

Holly Dagnall

Ageing in place



NCHA credentials

- 300+ sheltered homes – very popular now, but not necessarily fit for the future..
- 100+ designated older persons bungalows
- Leaseholder bungalows
- 2 specialist dementia care homes
- 122 almshouses in our NCAC charity
- (c.10,000 homes in total)



We develop:

- c.350 new homes a year – all affordable (some social) rents; c. 30 homes as specialist housing
- In house design and architects practice developing for NCHA and across the East Midlands for others



Our challenges:

For general development

- **Rising land values and construction costs**
 - Cost of 'lifetime homes' prohibitive (and specs are generic)
 - The Building Regs (M4) wheelchair standards +£8k per bungalow
- **Larger, more expensive homes (reduce development programme capacity and homes on site)**



Our challenges:

For specialist homes

- **Social v's Affordable Rent**
 - East Midlands has cheap private rents
 - Few areas for development of social rent homes
 - For specific offers such as extracare – affordable rent levels make achieving the specification (eg AT) difficult unless costs can be offset eg. land offers/ capital contribution



Adaptations:

- £150k allocated for priority adaptations annually
- Good performance from LA's in assessing and allocating DFG's?
- 'Age Friendly' component replacement cycles in all designated homes.
 - (c£800 more per kitchen)



Adaptations:

- **Housing Futures: Invisible Creations**
- **Good thing to do But**



The real challenge

- **How can Housing Associations, Local Authorities and the NHS be incentivised to work together overall on cost saving and lifestyle enhancing initiatives?**



The future for NCHA...

- **Get our 'age friendly' specs down to the same cost as standard kitchens and bathrooms**
- **Investment in our sheltered provision**
 - **Small homes**
 - **Lack of uptake of communal space**
 - **Energy performance**
 - **Fire prevention**



The future for NCHA...

- **Improve our relationships with stakeholders – make the business case for change**
- **Extracare – but struggle to find a model that works for us**
- **More leaseholder bungalows**
- **Trial at bungalow development for the Invisible Creations adaptations as standard fit**

