

**MARKET POSITION STATEMENT 2025-2027****Housing for People with Additional Needs**

*To empower the residents of Bury by providing them with opportunities for independent and healthy living through quality housing solutions.*





# Housing for People with Additional Needs

## Introduction

This publication is one of a series of Market Position Statements and marks the start of conversations with Providers and potential Providers, to encourage new ideas and to welcome any proposals of doing things differently.

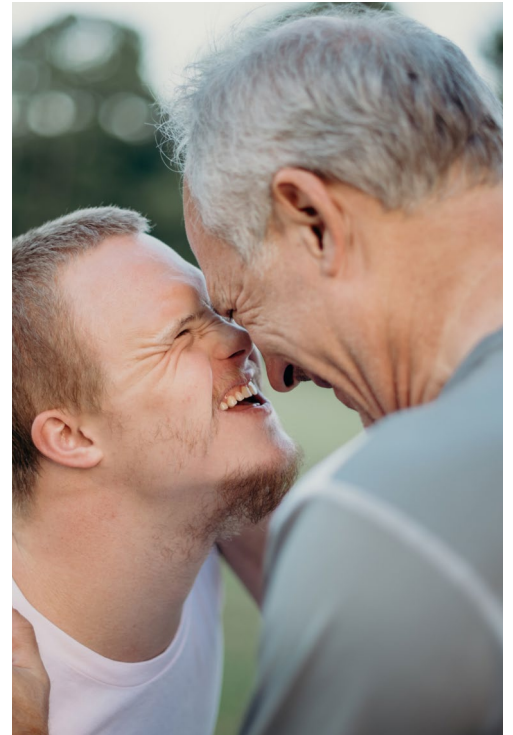
The Housing MPS is dedicated to supporting the Bury Adult Carers Strategy 2025-2029, with the ambition of providing individuals with the option to live independently and healthily in their own homes for as long as possible. This strategy aims to ensure that adults of all ages have the ability to access or remain in the residence of their choosing. We are committed to collaborating with our registered housing providers, development partners, and Bury residents to design and implement housing solutions that address the needs of the community.

Bury's vision and strategy, "Let's Do It!", outlines a ten-year plan (2020-2030) to foster community power and enhance relationships. For housing people with additional needs, this means ensuring everyone contributes and plays their part in the borough.

The Let's Do It Bury Strategy sets out four clear principles which will be guided by our work.

### Local

- Local housing options for local people
- Developing and regenerating the unique townships where people live
- Prevent the need for Bury residents, with care and support needs, to have to be placed out of the borough to live
- Bring Bury residents back into the borough, if its right for them
- Work with local developer's and Registered Housing Providers, who know the local area



## Enterprise

- Encouraging enterprise to drive inclusive economic growth through our business community
- Enterprising innovation and creative solutions to current housing issues
- Be bold in our housing solutions and future developments in Bury, attracting and encouraging investment.

## Together

- Working together to design quality, fit for purpose homes for people with additional needs in Bury
- Working together with service users, their cares and family to shape accommodation
- Working together to insure inclusivity throughout the housing agenda.

## Strengths

- Taking a strength - based approach to recognise the assets and strengths of communities
- Recognising the strengths of individuals enabling their independence, choice and control for housing.
- Prevent carer breakdown through bungalow acquisitions for loved ones - valuing the strength of unpaid carers and ensuring we consider their health in their caring role from a housing perspective.

## Our Principles





// The mission is to work in the heart of our communities providing high-quality, person-centered advice and information to prevent, reduce and delay the need for reliance on local council support.



## Adult Social Care Strategic Plan 2023-26

This plan sets out the Adult Social Care Department's roles and responsibilities on behalf of Bury Council. It explains who we are, what we do, how we work as an equal partner in our integrated health and social care system and identifies our priorities for the next 3 years which are:

The mission is to work in the heart of our communities providing high-quality, person-centered advice and information to prevent, reduce and delay the need for reliance on local council support. For those eligible to access social care services, we provide assessment and support planning with an emphasis on building on individual's strengths and promoting independence in line with our statutory responsibilities to all people over the age of 18 resident in the borough.

The Adult Social Care White Paper 'People at the Heart of Care: adult social care reform' focusses on making every decision about care a decision about housing. The paper states: 'ensuring people receive the right care and support all begins with where they live and the people they live with'. The ambition is to give more people the choice to live independently and healthy in their own homes for longer. This means adults of all ages being able to access or remain in the home of their choice.

The corporate [Bury Housing Strategy](#) recognises how important the right home is to having good physical and mental health.

The strategy states that the right home environment enables people to:

- Manage their own health and care needs, including long term conditions
- Live independently, safely and well in their own home for as long as they choose
- Complete treatment and recover from substance misuse, tuberculosis or other ill-health
- Move on successfully from homelessness or other traumatic life events
- Access and sustain education, training and employment opportunities
- Participate and contribute to society





This means that the right home can be beneficial for the wider health and care system, and can be a key factor in contributing to:

- Delaying and reducing the need for primary care and social care
- Preventing hospital admissions
- Enabling timely discharge from hospital and prevent readmissions
- Enabling rapid recovery from periods of ill health or planned admissions.

In recognising these benefits, the Bury Housing Strategy Action plan focusses on delivery of priorities, two of which will have the biggest short to medium term impact on health and wellbeing for some specific groups in the borough. These are in addition to the wider population housing priorities such as having enough affordable housing or improving energy efficiency. The first priority is to address the shortfall in housing provision for older people in the borough and the second priority is to increase housing options for specialist groups.

We are committed to working collaboratively with our registered housing providers, developer partners and Bury residents to design and deliver housing options which meet people's needs. We use an evidenced based approach to understand where the current and next generation of older people live in the Borough, as well as adults with additional needs who require specialist supported housing options. The key to this work is understanding the health, care and housing needs and aspirations of each group over the next 25 years. Working in collaboration with Registered Housing Providers and development partners to identify opportunities in the right locations with the objective of increasing housing choice for older people and those with additional needs which includes adults with mental health, learning disabilities and/or autism.

## Our Vision:

- Through our housing solutions we will:
- Promote wellbeing and social inclusion
- Support improved quality of life in terms of financial wellbeing, reduced social isolation, community integration, and potential for continued role for carers and families
- Enable people to maintain their independence in their own self-contained accommodation
- Provide care and support which is flexible and accessible, either onsite or nearby
- Offer alternatives to residential care and sheltered housing, for those who need it
- Supply affordable housing solutions so that the chosen option can be a home for life
- Deliver high quality, fit for purpose dwellings with low running costs in local communities
- Provide a range of housing options to meet varying levels of need.

## Our approach






Our approach is focused on providing local homes for those with additional needs in Bury both now and in the future, we will do this by:

- Increasing housing choices for our older generation and adults with additional needs, enabling an increased number of people to live independently at home.
- Encouraging enterprise to drive inclusive economic growth through our business community, enterprising innovation, and creative solutions to the current housing issues.
- Working together to design quality, fit for purpose homes for people with additional needs in Bury. Reviewing, designing and shaping homes in coproduction with service users, their carers and family. Working together to ensure inclusivity throughout the housing agenda.
- Taking a strengths-based approach to recognise the assets and strengths of communities and the people within, empowering their independence, choice, and control for positive housing solutions.

## What good housing should look like

Bury Council has published guidelines for what good housing looks like in Bury. This document is called 'checklist of accommodation standards and tenancy related housing services in supported housing', produced in May 2021. This checklist sets out the expected standards for accommodation-related housing services that should be met in all supported housing. It covers legal requirements, minimum standards and best practice.

## Checklist core principles

-  Housing is accessible, suitably located, appropriate and suitable to meet the needs of residents, including health, care and support needs.
-  There will be procedures and measures in place to minimise risk and provide the best possible support to people in supported living settings in the context of the COVID-19 pandemic and any future pandemic.
-  Accommodation should be assessed by OCO commissioners, referring bodies, social care officers and by providers, for suitability in meeting the needs of the specific vulnerable residents being accommodated.
-  All staff are suitably qualified or trained appropriately for the role they are in and encouraged to acquire appropriate and relevant qualifications by housing providers.
-  Encourage co-production approaches and involvement of community residents in developing and improving provision.

### National developments

The [Care Act 2014](#) provided an opportunity to bring together a number of existing laws, and introduced new duties to ensure that wellbeing, dignity and choice are at the heart of health and social care. The Act presents both Commissioners and Providers with a new set of challenges and opportunities. The Act places a statutory duty on local authorities to promote the diversity and quality of local services, in order that there is a sufficient range of high-quality service providers to enable genuine choice for service users. Local authorities have a duty to ensure continuity of care should a provider fail.

The [prevention green paper](#) shifts the traditional view of prioritising caring for people when they are unwell, instead of focusing on preventing people needing support in the first place. This paper signifies a shift from considering how long people live as being important, to an even more important measure being how long people live in good health. Prevention should be at the forefront of all national and local policies, weaved into plans for everything from health and social care to town planning, housing and transport. Therefore, we should invest in building homes that meet our residents needs, ensure they are built safely and to national space standards, of good quality meeting the needs of Bury people both now and in the future.

As outlined the 2021 Adult Social Care White Paper 'People at the Heart of Care: adult social care reform' recognises the importance of housing in enhancing a person's health and wellbeing. Ensuring homes are suitable to meet a person's current and future needs, connecting people to the community where they choose to live, maintaining independence, and providing choice of housing options whilst empowering individuals to live a fulfilling life.

// This paper signifies a shift from considering how long people live as being important, to an even more important measure being how long people live in good health. //



## Current Position

### Local context

Our borough is the place we are proud to call home. It includes six towns (five neighbourhoods) built within areas of extraordinary natural beauty. It is a place rich in possibility which we must preserve, improve and cherish for future generations.

We want to recognise the distinct identities of our townships and the diversity of each community; to invest in our town centres; create more spaces where people can meet and enable access to affordable decent housing for all. As we do this, we are committed to becoming eco leaders, ensuring future generations can enjoy our green spaces and breathe clean air.

Overall, our borough is relatively less deprived than our statistical neighbours, but our trend is a negative one. Deprivation is highly concentrated and was reported to be getting worse in both 2019 and 2015. To reverse this trend and close the inequalities gap we will target our resources locally, in the places that need them most. Public services and others will work together better, seamlessly and with knowledge of communities. We will create public service hubs which work within and across townships on a neighbourhood footprint, to bring different agencies together to

target resources around greatest need, understand and galvanise community assets and focus on prevention as well as management of risk.

This local approach provides a foundation stone to develop a different relationship with residents and communities to connect people together. To do this all of our work in neighbourhoods will be guided by the Lets principles: taking a local approach; driving enterprise; working together with a strengths based approach.

The Joint Strategic Needs Assessment (JSNA) helps the council inform the planning and improvement of local services and guides us to make the best use of the funding in the commissioning of services.

Key messages from the Bury JSNA:

- People in Bury are living longer; life expectancy for both men (79.1 years) and women (82.1 years) has been improving over time, but the rate of this increase has slowed and there is still a significant gap between the life expectancy in Bury and the England average
- There is also a social gradient to life expectancy in Bury, where men and women in the most deprived areas have a life expectancy of between 12.4 years (males) and 7.9 years (females) shorter than the least deprived areas



- It is also important to determine whether additional years of life are being spent in good health or prolonged poor health and dependency. Healthy life expectancy adds a quality-of-life dimension to life expectancy. Similar to Life Expectancy there is inequality in healthy life expectancy between Bury and England. Male and female
- There is also a social gradient to healthy life expectancy within Bury, where men and women in the most deprived areas have a life expectancy of between 14.8 years (males) and 13.4 years (females) shorter than the least deprived areas
- In addition to this, locally healthy life expectancy is consistently below retirement age, indicating levels of ill health among the working-age population and suggesting many residents are not able to enjoy their retirement in good health. If someone is diagnosed today with a long-term health condition at the age of 50 years, there is still on average 17 years of working life before state pension eligibility. The key point is that, compared to England, not only do people in Bury live shorter lives, but also spend a smaller proportion of their life in good health and without disability
- 13 percent of Bury school children have Special Educational Needs and Disabilities (SEND). That's around 4,100 young people in Bury. This is similar to England average but higher than the statistical neighbours
- Just over one fifth of Bury's population is made up of people aged 65 and over
- 0.5 percent of people in Bury have a learning disability
- 17.5 percent of people in Bury have a mental health illness and 1 percent of the Bury population have a serious mental illness
- Estimates suggest that 1 in 4 adults will experience mental health problems at any one time (25 percent). For Bury, this represents over 36,925 people aged over 18 years old
- Estimates suggest that just over 2,400 people in Bury aged over 65 years old have dementia. Projections suggest that this number will rise to nearly 3,500 by 2035. As this population will experience increasing levels of morbidity this will present a significant challenge to health and social care service



**// In planning  
for the future  
commissioning of  
support services  
the council is aware  
of the challenges  
faced by many  
service Providers  
//**



- Estimates suggest that 20 percent of the older population are mildly lonely and a further 11 percent are intensely lonely. For Bury this would mean around 7000 people aged over 65 years old are lonely and over 3800 experiencing intense loneliness
- There are approximately 20,600 carers in Bury. The number of carers aged over 65 years old providing unpaid care is set to increase by 21.8 percent by 2030.

## Neighbourhood Information

### Bury East

Generally younger population when compared to rest of Bury, significantly higher proportion of Black, Asian and minority ethnic (BAME) (23.4 percent BAME compared to 10.8 percent for Bury, plus 27.6 percent non-white UK compared to 14.7 percent to Bury). One of the most deprived areas in Bury.

### Bury North

Generally older population when compared to rest of Bury, significantly lower proportion of BAME (4.2 percent BAME compared to 10.8 percent for Bury, plus 6.8 percent non-white UK compared to 14.7 percent to Bury). Least deprived neighbourhood in Bury.

### Bury West

Generally middle-aged population when compared to rest of Bury, significantly lower proportion of BAME (6.2 percent BAME compared to 10.8 percent for Bury, plus 8.4 percent non-white UK compared to 14.7 percent to Bury). One of the most deprived areas in Bury.

### Whitefield

Generally older population when compared to rest of Bury, significantly lower proportion of BAME (9.5 percent BAME compared to 10.8 percent for Bury).

### Prestwich

Generally younger and middle-aged population when compared to rest of Bury, significantly higher proportion of BAME (13.8 percent BAME compared to 10.8 percent for Bury, plus 21 percent non-white UK compared to 14.7 percent to Bury).

For further information on the JSNA and neighbourhood profiles, please visit the [Joint Strategic Needs Assessment](#) page.

## Future Projections and Commissioning Intentions

### Estimated need for older people

The estimated net need for housing and accommodation for older people in Bury to 2035 are as follows:

- Housing for older people, known as retirement housing for sale and contemporary sheltered housing for rent. The estimated housing for older people net need to 2035 is circa 880 beds or units of which circa 440 for social and affordable rent and circa 440 for sale. This should also include outright or shared ownership of accommodation, including in extra care provision.
- Housing with care, known as extra care housing. The estimated housing with care net need to 2035 is circa 330 beds or units of which circa 165 for rent and circa 165 for sale or shared ownership.
- Residential care. The estimated residential care net need to 2035 is circa 65 bed spaces.
- Nursing care. The estimated nursing care net need to 2035 is circa 280 bed spaces.

### Estimated need for adults with mental health needs

Housing and specialist supported accommodation estimated net need for adults with a mental health need in Bury:

- There is an estimated net need of circa 370 beds or units of housing and supported accommodation for people with a mental health support need living in Bury, to 2030.
- Of this net need of circa 370 beds or units, circa 185 is expected to be for mainstream housing and circa 185 is expected to be for supported housing.
- By the end of 2025 we will have delivered 34 of the 185 supported housing units required.

### Estimated need for adults with learning disabilities and/or autism

Housing and specialist supported accommodation estimated net need for adults with a learning disability or autism in Bury:

- There is an estimated net need of circa 105 beds or units of housing and supported accommodation for people with a learning disability or autism living in Bury, to 2030.
- Of this net need of circa 105 beds or units, circa 25 is expected to be for Shared Lives accommodation housing, and circa 80 is expected to be for supported housing.
- By the end of 2025 we will have delivered 26 of the 80 supported housing units required.