

Trafford Council

Housing Need Assessment 2019

Disabilities



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INTRODUCTION

The Trafford Housing Needs Assessment (HNA) 2019 provides the latest available evidence to help shape the future housing related strategies and policies in Trafford. The study complements the Greater Manchester (GM) Strategic Housing Market Assessment (SHMA) by providing detailed local information and supports the development of the new Local Plan for Trafford. It considers the need for affordable housing and the size, type and tenure of housing need for specific groups within the borough such as older people, black and minority ethnic communities and people with disabilities. This research provides up-to-date analysis of the social, economic, housing and demographic characteristics of the area.

A range of data has been collected to assess the housing needs of people with disabilities and additional needs. This section considers data which sets out the likely scale of residents who have particular disabilities and additional needs; and then considers any evidence regarding the nature of dwelling stock required to help meet the needs of different groups.

The NPPF Annex 2 defines people with disabilities as people who ‘have a physical or mental impairment, and that impairment has a substantial and *long-term adverse effect on their ability to carry out normal day-to-day activities. These people include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.* The PPG notes that these disabilities,’ *may generate a range of housing requirements which can change over time. Local planning authorities may also wish to consider groups outside of the scope of this definition in order to meet specific needs within their community. To enable disabled people to live more safely and independently, local planning authorities will need to consider their variety of needs in both plan-making and decision-taking’.*

ADAPTATIONS TO EXISTING PROPERTIES AND ASSISTANCE IN THE HOME

Table 1: 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
Altrincham	16.8	16.9	24.1
Old Trafford	14.9	10.6	9.8
Partington & Carrington	8.9	6.8	4.0
Rural Communities	2.8	3.4	5.1
Sale	17.7	31.3	30.3
Stretford	12.3	8.4	8.6
Urmston	26.6	22.6	18.1
Total	100.0	100.0	100.0

Table 1 shows data from the household survey 2019 in terms of how many homes by sub-area have been adapted, whether care and support are required and whether there is sufficient space for a carer to stay overnight if needed.

- Urmston contains 26.6% of all households with a home that been adapted, or purpose built for a person with a long-term illness, health problem or disability with only 2.8% in the rural communities;
- 31.3% of those living in Sale and 22.6% in Urmston need care or support to remain in their current home compared to only 3.4% in the Rural Communities; and
- 30.3% of those living in Sale and 24.1% in Altrincham stated that they had sufficient space in their home for a carer to stay overnight compared to only 4% who stated that this was the case in Partington and Carrington.

Table 2: Adaptations and home improvements required now by age group

Adaptation/improvement required	Age group (% of households)			Total
	Under 60 years	60-84 years	85+	
More insulation (loft, wall cavities)	34.0	30.0	8.5	32.0
Better heating	33.6	18.1	20.3	27.8
Double glazing	26.5	19.0	13.7	23.5
Adaptations to bathroom	20.0	22.5	40.2	21.4
Increase the size of property (e.g. extension, loft conversion)	25.3	5.4	0.0	17.7
Security alarm	19.7	14.5	5.3	17.5
Improved ventilation	20.8	10.5	0.0	16.7
Sound proofing	16.6	16.4	0.0	16.2
Adaptations to kitchen	16.4	11.9	5.1	14.5
Downstairs WC	12.8	13.2	27.3	13.3
Internal handrails / grab rails	11.7	11.9	33.0	12.2
Support with keys / fob access to property	9.4	2.7	5.3	6.9
Wheelchair adaptations (including door widening and ramps)	7.3	5.0	18.6	6.8
Stair lift / vertical lift	6.2	5.9	27.9	6.6
Improvements to access (e.g. level access in and around home)	6.0	4.2	15.4	5.6
External handrails /grab rails	5.2	5.3	0.0	5.1
Additional entrances / exits	6.9	2.1	0.0	5.0
Adaptations relating to sensory needs	6.2	0.6	5.3	4.2
Community alarm service	3.0	4.1	9.1	3.5
Lever door handles	4.7	1.1	5.3	3.4
Opening or closing front door / accessing communal entrance	4.1	1.4	0.0	3.1
Room for a carer	3.2	2.1	14.8	3.1
Base (all households)	58,663	33,414	3,633	95,710

The 2019 household survey asked whether adaptations were required by households (Table 2). 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. However, households aged over 85 need assistance in the home with 40% needing adaptations to the bathroom, 33% needing internal and external handrails, and 27% needing a stair lift and downstairs WC.

The provision of appropriate adaptations is essential to older households in maintaining independent living. Local authorities will assess anyone's needs, but assistance is means tested and some households will self-fund.

Table 3: Number and cost of Disabled Facilities Grants (DFG) completions in the year in Trafford

Financial year	Number	Total cost
2015/6	230	1,575,790
2016/7	254	1,846,225
2017/8	205	1,554,366
Annual average	230	1,658,794

Table 3 contains information on the number of DFGs that have been completed in a 3 year period and the cost of the works. Using the information in table 3 to project this annual rate across the plan period 2018-2037 it is estimated that some 4,363 grants will be awarded at a total cost of £31,517,080. This will be subject to funding and adequate staffing resources being made available.

From the information provided it is apparent that in many cases it may take well over a year between application and completion. In 2016/7 the average grant was £7,300 and the maximum in excess of £45,000. There are two components to the grant which are the scope of the work and the ability of the household to fund part of the work. The scope of the work was mostly installation or renewal of stairlifts, provision of a wet room, installation of a level access shower and provision of a ramp as single items or as a combination.

A 3-year total of 689 DFG funded works were delivered. 326 (36%) of applications were made by housing associations, the remainder are owner-occupiers or tenants of private landlords. Trafford Housing Trust (THT) tenants made 201 (22% of applications). THT acquired all of the council's housing stock in 2005.

LONG TERM HEALTH PROBLEMS OR DISABILITIES

Table 4: Long-term health problem or disability

Age Group	Measure of health (%)		
	Very good or good health (%)	Fair health (%)	Bad or very bad health (%)
Age 0 to 15	97.7	1.8	0.5
Age 16 to 24	95.1	3.8	1.1
Age 25 to 34	93.4	5.0	1.6
Age 35 to 49	87.3	8.9	3.8
Age 50 to 64	74.0	17.5	8.5
Age 65 to 74	60.9	27.9	11.3
Age 75 to 84	45.0	39.7	15.3
Age 85 and over	31.3	45.8	22.9
All categories: Age	83.0	12.0	5.0
Total by measure of health	186,894	27,013	11,370

The Census records a baseline of broad measures of disability across the population. Table 4 reports that, across Trafford, 5% of residents stated they were in bad or very bad health; particularly associated with older age groups. A further 12% were in 'fair' health. The majority, 83%, were in 'very good or good health'. Overall, the 2011 Census estimates that around 38,383 residents were in fair or bad/very bad health and this represents 17% of residents. This compares with 18.3% for England.

Table 5: Long-term health problem or disability			
Age Group	Daily activity limitations (%)		
	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited
Age 0 to 15	1.3	1.9	96.8
Age 16 to 24	2.1	3.1	94.8
Age 25 to 34	2.4	3.7	93.9
Age 35 to 49	4.8	6.0	89.3
Age 50 to 64	10.5	12.1	77.4
Age 65 to 74	16.4	22.0	61.6
Age 75 to 84	27.5	32.5	40.0
Age 85 and over	51.3	31.1	17.6
All categories: Age	7.7	9.0	96.8
Total by level of limitation	17,247	20,163	187,867

The Census also reported that around 17,247 (7.7%) of residents reported that their daily activities were limited 'a lot' and 20,163 (9.0%) 'a little'. This compares with higher figures for England (8.3% and 9.3% respectively). Table 5 shows how this is again particularly associated with older age groups.

Table 6: Disability Living Allowance (DLA) claimants by age group				
Age group	Number of claimants	% of claimants	Population 2018 est	% population DLA claimant
Under 16	1,390	25.2	48,200	2.9
16-24	130	2.4	23,200	0.6
25-49	600	10.9	79,600	0.8
50-64	850	15.4	46,200	1.8
65 and over	2,550	46.2	41,600	6.1
Total	5,520	100.0	238,800	2.3

The Department of Work and Pensions (DWP) publishes borough-level information about the number of people receiving DLA by age group and the conditions associated with the claim. For Trafford Table 6 indicates that 2.3% of the population receive DLA, with 2.9% of all residents under 16, 2.9% of residents aged 16-49, 1.8% of residents aged 50-64 and 6.1% of all residents aged 65. The disabling conditions reported by Trafford residents in receipt of DLA are shown in Table 7 and indicate that the most prevalent conditions for claimants are arthritis and learning difficulties.

Table 7: DLA claimants by disabling condition				
Disabling Condition	Age Group			Total %
	<65	65+	Total	
Total	2,970	2,550	5,520	
Arthritis	140	880	1,020	18.5
Learning Difficulties	860	40	900	16.3
Disease of the Muscles, Bones or Joints	130	160	290	5.3
Psychosis	200	90	290	5.3
Neurological Diseases	160	70	230	4.2
Back pain - other / Precise diagnosis not Specified	80	140	220	4.0
Heart Disease	40	160	200	3.6
Behavioural Disorder	190	-	190	3.4
Hyperkinetic Syndromes	190	-	190	3.4
Cerebrovascular Disease	40	130	170	3.1
Psychoneurosis	90	70	160	2.9
Spondylosis	20	130	150	2.7
Chest Disease	10	110	120	2.2
Blindness	50	60	110	2.0
Multiple Sclerosis	50	50	100	1.8
Epilepsy	70	20	90	1.6
Diabetes Mellitus	60	30	90	1.6
Malignant Disease	30	50	80	1.4
Trauma to Limbs	30	40	70	1.3
Deafness	50	20	70	1.3
Other (conditions each representing less than 1% of total recipients)	210	210	420	7.6
Unknown/ Transfer from Attendance Allowance	150	100	250	4.5

The ONS Family Resources Survey provides national data on the number of people with disabilities by age group. This can be applied to population projections to establish the potential number of residents who have a disability at the start of the plan period. The data can be modelled to see how this is likely to change over the plan period up to 2037 (Table 8). The number of people does not necessarily translate to a specific housing need, although it provides a further insight into the likely level of disability experienced by residents in the borough. The data indicates around 50,294 people are experiencing a disability in 2019 which represents 21.1% of residents in households. This is expected to increase to 22.8% by 2037. This increase of 1.7 % equates to an additional 8,991 residents living with a disability.

Table 8: Estimate of the number of people with a disability			
	Estimate of residents with a disability		
	Year		Change
	2019	2037	
Base (total in households with disability)	50,294	59,285	8,991
Percentage of population with disability	21.1%	22.8%	1.7%

The 2019 household survey data invited respondents to provide data on any illness or disability present in their current household. A total of 38,746 households contained someone with an illness/disability and a total of 48,418 people were identified to be in need. This is similar to the estimate in Table 8.

Illness/disability	Number of people	% of population
Physical / mobility impairment	14,188	5.9
Learning disability / difficulty	2,897	1.2
Autism	2,146	0.9
Mental health issue	9,836	4.1
Visual impairment	4,371	1.8
Hearing impairment	9,274	3.9
Long standing illness or health condition	17,929	7.5
Older Age-related illness or disability	2,793	1.2
Other	11,214	4.7
<i>Base (Number of people with illness/disability)</i>	48,418	20.3

Table 9 shows the results for the number of people stating an illness/disability and the type of condition. The most frequently mentioned illness/disability was longstanding illness or health condition (7.5%) followed by physical/mobility impairment (5.9%).

ESTIMATING FUTURE NEED

Age Group	Year			% dwellings with adaptations	Number of adapted dwellings required by age group		
	2019	2037	change		2019	2037	change
15-24	2,366	2,772	406	0.0	0	0	0
25-34	12,934	11,937	-997	1.1	141	130	-11
35-44	19,061	19,120	59	0.8	144	145	0
45-59	31,524	35,299	3,775	4.5	1,413	1,582	169
60-74	21,768	27,434	5,666	8.4	1,838	2,316	478
75-84	10,061	15,023	4,962	15.5	1,558	2,327	769
85+	4,756	8,848	4,092	14.3	680	1,266	586
Total	102,470	120,433	17,963	5.8	5,774	7,765	1,991
<i>Source</i>	<i>MHCLG 2014-based household projections</i>			<i>2019 Household survey</i>	<i>2019 survey applied to MHCLG 2014-based household projections</i>		

Applying data from the household survey to MHCLG 2014-based household projections (Table 10) allows us to estimate the future number of adapted properties required by age group across Trafford borough. Analysis indicates that over the period to 2037, an

additional 1,991 dwellings will require adaptations, either through the adaptation of existing dwellings or through new build built to an appropriate accessibility standard.

Age Group	Year			% dwellings needing wheelchair adaptations	Number of adapted dwellings required by age group		
	2019	2037	Change		2019	2037	Change
15-24	2,366	2,772	406	0.0	0	0	0
25-34	12,934	11,937	-997	0.0	0	0	0
35-44	19,061	19,120	59	1.8	334	335	1
45-59	31,524	35,299	3,775	2.0	634	710	76
60-74	21,768	27,434	5,666	0.2	36	45	9
75-84	10,061	15,023	4,962	3.9	394	589	195
85+	4,756	8,848	4,092	2.5	120	223	103
Total	102,470	120,433	17,963	1.5	1,518	1,902	384
Source	MHCLG 2014-based household projections			2019 Household survey	2019 survey applied to MHCLG 2014-based household projections		

Some of this need will be for wheelchair adaptations as shown in Table 11. The household survey has identified a need from 1,517 households (1.5%) who require wheelchair adapted dwellings either now or within the next 5 years. Over the plan period, this number is expected increase by a further 384 resulting in an overall need for 1,902 wheelchair adapted dwellings.

HEALTH RELATED HOUSING NEED

Specific housing needs identified include:

- **People with Learning Disabilities**
 - Commissioners reported 2,651 adults with learning disabilities living in Trafford. In Trafford there are 60 supported living schemes, individual flat schemes and a Shared Lives scheme which is used for long term placement and respite. Around 300 people live in shared houses. Some people with a learning disability live in other local authority areas.
 - Commissioners reported needing a range of housing options including individual extra care with a step up, step down approach. It was considered important that the tenancy and care provider are separate.
 - Stakeholders identified a lack of provision for people with learning disabilities and autism in the more affluent areas of Trafford and that more supported accommodation in Urmston is needed.
- **People with Autism**
 - It is estimated that around 1 in 100 (1.1%) of the UK population may be on the autism spectrum. Applied to the estimated resident population of Trafford (ONS,

mid-2017 estimates) this would mean there are 1,980 adults and 550 children aged 2-17 years with autism.

- Issues identified by Trafford commissioners include people with autism living with ageing families who need support to become independent. Six to eight people have been identified as needing low level support and independent accommodation.
- A risk register is being developed for people who have autism but don't have a learning disability who live at home or independently with the remit of preventing a crisis.
- Provision is needed for people with learning disabilities and autism in the more affluent areas of Trafford.
- **People with Mental Health Issues**
 - The JSNA highlights that mental health in Trafford is linked to deprivation. The estimated prevalence of depression and anxiety in adults in Trafford is 13%.
 - Trafford reports a high level of mental health issues with many people presenting with too high needs for supported and general provision.
 - There is an urgent need for accommodation for people with mental health needs, particularly single tenancies and tenancies for people under the age of 30.

SUMMARY

- Urmston contains 26.6% of all households with a home that been adapted, or purpose built for a person with a long-term illness, health problem or disability compared to only 2.8% in the rural communities.
- 31.3% of those living in Sale and 22.6% in Urmston needed care or support to remain in their current home compared to only 3.4% in the Rural Communities.
- 30.3% of those living in Sale and 24.1% in Altrincham stated that they had sufficient space in their home for a carer to stay overnight whilst only 4% stated that this was the case in Partington and Carrington.
- Households aged over 85 need assistance in the home with 40% needing adaptations to the bathroom, 33% needing internal and external handrails, and 27% needing a stair lift and downstairs WC.
- A 3-year total of 689 DFG funded works were delivered between 2015/16 and 2017/18. 326 (36%) of the applications were made by housing associations, the remainder are owner-occupiers or tenants of private landlords. In 2016/7 the average DFG grant was £7,300 and the maximum in excess of £45,000.

- Across Trafford, 5.0% of residents stated they were in bad or very bad health; particularly associated with older age groups. A further 12.0% were in 'fair' health. The majority, 83.0%, were in 'very good or good health'. Overall, the 2011 Census estimates that around 38,383 residents were in fair or bad/very bad health and this represents 17.0% of residents. This compares with 18.3% for England.
- The Census also reported that around 17,247 (7.7%) of residents reported that their daily activities were limited 'a lot' and 20,163 (9.0%) 'a little'. This compares with higher figures for England (8.3% and 9.3% respectively).
- 2.3% of the population receive DLA, consisting of 2.9% of all residents under 16, 2.9% of residents aged 16-49, 1.8% of residents aged 50-64 and 6.1% of all residents aged 65. The most prevalent conditions for claimants are arthritis and learning difficulties.
- Data indicates around 50,294 people are experiencing a disability in 2019 which represents 21.1% of residents in households. This is expected to increase to 22.8% by 2037. This increase of 1.7 % equates to an additional 8,991 residents living with a disability.
- A total of 38,746 households contained someone with an illness/disability and a total of 48,418 people were identified to be in need.
- The most frequently mentioned illness/disability was longstanding illness or health condition (7.5%) followed by physical/mobility impairment (5.9%).
- Over the period to 2037, an additional 1,991 dwellings will require adaptations, either through the adaptation of existing dwellings or through new build built to an appropriate accessibility standard.
- The household survey has identified a need from 1,517 households (1.5%) who require wheelchair adapted dwellings either now or within the next 5 years. Over the plan period, this number is expected increase by a further 384 resulting in an overall need for 1,902 wheelchair adapted dwellings.