodation and care and support. This service user cohort is anticipated to see a significant increase in need.

The challenges in supporting people with mental health problems are:

- More complex and challenging behaviours from individuals requiring support and accommodation.
- Developing suitable accommodation that promotes independence and well being.
- Developing suitable accommodation that supports the transition to adulthood independence and recovery for people with a range of needs.

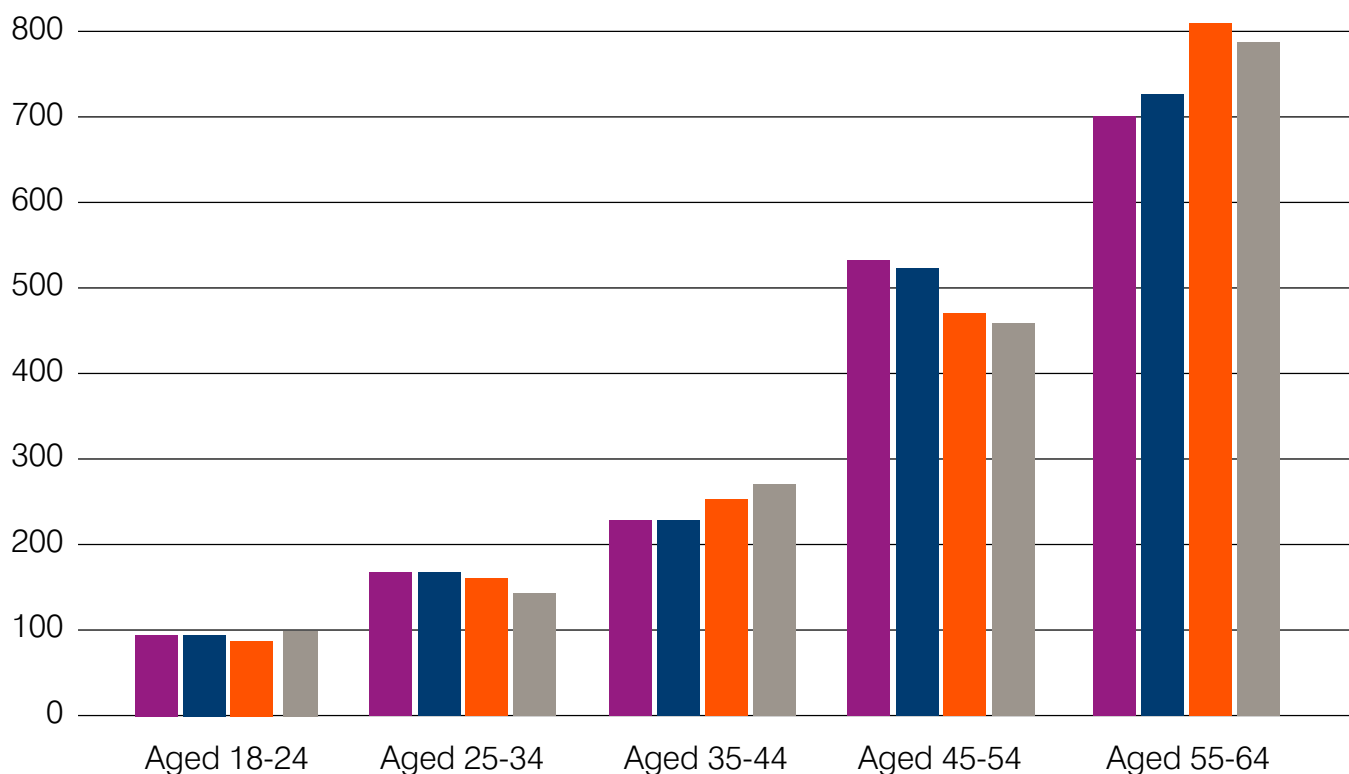
Our evidence base of need

The 2019 household survey data shows that 5.3% of all households that have someone with any illness or disability have a mental health problem. The equates to 17,307 people.

The number of adults with a mental health problem is not predicted to rise, however, Wigan does have a number of people being supported by secondary mental health services in line with the average in England and Wales.

Quite often, people have contributory factors to their mental health, such as alcohol and substance misuse, homelessness, poverty, etc., which can be complex to support. Services will therefore need to support people with a mental health problem in a holistic way.

Number of people predicted to have a severe personal care disability aged 18-64 (Figure 8.1)



This table is based on the prevalence data on adults with physical disabilities requiring personal care by age and sex in the Health Survey for England, 2001.

These include: getting in and out of bed, getting in and out of a chair, dressing, washing, feeding, and use of the toilet.

A moderate personal care disability means the task can be performed with some difficulty.

A severe personal care disability means that the task requires someone else to help.

Rates given in the survey for moderate and serious personal care disability are as follows:

Age range	% moderate	% serious
18-24	0.6	0.4
25-34	1.4	0.4
35-44	2.9	0.6
45-54	4.9	1.1
55-64	8.8	1.7

The prevalence rates have been applied to ONS population projections of the 18 to 64 population to give estimated numbers predicted to have a moderate or serious physical disability and requiring personal care, to 2035.

Current supported accommodation service users by age group (Table 8.2)

Neef and age range	Number of service users
Mental Health Support 18-64	129
Mental Health Support 65+	11
Support with memory and cognition 18-64	6
Total	146

Property requirements

In Wigan we have identified the following need:

Our first approach will be to enable people to live independently in their own home with minimal support. However, for those who may need regular support to maintain good mental health we want accommodation and support options to meet their needs whilst ensuring they are not seen as stigmatised or separate from their neighbours. We would want to maintain a homely environment and feel to any proposed development. Smaller flats/houses can be used to provide clustered accommodation. Further examination of the viability of such clustered schemes is required but a minimum of 6 homes might be required where service users have high needs (and therefore funding for onsite support can be provided). Where service users have more moderate needs, clusters of 12-14 homes may be appropriate.

We want to explore developing a combination of self-contained one-bedroomed, shared and supported models of multiple units to facilitate long-term independent living, including those with dementia who may wish to live in supported accommodation with their partners or families.

Self-contained permanent accommodation within general needs housing in a range of locations. These need to be 1- and 2-bed units and ideally owned and managed by Registered Providers.

There is also a need for transitional accommodation to support service users moving from residential care to full independence. Individuals may have no alternative but the private rented sector, which may not be appropriate for all service users.

Crisis care accommodation is required in shared housing as well as addressing the shortage of housing to discharge people from hospital. We require step-down accommodation.

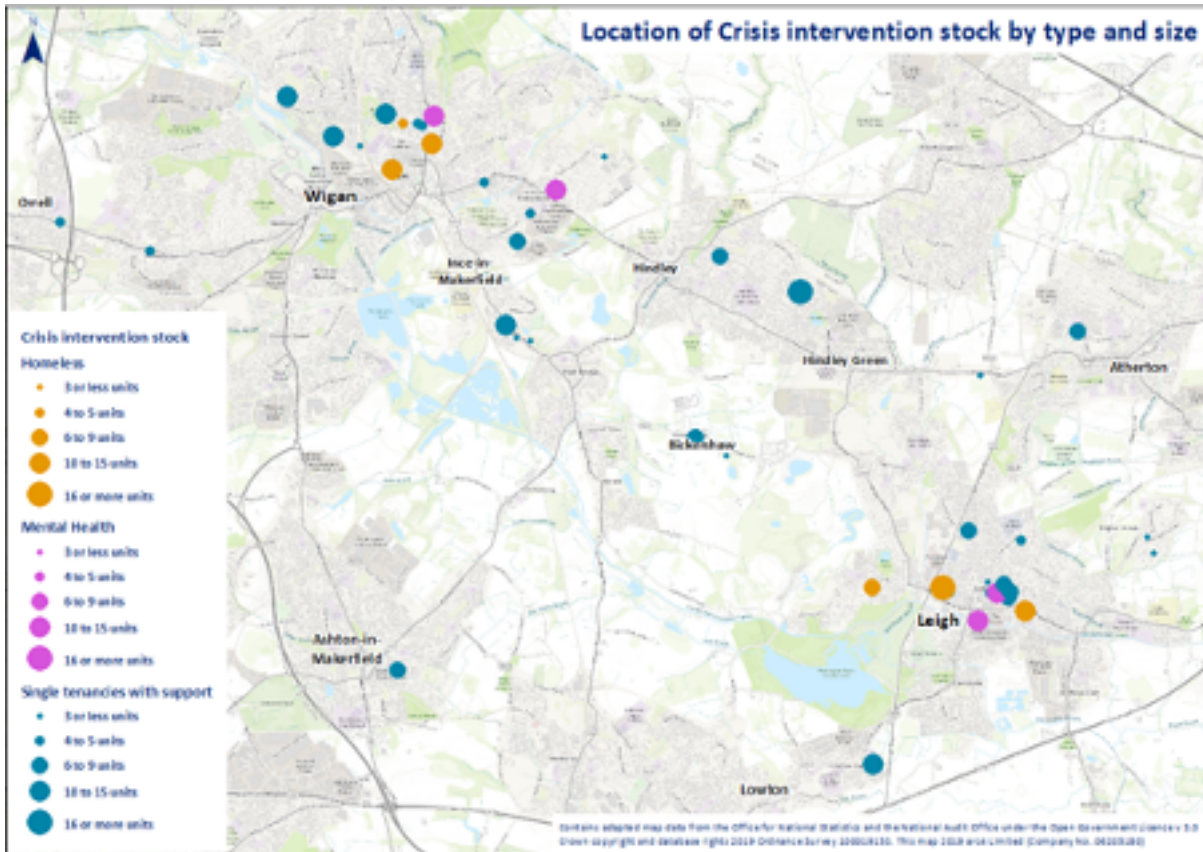
We would expect any properties to be close to local facilities and transport links, but require accommodation in both urban and suburban locations.



Section 9

Single tenancies with support

Our current provision



Our vision for single people who are homeless

Within this group, we recognise two areas of need:

- Accommodation for people who are homeless or rough sleeping, or who have complex needs, or who are otherwise in need of crisis intervention support, such as escaping situations of domestic abuse or addiction.
- Transitional accommodation for young people leaving care.



Supporting people who are homeless

Wigan Council has a purposefully positive attitude and asset-based mind-set when it comes to addressing homelessness in Wigan.

While homelessness can happen to anyone at any time, the causes of homelessness and the subsequent support people need, varies. The kind of assistance that people are eligible for will also depend on their circumstances and some people may find it difficult to access the help that they need. In particular, this applies to people who become single homeless – people without dependents who are, generally, unless they are found to be vulnerable, not eligible for the main duty of statutory support under homelessness legislation but there is a duty to provide advice and assistance. Many of these individuals rely on services in the homelessness sector to provide them with accommodation and support to help them address the issues that led to, or maintain, their homelessness.

We recognise the different approaches we have needed to take during the Covid-19 pandemic and we also recognise that people have enjoyed having private space due to social distance requirements for separate, rather than shared, sleeping arrangements. The support they have received has been more co-ordinated as some of the bureaucratic, funding, and other barriers, dissolved in the effort to move quickly. As we move out of the response phase into the recovery phase, Wigan Council intends to maintain many of the new practices that have had a positive impact on people's lives, but anticipate an increase in the number of households presenting to the Council.

The challenges in supporting homelessness and people who are rough sleeping are:

- The opportunities for young people in the housing market can provide additional challenges and there needs to be stronger emphasis on their future options.
- There is an increase in individuals presenting with multiple complexities. This is creating a greater demand for supported and/or transitional accommodation.
- A rise in the number of people with mental health conditions, this can lead to people being at crisis point and becoming homeless.
- Shortage of 'move-on' accommodation for homeless people currently living in hostels.
- A lack of properties (in terms of size, type and location) to provide new opportunities to support people to move-on.
- People who use the service are telling us that they want to see improvements in communal spaces and that they aspire to move into their own property of choice after supported accommodation.
- Additional support is also required around employment, drugs and alcohol and remaining fit and well. Therefore, a holistic solution that provides suitable accommodation needs, employment opportunities, and improved health and wellbeing is required.
- An increase in homeless households without recourse to public funds.



Our evidence base of need

Figure 9.1 considers trends in decisions and acceptances of homeless households and indicates that an annual average of 208 households have been accepted as homeless over the period 2010/11 to 2017/18.



Source: MHCLG Homelessness Statistics

Figure 5.1

The 2019 household survey identifies a total of 1,180 households who are either homeless or living in temporary accommodation.

The Housing Needs model identified 1,180 homeless households or households with insecure tenure. The factors were:

- Under notice, real threat of notice, or lease coming to an end.
- Too expensive, and in receipt of housing benefit or in arrears due to expense.

The Covid-19 pandemic has made us work completely differently with homeless people. The Government's 'Everyone In' programme prompted rapid action to accommodate all those living in shared accommodation, rough sleepers and people who have become homeless through the lockdown period in self-contained hotel accommodation. We have also transferred and built upon the support we offer within the hotel environment. The experience for homeless people has, in general, been a positive one.

We are anticipating an increase in homelessness presentations as the Government's business continuity schemes come to an end and more people lose their livelihoods.

People who are rough sleeping

In the 2 years running up to the Coronavirus pandemic, rough sleeping in the borough had declined from 30 to 8, partly due to the Greater Manchester investment in A Bed Every Night programme.

The Homelessness Reduction Act 2017 has led to personalised support planning and new partnerships with communities and Registered Providers, enabling us to increase and improve the support to more households at risk of becoming homeless. Communities have become more involved in leading homelessness work through the Community Investment Fund supporting initiatives such as The Brick, Helping the Homeless, and The Bridge. The Council has also recently opened two Homeless Hubs, providing 15 beds in each and providing 24/7 support. These have been recognised by stakeholders in feedback as part of the Housing Needs assessment.

Property requirements

Our principle aim is to act to prevent people from becoming homeless where possible through measures such as the Deal for Private Landlords and Tenants, which includes a landlord-tenant liaison function, and through offering a Mortgage Rescue option. Where this is not possible, we will aim to rehouse people quickly through a responsive allocations process to avoid the incidence of rough sleeping.

We intend to build on the positive experiences and learning through the pandemic to improve how we accommodate and support homeless people towards recovery and stable living situations. We are taking urgent action to:

- Secure medium-term use of the hotel, through a contractual agreement, to continue to accommodate homeless people.
- Remodel our existing temporary accommodation to create independent space in dormitories.
- Flex our support arrangements to provide suitable support in whichever location it is required.
- Move people into more stable forms of accommodation as soon as possible, including through the Housing First programme.

As we look to enhance the homelessness offer in Wigan, we want to work with providers who are committed to working with an asset-based approach and are committed to developing the skills and assets of individuals to enable them to achieve independence, and who will invest in their buildings and services to better their offer. We also recognise a need to create more opportunities for smaller, innovative providers to deliver in Wigan. We will support this work by revisiting our commissioning function and source funding opportunities for the market to grow to deliver an effective range of options.

In Wigan we have identified the following need:

We are seeking between 200-300 more units of temporary and permanent move-on accommodation in the next 3 years.

We require additional new affordable homes from Registered Providers to use to support homeless households on a temporary and permanent basis. This is for both single person households and family-based accommodation. Locations should be across Wigan in urban and suburban locations.

- We require additional 1-bed self-contained accommodation
- Family 2-,3-, and 4-bed accommodation

Shared accommodation (Existing HMOs or purpose-built HMOs). We want to explore providing larger mainstream housing options for homeless households. This would develop homes for up to 5-6 people. There is no good reason why this type of accommodation cannot be provided within mainstream housing developments (e.g. using a standard 4/5 bed house typology); albeit some modifications may be required to the internal layout so that appropriate care and support can be provided and individuals afforded their own independence (e.g. own front doors, en-suite bathrooms to bedrooms, etc.).

Supporting children and young people leaving care

We have a Deal for Care Leavers that includes access to suitable accommodation. This is working well and we will continue to work with children in care and care leavers to enhance their experience of moving into independence.

Placement sufficiency for our looked after children has started to become a real challenge for the Council's Children's Services as demand for services increases. Finding good quality, cost effective, regulated and unregulated care and accommodation for our looked after children and care leavers is becoming increasingly difficult.

As a Council, we know that we currently outperform our statistical neighbours with regard to the numbers of children who are cared for in placements out of the borough. Approximately 20% of Wigan children in care live outside of the borough compared to 40% in our Statistical Neighbour Councils. 65% of children in care live with a Wigan Foster Carer, which is a significant achievement, and the major contributor to our impressive performance on the numbers in care outside of the borough.

Our areas of pressure include finding fostering placements for older children, semi-independent living and transition, addressing youth homelessness, accommodating children with mental health needs and caring for children with disabilities. We are keen to work closer with providers and explore creative solutions to the challenges we face as sufficiency is a key priority for us.

Furthermore, looked after children and care leavers may not have a 'diagnosed' disability, but nonetheless require sensitive attention to the suitability of provided accommodation. Such accommodation needs to be appropriate and tailored to the needs and sensitivity of such looked after children and care leavers, to ensure that they are able to thrive in a home and community which fosters their development and independence, and protects them from harm and prevents bullying.

Supported accommodation for children and care leavers should provide a safe and therapeutic environment focused on their development, preparation for future placement, and nurtures appropriate independences skills so that young people can support themselves financial, emotionally, and practically when they leave. Supported accommodation should also look to ensure that the looked after children or care leavers are afforded the same opportunities given to children and young people in the wider local community.

The challenges in supporting young people leaving care are:

- The opportunities for young people in the housing market can provide additional challenges and there needs to be stronger emphasis on their future options.
- Very limited options for young people leaving care and often very poor-quality accommodation.
- The need to be flexible in how long this group need support for when moving from being 'looked after' to being independent.
- The need to have accommodation in both urban and suburban locations and a mix of shared space and self-contained accommodation.
- Access to good quality and professionally managed move-on accommodation (temporary and permanent).
- Getting access to good quality property in the private rented sector.

In Wigan we have identified the following need for children and young people leaving care:

We are seeking 200 additional units of accommodation in the next 3 years which should include:

- Self-contained and shared space accommodation providing temporary accommodation for up to 12 weeks with some flexibility for longer-term stays. This will require additional support which can be provided by the local authority.
- Self-contained and shared space accommodation providing permanent accommodation. This may require additional support which can be provided by the local authority.

Appendix A

Older person evidence base

The population of the borough is projected to increase over the period 2019-2037, from 326,300 in 2019 to 333,600 in 2037, an overall increase of 2.2%. There will be a marked increase in the number and proportion of older residents. By way of context, Over the period 2019-2037:

- the number of residents aged 65 and over is expected to increase by 36.9% overall; This compares with an increase of 40.1% across England over the same period.
- the proportion aged 75 and over is expected to increase by 54.6% ;
- the proportion aged 85 and over is expected to increase by 112.5% ; and
- The number of households headed by someone aged 60 and over is expected to increase by 29.2% .

Demand for care and support services in Wigan for over 65s is anticipated to significantly increase over the next decade and beyond. As people are living to advanced years, they are more likely to be living with health needs and conditions associated with an increased risk of disability and limited mobility, especially for those aged over 85.

The Housing Needs Assessment published in 2020 sets out more details of the type of support and accommodation that is required by older people. Regarding the number of older person households (where the HRP is aged 65 or over) and types of dwelling occupied, the 2019 household survey indicates that:

- older person households account for 25.4% of all households and almost 30% of older person households live in two sub-areas: Wigan North and Aspull (16.9%) and Golborne and Lowton (12.3%);
- older person households are most likely to live in three-bedroom houses (39.5%) followed by 2-bedroom houses (18.1%).

7.3% (1,997) of older person households were planning to move in the next 5 years and 6.6% (1,807) would like to move but felt unable to (mainly due to affordability issues). Most intended to stay in the borough (78.1%). 90.3% of those in Wigan North and Aspull and 100% of those in Golborne and Lowton, planned on remaining in the Wigan area. There was a particular interest on moving to 2-bedroom bungalows followed by 2-bedroom flats.

The main reasons for moving concerned wanting to live closer to family/friends (32.8%) and this rose to 37.6% in the 85 years and over group. 11.7% and 11.2% stated that the house/garden was too big, and they had health problems or needed housing suitable for an older or disabled person, respectively.

In terms of moving, over half of moving households expected to move to a smaller property (58.4%) (that is fewer bedrooms), 41.6% expected to move to a property with the same number of bedrooms and none expected a larger number of bedrooms.

When asked what would help or encourage a move to a more suitable home, over two-thirds (71.2%) selected, 'information about what types of housing are available'; this rose to 89.3% in Atherton. Three out of five older people (60.0%) chose 'help with moving to a new property type' and this rose to 84.3% in Leigh. N.B. Respondents were able to select multiple responses.

ONS 2016-based Subnational Population Projections for 2019

ONS 2016-based Subnational Population Projections

ONS 2016-based Subnational Population Projections

ONS 2016-based Subnational Population Projections

2014-based MHCLG

Market Position Statement 2019/20 p.23

Need for specialist older person housing evidenced in the Household Survey

The 2019 household survey captured data on older persons need for specialist housing. The survey asked, 'If you think it is relevant to you, which of the following older persons' housing options would you seriously consider either now or in the next 5 years?'. Table A.1 reports the number of households who would consider different older persons' housing options (respondents could tick more than one option) across the borough.

Overall, of respondents aged 65 and over, 75.6% were planning to continue to live in their current home with support when needed. 28% stating they would consider renting sheltered accommodation, and 22.8% stating they would consider renting Extra Care housing. Renting sheltered accommodation was particularly popular with the 75 to 84-year-old age group and renting Extra Care housing was favourable to the 85 years and over category.

Table A.1: Older persons' housing preferences by age group

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed	70.2	80.0	79.7	75.6
Buying a property in the open market	11.1	5.7	1.8	7.6
Rent a property from a private landlord	5.5	1.1	0.0	2.9
Rent from a Council or housing association	10.0	8.2	5.8	8.7
Rent from the Council	23.1	18.8	13.1	20.0
Sheltered Accommodation - Renting	23.9	32.5	26.5	28.0
Sheltered Accommodation - Buying	11.1	9.4	11.4	10.4
Sheltered Accommodation - Shared ownership	6.3	3.3	4.5	4.8
Extra Care Housing – Renting	18.0	23.8	36.1	22.8
Extra Care Housing – Buying	7.9	8.5	10.6	8.5
Extra Care Housing - Shared ownership	4.9	3.7	9.6	5.0
Supported housing for people with learning disabilities and autism	0.0	1.1	1.7	0.7
Supported housing for mental health needs	0.7	2.4	1.7	1.6
Residential Care Home	2.8	7.8	30.7	8.5
Co-housing	10.5	10.6	6.8	10.1
Go to live with children or other relatives	2.8	3.9	4.3	3.5
Other	0.4	0.0	0.0	0.2
Base (total households responding)	5,230	5,046	1,522	11,798

Source: 2019 Household Survey

Note: This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents

This information is provided at sub-area level below as well as more detailed information on the dwelling stock available relative to aspirations.

Table A.2: Older persons' housing preferences by current sub-area of residence

Housing option	Hindley, Abram, Platt Bridge and Bickershaw	Ashton -in- Makerfield and Bryn	Wigan North and Aspull	Tyldesley and Astley	Atherton	Wigan South	Golborne and Lowton	Leigh	Orrell, Billinge and Winstanley	Shevington and Standish	Wigan Borough
Continue to live in current home with support when needed	73.8	76.0	70.5	84.0	76.5	60.7	77.7	84.8	88.6	75.8	75.5
Buying a property in the open market	10.2	10.3	9.0	7.3	4.2	4.2	0.0	9.0	6.7	16.3	7.6
Rent a property from a private landlord	5.7	3.7	2.8	12.3	0.0	3.1	0.0	1.9	0.0	2.6	3.0
Rent from a Council or housing association	12.1	4.4	10.6	7.3	11.0	11.0	7.0	3.9	1.9	9.5	8.4
Rent from the Council	12.3	8.0	30.4	34.6	27.2	29.7	4.6	17.0	4.8	21.6	19.6
Sheltered Accommodation - Renting	33.8	14.7	33.2	25.3	51.4	24.9	22.0	9.8	31.3	20.0	27.7
Sheltered Accommodation - Buying	9.3	23.5	6.0	13.4	12.2	7.2	3.9	9.0	11.4	17.5	10.0
Sheltered Accommodation - Shared ownership	7.7	13.4	3.1	8.6	4.2	3.1	0.0	7.0	1.9	4.5	4.6
Extra Care Housing – Renting	27.4	14.7	30.0	17.3	23.4	19.8	28.9	10.7	23.0	13.4	22.6
Extra Care Housing – Buying	6.6	10.3	3.1	11.0	3.8	7.2	14.8	7.0	8.6	16.3	8.2
Extra Care Housing - Shared ownership	7.7	10.3	3.1	8.6	0.0	3.1	3.9	7.0	5.6	2.2	4.8
Supported housing for people with learning disabilities and autism	2.7	0.0	0.0	3.1	0.0	0.0	0.0	1.9	0.0	0.0	0.7
Supported housing for mental health needs	2.7	0.0	0.0	6.2	0.0	4.2	0.0	1.9	0.0	1.3	1.5
Residential Care Home	11.3	9.9	4.5	8.7	11.6	11.3	7.0	3.6	11.2	5.1	8.2
Co-housing	5.7	3.2	17.7	8.6	15.8	3.1	0.0	10.2	14.4	18.2	10.1
Go to live with children or other relatives	5.7	6.6	3.0	5.6	4.2	2.3	0.0	5.1	1.9	2.2	3.4
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.2
Base	1,498	729	2,357	826	852	1,464	1,338	880	1,285	995	12,223

Older person households: dwelling stock available relative to aspirations/likes

Current stock (A)							
Sub-area	1-bedroom flat	2-bedroom flat	3 or more-bedroom flat	1-bedroom bungalow	2-bedroom bungalow	3 or more-bedroom bungalow	Total
Ashton in Makerfield	230	280	10	230	560	1,000	2,310
Atherton	600	920	50	100	430	320	2,420
Goldborne & Lowton	280	370	0	90	920	920	2,580
Hindley, Abram, Platt Bridge & Bicke	560	610	0	340	960	1,180	3,650
Leigh	1,250	960	30	130	660	540	3,570
Orrell, Billinge & Winstanley	130	170	0	90	560	930	1,880
Shevington & Standish	220	410	10	50	670	1,140	2,500
Tyldesley & Astley	370	370	20	270	640	430	2,100
Wigan North & Aspull	1,730	1,430	40	320	700	900	5,120
Wigan South	910	960	60	320	600	450	3,300
Wigan Borough	6,280	6,480	220	1,940	6,700	7,810	29,430

Number of households who have expressed an aspiration/like for flats and bungalows							
Sub-area	1-bedroom flat	2-bedroom flat	3 or more-bedroom flat	1-bedroom bungalow	2-bedroom bungalow	3 or more-bedroom bungalow	Total
Ashton in Makerfield	25	25	0	0	73	0	123
Atherton	0	27	0	0	32	36	95
Goldborne & Lowton	0	0	0	0	52	41	93
Hindley, Abram, Platt Bridge & Bicke	0	0	0	0	156	0	156
Leigh	0	48	0	0	17	123	188
Orrell, Billinge & Winstanley	0	24	24	0	143	24	215
Shevington & Standish	0	0	0	28	72	108	208
Tyldesley & Astley	0	78	0	0	26	26	130
Wigan North & Aspull	117	65	0	38	192	65	477
Wigan South	0	150	0	0	218	0	368
Wigan Borough	142	417	24	66	981	423	2,053

Number of households in (B) as a ratio of total dwelling stock (A)							
Sub-area	1-bedroom flat	2-bedroom flat	3 or more-bedroom flat	1-bedroom bungalow	2-bedroom bungalow	3 or more-bedroom bungalow	Total
Ashton in Makerfield	10.9	8.9	0.0	0.0	13.0	0.0	5.3
Atherton	0.0	2.9	0.0	0.0	7.4	11.3	3.9
Goldborne & Lowton	0.0	0.0	0.0	0.0	5.7	4.5	3.6
Hindley, Abram, Platt Bridge & Bicke	0.0	0.0	0.0	0.0	16.3	0.0	4.3
Leigh	0.0	5.0	0.0	0.0	2.6	22.8	5.3
Orrell, Billinge & Winstanley	0.0	14.1	0.0	0.0	25.5	2.6	11.4
Shevington & Standish	0.0	0.0	0.0	56.0	10.7	9.5	8.3
Tyldesley & Astley	0.0	21.1	0.0	0.0	4.1	6.0	6.2
Wigan North & Aspull	6.8	4.5	0.0	11.9	27.4	7.2	9.3
Wigan South	0.0	15.6	0.0	0.0	36.3	0.0	11.2
Wigan Borough	2.3	6.4	10.9	3.4	14.6	5.4	7.0

Assistance in the home

Given the high proportion of older households who want to continue living in their own home, the provision of home-based assistance, support and care is an increasingly important issue in the meeting of housing needs for older people. The key challenge for local authorities is the funding of services for growing numbers of older people. The Household Survey 2019 captured the responses from older households on the type of support or assistance they may need now or in the near future. In Table A.3 the range of practical assistance required from households under 65 is compared to those households aged 65-74, 75-84 and 85+ age. It confirms:

- Households identify as needing more help with repairs and maintenance than any other form of support in all age categories. This reduces at 85+.
- The proportions needing help with gardening ‘now’ shows a steep increase from the age of 65 and over
- For the task of cleaning the home ‘now’, the increase occurs at the age of 75 years and over.
- For other practical tasks, the sharp increase is age 85+
- Wanting company or friendship increases sharply at age 85+

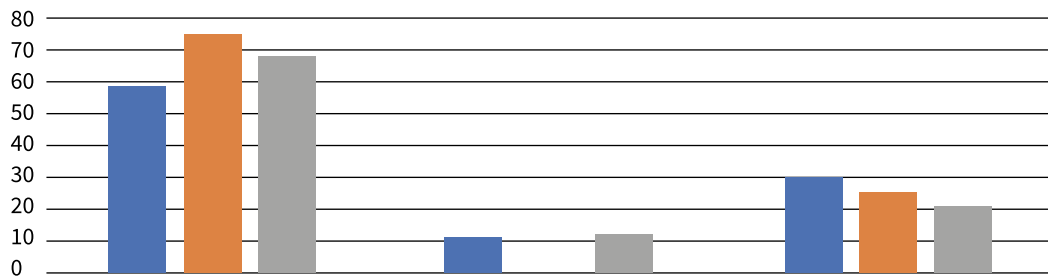
Table A.3: Type of assistance required (%) either now or in next five years by age group

Type of assistance	Under 65	Under 65	65-74	65-74	75-84	75-84	85+	85+
	Need now	Need in 5 years	Need now	Need in 5 years	Need now	Need in 5 years	Need now	Need in 5 years
Help with repair and maintenance of home	69.7	73.5	63.7	74.0	60.9	69.1	53.5	60.0
Help with gardening	50.7	46.2	49.5	63.3	66.2	65.7	77.2	50.4
Help with cleaning home	34.9	35.9	36.7	47.4	47.4	54.4	69.0	55.4
Help with other practical tasks	27.8	31.4	38.6	35.4	41.7	42.9	64.3	51.5
Help with personal care	20.0	25.6	30.0	22.8	17.3	25.1	27.9	38.5
Want company / friendship	22.0	28.5	14.5	21.1	11.1	19.0	25.8	23.9
Base (All households)	22,466		3,934		3,783		1,541	

Source: 2019 Household Survey

Tenure preferences

Chart A.4 shows the preferred tenure of older households. Owner-occupation is the preferred tenure. Older households were asked about their current tenure and their preferred tenure. Overall, owner-occupiers are most likely to move to another owner-occupied property; private renters are most likely to move to affordable housing; and all those in affordable housing are most likely to not change tenure.



	Owner occupied	PRS	Affordable
Blue 60-84	58.8	11.3	30
Orange 85+	74.9	0	25.1
Grey All older	67.8	11.4	20.9

Chart A.4

The need for adaptations and care and support

The provision of appropriate adaptations can help people lead independent lives. Given that the majority of older people want to remain in their own homes with help and support when needed, the extent to which their properties need to be adapted needs careful consideration. Table A.5 shows data from the Housing Needs Assessment household survey 2019. It shows what proportion of homes in each sub-area have already been adapted, whether care and support are required and whether there is sufficient space for a carer to stay overnight if needed. In summary Golborne and Lowton has the highest number of households who answered positively for all three questions and Leigh has the fewest. The two sub-areas have the highest and lowest values by considerable margins.

Table A.5 : Adaptations, support requirements and space for carer to stay by sub-area

	Current home has been adapted or purpose-built for a person with a long-term illness, health problem or disability	You or other members of your household require care or support to enable you/them to stay in this home	Sufficient space in your home for a carer to stay overnight, if this was needed, is available	
Sub-area	% yes	% yes	% yes	Number of households
Hindley, Abram, Platt Bridge and Bickershaw	7.5%	6.2%	60.9%	17,305
Ashton-in-Makerfield and Bryn	11.8%	10.2%	61.5%	10,033
Wigan North and Aspull	7.9%	8.0%	64.3%	23,507
Tyldesley and Astley	8.6%	9.4%	64.1%	11,665
Atherton	10.2%	8.7%	51.4%	12,243
Wigan South	15.8%	14.2%	57.6%	17,666
Golborne and Lowton	18.8%	21.8%	94.0%	10,957
Leigh	2.4%	1.7%	37.3%	19,243
Orrell, Billinge and Winstanley	8.0%	6.2%	76.1%	9,973
Shevington and Standish	8.7%	6.8%	59.1%	10,836

Source: 2019 household survey

In line with the PPG which asks Councils to consider the extent to which existing dwelling stock can help meet the needs of older people¹⁶, the household survey asked questions on the adaptations and home improvements needed for older people and households in general.

When asked about adaptations and home improvements required in the home now, households aged under 60 focused more on the house itself, specifically, more insulation, better heating and double glazing. Households aged over 85 needed assistance in the home, including internal handrails, adaptations to bathrooms and community alarm services. These requirements are self-determined by residents responding to the household survey and may not necessarily reflect actual requirements following an independent assessment in the home.

The information is available by tenure and the adaptations for residents in affordable housing have been included here.

Table A.6 : Adaptations and home improvements required now by age group (% of households)

Adaptation/improvement required	Under 60 Years	60-74	75-84	85+	Total	Affordable housing
Better heating	28.3	21.2	17.9	10.2	24.9	24.7
More insulation	20.9	12.2	6.7	8.1	16.8	17.2
Double glazing	19.1	11.4	8.1	5.8	15.5	18.7
Adaptations to kitchen	7.8	7.1	6.5	13.1	7.6	9.3
Adaptations to bathroom	10.2	13.9	19.3	22.5	12.4	16.9
Adaptations relating to sensory needs	5.2	3.1	6.7	5.4	4.7	4.8
Internal handrails / grab rails	8.0	10.6	14.8	26.4	9.7	13.7
External handrails / grab rails	7.5	8.7	14.9	17.2	8.7	12.3
Downstairs toilet	8.8	8.8	10.2	17.0	9.1	11.9
Stair lift/vertical lift	6.1	7.5	18.3	14.8	7.8	7.0
Improvements to access	4.3	6.4	6.1	7.2	5.1	4.9
Wheelchair adaptations	4.7	4.8	6.4	8.4	5.0	3.5
Lever door handles	3.0	3.1	3.9	4.3	3.1	2.4
Room for a carer	3.5	3.0	3.5	4.4	3.4	3.5
Community alarm service	4.6	5.2	7.1	21.1	5.3	3.1
Increase the size of property	11.2	4.4	2.0	4.3	8.2	6.8
Improved ventilation	9.4	3.8	1.9	3.2	6.9	9.7

¹⁶ PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220

The 2019 household survey indicates that 9.3% of households live in properties that have been adapted or purpose built for those with an illness/disability. Analysis of demographic data would suggest that the number of generally adapted properties will need to increase by 1,256 over the plan period. This figure has been derived from data on the number of households with adaptations by age group of the Household Reference Person; how the number of households by HRP age group is expected to change; and applying the proportion of adapted properties to future household numbers by age group.

The need for bungalows (level access accommodation)

There are also around 11,840 bungalows in Wigan accounting for 8.0% of overall stock and 26,940 flats accounting for 18.3% of stock, some of which will be providing accommodation for older people.

Modelling of future dwelling type has been carried out at borough level. This is because official household projections are only available at this level. However, it is possible to review the extent to which current dwelling stock at the sub-area compared with the overall dwelling type and mix identified to be appropriate for borough. This helps to identify if there are particular shortfalls in type/size of dwelling at the sub-area level.

Figure A.7 shows the identified short fall of bungalows at sub area. There are shortfalls of 1 and 2-bedroom bungalows across all sub. This analysis should help to provide more focus on what is needed in particular areas.

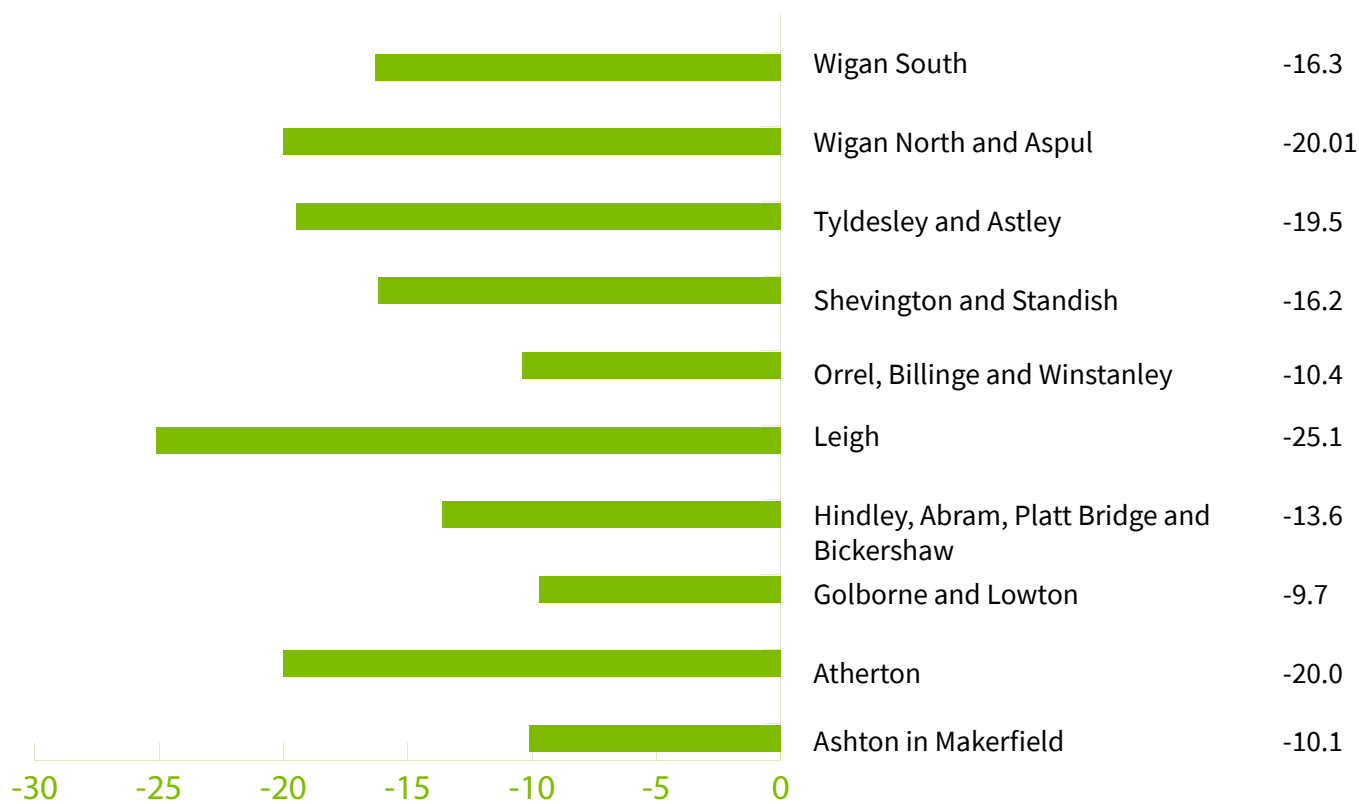


figure A.7

17MHCLG 2014-based household projections

Affordability for older households

There is a range of different older households in terms of their financial resources, levels of activity and health, responsibilities (e.g. continuing to work, caring for family members) and individual aspirations. We want homes that offer both rent and sale options including affordable and low-cost home ownership.

The 2019 households survey confirmed:

Wigan's active older people (60-74)

What do they want?

1-2 bedroom house	20.9%
3 bedroom house	12.2%
4 bedroom house	0.5%
1 bedroom flat	2.2%
2 bedroom flat	13.1%
1 bedroom bungalow	0.7%
2 bedroom bungalow	29.1%
3 or more bedroom bungalow	18.7%
Other	2.6%

What can they afford?

Buying

% could afford £75,000	40.7%
% could afford £100,000	27.5%
% could afford £125,000	12.0%
% could afford £150,000	11.7%
% could afford £175,000	5.3%
% could afford £200,000	5.2%

Rents which could be afforded to households on:

Lower quartile income	£244
Median income	£460

Wigan's more frail older people (75 and over)

What do they want?

1 bedroom flat	5%
2 bedroom flat	27.7%
2 bedroom bungalow	42.6%
3 or more bedroom bungalow	24.7%

What can they afford?

Buying

% could afford £75,000	21.2%
% could afford £100,000	11.2%
% could afford £125,000	4.6%
% could afford £150,000	4.3%
% could afford £175,000	1.9%
% could afford £200,000	1.9%

Rents which could be afforded to households on:

Lower quartile income	£244
Median income	£298

Appendix B

PPG states that, 'where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the NPPF). To help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:

- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);
- M4(2) Category 2: Accessible and adaptable dwellings; and
- M4(3) Category 3: Wheelchair user dwellings

'Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors 18'.

Optional accessibility standards for dwellings were introduced by the Government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations as set out in Table B.1. The M4(1) visitable dwelling is the mandatory minimum standard applied to all new dwellings. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the 'Lifetime Homes' standard.

Table B.1 : Summary of accessible housing standards

Standard Label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings – few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair accessible or wheelchair adaptable	Optional

Explanation of these M4 (1), (2), (3) standards is set out below

The 2019 household survey has indicated that residents in 1,435 households (1.0%) require wheelchair adapted dwellings either now or within the next five years (Table B.2). Over the plan period, this number is expected increase by a further 134 resulting in an overall need for 1,569 wheelchair adapted dwellings. This will be achieved through the adaptation of existing properties and through newbuild. It is important to consider that some dwellings will not be capable of adaptation or are situated in an area that is unsuitable for people with disabilities. For example, dwellings that are built on a hill, have poor vehicular access, or are located some distance from health care, support and retail facilities.

Table B.2 : Future need for wheelchair adapted properties

Age Group	2019	2037	change	% properties needing wheelchair adaptations	% properties needing wheelchair adaptations 2019	% properties needing wheelchair adaptations 2037	% properties needing wheelchair adaptations Change
15-24	4,376	5,129	753	0.0	0	0	0
25-34	18,899	16,673	-2,226	2.9	539	475	-63
35-44	23,207	24,918	1,711	0.0	0	0	0
45-59	44,272	41,893	-2,379	0.9	385	365	-21
60-74	33,468	37,286	3,818	0.8	268	298	31
75-84	15,089	20,125	5,036	1.4	204	272	68
85+	4,969	11,730	6,761	3.8	187	440	254
Total	144,280	157,754	13,474	1.0	1,435	1,569	134
Source	A	A	A	B	C	C	C

Sources

A: MHCLG 2014-based household projections

B: 2019 Household survey

C: 2019 survey applied to MHCLG 2014-based household projections

Table B.3 : Wheelchair use assumptions and resulting annual need

Assumption	% requirement	Number each year. (based on target of 1,126)
Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair all the time	1%	11
Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair either indoors or outdoors	3.6%	41
Aspire report on wheelchair accessible housing 18	10%	113
Wigan 1,569 need over plan period (divided by 18 years) assuming all met through newbuild	7.7%	87

According to PPG19 ‘Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.’ This would imply that the onus on wheelchair accessible housing delivery is with the Local Authority/Registered Providers. Any final targets should be set within the context of likely levels of delivery.

18 Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible

19 Paragraph: 009 Reference ID: 56-009-20150327

In the Secretary of State's view, Requirements M4(1) will be met when a new dwelling makes reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to gain access to habitable rooms and sanitary facilities on the entrance storey. The objective is to make reasonable provision to ensure that:

- Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling
- It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car.
- Most people can enter the principal private entrance in blocks of flats where this is located on the same level as the entrance.
- An ambulant disabled person is able to visit the occupants of any dwelling in a building containing one or more dwellings.
- Visitors can access and use the habitable rooms and a WC within the entrance storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).
- There is step-free access between the habitable rooms and the WC where these are located on the entrance storey.
- Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.

In the Secretary of State's view, Optional Requirement M4(2) will be met where a new dwelling makes reasonable provision for access for most people and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. The objective is to make reasonable provision to ensure that:

- Within the curtilage of the dwelling, or the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities that are intended for the use of the occupants.
- There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey.
- A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation, including its sanitary facilities.
- Features are provided to enable common adaptations to be carried out at a future date to increase the accessibility and functionality of the dwelling.
- Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach

In the Secretary of State's view, Optional Requirement M4(3) will be met where a new dwelling makes reasonable provision, either at completion or in the future, for a wheelchair user, to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants. The objective is to make reasonable provision to ensure that:

- Within the curtilage of the dwelling or the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facilities that are intended for the use of the occupants.
- There is step-free access to the WC and other accommodation within the entrance storey and the potential to achieve step-free access to all other parts of the dwelling.
- The dwelling is at least wheelchair adaptable such that key parts of the accommodation, including its sanitary facilities, could be easily altered to make the dwelling wheelchair accessible at a future date, or where required by a local planning authority, the dwelling is wheelchair accessible at completion.
- There is sufficient internal space, and other provisions as necessary, to make all of the accommodation within the dwelling suitable for a wheelchair user.
- Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach

Appendix C

Achieving Success

Good practice examples

Little Lane Older Peoples scheme

Completed in March 2018, 119 Little Lane is Wigan Council's first Community Living housing development. The apartments offer a high-quality independent living, in a modern setting with all the support required for the changing needs of the service user cohort. This £5.29 million development offers spacious accommodation, large private balconies, whilst the building itself has fantastic communal facilities such as a visitor's room, laundry and scooter store and large communal lounge, allowing residents to socialise in wonderful surroundings promoting social inclusion, but maintaining independence for residents.

We ensured the interior design was light and airy, with plenty of seating areas for socialising in smaller groups. There is also a visitor's room for family to stay over which is bookable by the residents free of charge. The scheme has large communal gardens for residents to relax, partake in gardening activities, or just and enjoy the outdoors.

The 39 apartments are fully lifetime homes compliant and the facilities within the building itself ensure that the residents can remain in their own home as long as possible, should their health deteriorate. Each individual apartment has an open plan kitchen and living room, bedroom/s and wet room bathroom as well as a large hallway. Each apartment is equipped with a warden call system which gives access to support on hand 24 hours a day, seven days a week.

Mayfield House

Mayfield house is the first of three purpose-built housing schemes for residents with Autism built by Wigan Council. This flagship development provides a home for 12 adults with Autism to live in a safe, friendly environment suited to their individual needs with the appropriate care and support they need on site, whilst benefiting from the independence of having their own apartment.

The centre has 12 apartments plus communal lounges, an interactive sensory room and shared laundry and has been developed working closely with Adult services. Each apartment has assistive technology to support the resident and care team whilst maintaining a homely environment. By building our own specialist Autism unit it has allowed former Wigan residents who have had to seek appropriate accommodation in other boroughs to return to live closer to their families.

The scheme was shortlisted for the Inside Housing Development Awards in 2018 for Best Supported Housing Scheme. It is expected to save the borough around £300,000 per year from the social services budget and the good practice and learning achieved has been applied to two future Autism schemes which are due to complete in summer 2020.

Specialist bungalows

Working closely with colleagues in adult social care, we have built a number of specialist large bungalows to meet the housing needs of families with complex care and support needs. The homes have been developed within larger development sites so that the families are part of a new community.

This 4 bedroom bungalow, for example, has been built to Part M3 (wheelchair user dwelling) for a specific family. The property has underfloor heating as the resident's condition results in frequent joint dislocations, so the lack of radiators assists with reducing hard surfaces to knock against. The main tenant is in a wheelchair but the two children also have the same degenerative condition so this bungalow provides a home for life for the whole family, being able to accommodate 3 wheelchair users in the future. The bathroom has an automatic toilet, a wet room and facilities for hoist use in the future should they be required.