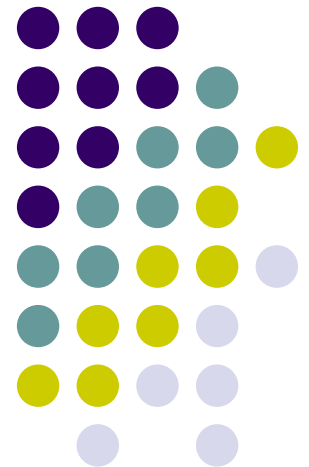


Retirement Villages – An option for Northern Ireland?

Session One: Housing

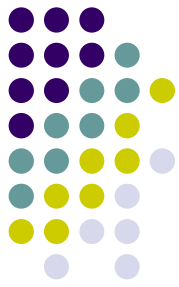
10th June 2008

Fiona Boyle



Retirement Villages

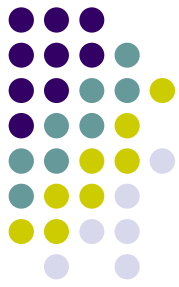
An option for Northern Ireland?



- **Research** - commissioned by the NI Housing Executive
- **Aim** – to analyse the need and demand for retirement villages in their various forms
- **Methodology** – mtgs with key stakeholders, literature review, analysis of secondary sources, visits to retirement villages, surveys of general public and NIHE tenants

Retirement Villages

An option for Northern Ireland?



- What are retirement villages?
- Who are they for?
- What do retirement villages offer elsewhere?
- Are they a model for Northern Ireland?

Retirement Villages

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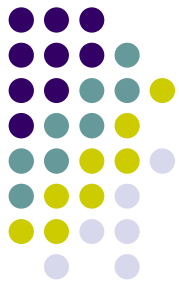


What are retirement villages?

- Not a new concept – in some ways
- Developments in USA and Australia
- Relatively new in current format
- Range of definitions and terms

Retirement Villages

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A variety of terms – such as ‘very sheltered housing’, ‘enhanced sheltered housing’, ‘supported housing’, ‘integrated care’, ‘extra care’, ‘ExtraCare’, ‘close care’, ‘flexi-care’, ‘assisted living’, ‘retirement village’, ‘retirement community’ and ‘continuing care retirement community’ – are used to refer to grouped housing schemes for older people.

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Commonality of concept

- Promote independence
- Reduce social isolation
- Provide an alternative to residential or institutional models of care
- Provide residents with a home for life
- Improve the quality of life of residents

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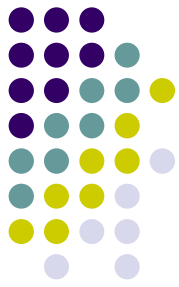
Definition for NI Research

***Retirement villages** are for people aged 55 and over. They offer housing in a secure development, often with gates/restricted access.*

Residents have their own front door, a range of facilities and social activities alongside a range of care and support services that can cater for a person's health and care needs as they get older.

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Who are they for?

Current demography – 16% of current popⁿ at retirement age

Projective demography – 23% increase in those aged 65 – 74 and 43% increase in those aged 75 plus

Age group - those aged 50/55 plus

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Housing Careers

Term	Born
Stoics or veterans	1931 – 1945
Baby Boomers	1946 – 1960
Generation X	1961 - 1976
Generation Y	1977 - 1991

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Current Options

- Staying put in own home
- Sheltered accommodation
- Retirement parks
- Downsizing or moving
- Residential and Nursing Home care

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Retirement villages examined

- Hartrigg Oaks Retirement Village, York
- St. Austell, Cornwall
- Westbury Fields, Bristol
- Inchmarlo Continuing Care Retirement Community, Banchory
- Hartfields Retirement Village, Hartlepool (under development)
- Golden Meadows Retirement Villages - Clonakilty, Co. Cork and Dungarvan, Co. Waterford
- Moate Retirement Village, Westmeath

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Characteristics

- Ethos
- Relationship of housing and care providers
- Buildings – size, and type and variation of accommodation
- Services and facilities
- Tenure and financial arrangements
- Benefits

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Are they an option?

- Information on impact of GB schemes
- Review of literature about retirement villages
- Feedback from NI policy makers and service providers
- Two surveys in NI – general public and specifically NIHE tenants

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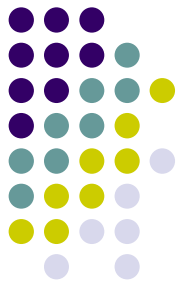


Positive considerations

- Additional choice
- Planned choice
- Mixed tenure and flexible tenure
- Freeing up of family sized accommodation and release of equity
- Range of potential users – those with complex needs, returners to NI, active and ‘younger’ old

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Positive considerations (cont.)

- Provision of independence and privacy, yet availability of and access to a range of services
- Enabling the development and retention of social relationships – through physical proximity and the range of on-site activities and opportunities for meeting;

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Positive considerations (cont.)

- Promoting the sense of community and solidarity between people – enabling older people to support each other in their shared experience/challenges
- Enabling the development of good health - targeted health promotion programmes and via exercise opportunities and healthy food provision;
- Provision of safe, secure, barrier-free environment.

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Potential negative arguments?

- Not a model for NI – perceptions of existing family support, less likely to move away etc.
- Age segregated – Ageist or age enhancing?
- Size – Economies of scale?
- Planning regulations and permission
- Accessibility and affordability?
- Negative impact on community and services?

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Survey approach

- MORI Omnibus Survey - 1,036 respondents living in a wide variety of housing types
- Continuous Tenant Omnibus survey - 925 respondents living in NI Housing Executive tenancies.
- We asked them some basic questions:

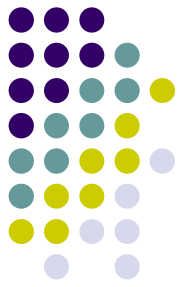
Had they heard of retirement villages?

Did they think they would be a good housing option for older people in general?

Did they think they would be a good housing choice some time in the future for themselves, for a family member or for a family friend?

Retirement Villages

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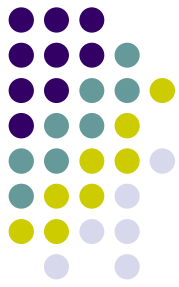


Survey Findings

- Higher level of knowledge amongst the general public (52%) compared to NIHE tenants (25%)
- Useful option in general for older people (MORI – 88% and CTOS – 87%)
- Useful option for self, family member, family friend – all high – varied between 57% and 66%

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Factors pointing to this option...

- Projective demography and increasing health and care needs
- Interest amongst NI population
- Benefits and impact of Ret villages in GB – and common factors here

But need for inter-departmental, cross-organisation discussion – including housing organisations, care and social services, builders etc – to plan for and develop a retirement village in Northern Ireland.