

# BRIEFING NOTE

**Re: G5105 Obsidian Strategic Land**

**Date:** 25/04/22

**Subject:** Advice of type of older persons provision for Winchester

## Introduction

This is a briefing note to provide advice on the nature of older persons housing provision to be promoted in Winchester. It relies on the research that was issued in the SPRU report: “**Overview of future supply and demand for specialist older persons housing in target Local Authority Areas**” April 2022.

A summary of the findings of this report for Winchester are set out below:

**Table 1. Summary of existing provision, present and future need**

Type	Tenure	Supply 2021	Need 2021	Net need 2021	Need 2041	Net Need 2041	Percentage of future need presently met
Age Exclusive	Social Landlord	313	224	-89	310	-3	101%
	Ownership	132	140	8	193	61	68%
Sheltered Housing	Social Landlord	729	673	-56	929	200	78%
	<b>Ownership</b>	<b>595</b>	<b>3,272</b>	<b>2,677</b>	<b>4,515</b>	<b>3,920</b>	<b>13%</b>
Enhanced Sheltered Housing	Social Landlord	0	32	32	44	44	0%
	Ownership	60	164	104	226	166	27%
Extra Care 24/7 support	Social Landlord	106	321	215	442	336	24%
	<b>Ownership</b>	<b>135</b>	<b>1,028</b>	<b>893</b>	<b>1,419</b>	<b>1,284</b>	<b>10%</b>
<b>Total</b>		<b>2,070</b>	<b>5,855</b>	<b>3,785</b>	<b>8,078</b>	<b>6,008</b>	<b>26%</b>

**Table 2. Comparison of existing and future prevalence rates.**

Type	Tenure	Existing Prevalence Rates England	Existing Prevalence Rates Winchester	Proposed Prevalence Rates
Age Exclusive	Social Landlord	21	20	14
	Ownership	6	8	9
Sheltered Housing	Social Landlord	63	45	42
	<b>Ownership</b>	<b>27</b>	<b>37</b>	<b>204</b>
Enhanced Sheltered Housing	Social Landlord	1	0	2
	Ownership	2	4	10
Extra Care 24/7 support	Social Landlord	10	7	20
	<b>Ownership</b>	<b>4</b>	<b>8</b>	<b>64</b>
<b>Total</b>		<b>134</b>	<b>129</b>	<b>365</b>

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## Review of current provision of older persons housing provision

The above suggests that the largest shortfalls in terms of future need are in market Sheltered Housing and Extra Care. For both these types of accommodation Winchester already has a higher prevalence rate than that of England but this is to be expected in an area where the drivers of need for market provision are strong. This is supported by the analysis of the pattern of provision which is summarised below.

Of the existing **Age Exclusive** housing there has been no new additions to stock since 2013 (table 3). With the exception of the Stonewater scheme most of these schemes have been modest in scale. The level of provision judged against our projected level of need is very close 8 per 1000 compared to 9 per 1000. It is not considered that there is a need for additional Age Exclusive provision.

The existing and future need for **Sheltered Housing** is substantial, although it needs to be recalled that this sector is not growing as quickly as Extra Care. While most of the current provision is of some age there have been recent additions to stock (Table 4). The most recent additions in 2022 is the Pegasus Winchester Holts scheme at Sarum Road, Winchester for 33 units. There is also the forthcoming Beechcroft Developments Ltd at Station Road in Bishops Waltham, for 59 units. While this illustrates continued market interest in delivering this type of accommodation these are relatively small additions to the overall stock.

In respect of **Enhanced Shelter** housing there is a level of provision already and this level of provision is above that for England as a whole but still below the projected need (Table 5). The four existing schemes are of a modest size and while further provision can be justified it is not regarded as being the main focus of future need.

At present there are only six **Extra Care** schemes, three of which are market leasehold schemes of which two have been developed relatively recently (2018). Again this suggests a continued market interest in these type of tenure (Table 6). These schemes are relatively modest in terms of size (between 37 and 50 units) and while they do provide on site care they do not provide the range of additional facilities associated with the larger extra care schemes (Table 7).

## Review of Care Home provision

It must be recognised that at times Care Home beds can be an alternative for Enhanced Sheltered and Extra Care. To this end we have briefly looked at Care Home bed provision in Winchester (Table 8).

There are over 1,000 care home beds available although not all these are in purpose built accommodation with single occupancy rooms with ensuite facilities. In fact, only some 732 of the rooms have ensuite provision and of these only 372 are in purpose built accommodation.

The level of provision would suggest that there is a continued need for accommodation with care although whether this is best met by the current pattern of provision in the current care homes is open to question.

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## Conclusion

In conclusion while there is a substantial need for both market sheltered housing and extra care it is considered that the most appropriate future provision in Winchester at this time would be for additional Extra Care.

The reasons for this are as follows:

- In general, Extra Care provision is increasing at an exponential rate, much faster than Sheltered Housing provision suggesting a much stronger market at the present time.
- The difference between existing provision and projected need is greater for Extra Care compared to Sheltered Housing (with only 10% of future need presently being met compared to 13%)
- Although there has been recent activity in terms of the delivery of both types of provision the baseline of supply of Sheltered Housing at 595 is sustainably higher than the 135 Extra Care units.
- The nature of Extra Care provision is on the smaller scale with more limited facilities as such there is a clear gap in the provision in terms of a larger scale provision offering a greater range of services and facilities.

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**Table 3. Age Exclusive: Details of Provision**

Manager	Manager sector	Developer	Scheme Name	Address	Year Built	Year Remodelled	AE number
Anchor	Voluntary	Hanover Housing Association	Hanover Cottages	Lippen Lane, Warnford, Southampton, Hants, SO32 3LE	1980		6
Anchor	Voluntary	Miller Homes	Watersmeet	Chesil Street, Winchester, Hampshire, SO23 0HU	1987		24
Belgarum	Private	Beechcroft Developments Ltd	Milesdown Place	Winchester, Hampshire, SO23 0AG	2013		23
FirstPort	Private	Colten Developments Ltd	Abbotts Lea Cottages	Worthy Road, Winchester, Hampshire, SO23 7HB	2002		12
FirstPort	Private		The Yew Trees	Lower Lane, Bishops Waltham, Southampton, Hampshire, SO32 1AS	2009		10
KC (Winchester) Ltd	Voluntary	Beechcroft Developments Ltd	King's Crescent	Winchester, Hampshire, SO22 4PF	2006		14
King William IV Naval Foundation	Voluntary		Royal Navy Cottages	The Drove, Southwick, Hants, PO17 6HE	1972	1985	12
Owner/manager not known	Not known		Meon Gardens	Swanmore, Southampton, Hampshire, SO32 2TN	1980		21
Owner/manager not known	Not known		Southbrook Mews	Bishops Waltham, Southampton, Hampshire, SO32 1RZ			28
Sovereign Housing Association	Voluntary	HVHS Housing Group	Chestnut Rise	11-17 Union Lane, Droxford, Southampton, SO32 1NY	1988		6
Sovereign Housing Association	Voluntary	HVHS Housing Group	Lane End	Micheldever, Winchester, Hampshire, SO21 1JZ	0		6
Stonewater	Voluntary		Painters Field	Hubert Road, Winchester, Hampshire, SO23 9RH	1993	0	62
Winchester City Council	Statutory		Lisle Court	Cromwell Road, Stanmore, Winchester, Hampshire, SO22 4AZ			5
Winchester City Council	Statutory		Northfields	Twyford, Winchester, Hampshire, SO21 1NZ			27
Winchester City Council	Statutory		Pine Road	Ridemedede, Bishops Waltham, Winchester, Hampshire, SO32 1EH			25
Winchester City Council	Statutory		Simonds Court	Chaundler Road, Abbots Barton, Winchester, Hampshire, SO23 7HZ			29
Winchester City Council	Statutory		Spring House Close	Springhouse Close, Colden Common, Winchester, Hampshire, SO21 1SR			36
Winchester City Council	Statutory		Springvale	New Road, Swanmore, Winchester, Hampshire, SO21 1RT			39
Winchester City Council	Statutory		Stoney Lane	Weeke, Winchester, Hampshire, SO22 6DR			16
Winchester City Council	Statutory		Wonston Close	Sutton Scotney, Winchester, Hampshire, SO21 3LQ			25
Winchester District Housing Association	Voluntary	Winchester District Housing Association	The Conservatory	Chesil Street, Winchester, Hampshire, SO23 8BL	1990		9
Winchester Working Mens Housing Society Ltd	Voluntary	Winchester Working Mens Housing Society Ltd	Ronald Bowker Court	Greenhill Road, Winchester, Hampshire, SO22 5EA	1987		10

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**Table 4. Sheltered Housing: Details of Provision**

Manager sector	Developer	Care provider	Scheme Name	Address	Year Built	Year Remodelled	S number	Tenure 1
Voluntary	Abbeyfield		Bailey House	Station Road, Alresford, Hampshire, SO24 9JG	1988		9	Rent (social landlord)
Voluntary	Hanover Housing Association		Hanover Lodge	37a St Cross Road, Winchester, Hampshire, SO23 9PQ	1979		40	Rent (social landlord)
Voluntary	Anchor Trust		Priory Court	Winchester Road, Bishops Waltham, Winchester, Hampshire, SO32 1JW	1977		25	Rent (social landlord)
Voluntary	Barratt Southampton Ltd		Rookwood View	Denmead, Waterlooville, Hampshire, PO7 6HT	1986		48	leasehold
Voluntary	Hanover Housing Association		Woodgreen & Litchfield Roads	42 Woodgreen Road, Harestock, Winchester, Hampshire, SO22 6LH	1967		24	Rent (social landlord)
Private	Beechcroft Developments Ltd		Forthcoming development	Station Road, Bishops Waltham, Hampshire, SO32 1DH	2022		59	leasehold
Private			Headbourne Worthy House	Bedfield Lane, Headbourne Worthy, Winchester, Hampshire, SO23 7JG	1970		49	leasehold
Private	Archstone Lifestyle Homes Ltd		Orchard Dean	The Dean, Alresford, Hampshire, SO24 9DE	2007		12	leasehold
Private	English Courtyard Developments Ltd		Wyke Mark	Dean Lane, Winchester, Hampshire, SO22 5DJ	2003		25	leasehold
Private	Trencherwood Homes (South Eastern) Ltd		Copper Beeches	Homemead, Denmead, Portsmouth, Hampshire, PO7 6YQ	1990		36	leasehold
Private	McCarthy Stone		Homerise House	Hyde Street, Winchester, Hampshire, SO23 7HA	1981		51	leasehold
Private	Retirement Properties Consortium Ltd		Kingsdale Court	65 Tower Street, Winchester, Hampshire, SO23 8TA	1987		21	leasehold
Private	Anglia Secure Homes (South East) Ltd		Lions Hall	St Swithun Street, Winchester, Hampshire, SO23 9HW	1987		29	leasehold
Private	Miller Homes		Tower Court	67 Tower Street, Winchester, Hampshire, SO23 8TA	1989		15	leasehold
Private	Swan House		Roman Row	Bank Street, Bishop's Waltham, Hampshire, SO32 1RW	1987		22	leasehold
Voluntary	Meridian Housing Association		Upper House Court	Winchester Road, Wickham, Hampshire, PO17 5LH	1988		25	leasehold
Voluntary	Housing 21		General Johnson Court	Waynefleet Place, Winchester, Hampshire, SO22 4DB	1971	2012	32	Rent (social landlord)
Voluntary	Housing 21		Mountbatten Court	Andover Road, Winchester, Hampshire, SO22 6BA	1976	2017	78	Rent (social landlord)
Voluntary	Housing 21		Turvey King Court	Ashling Park Road, Denmead, Waterlooville, Hampshire, PO7 6NH	1976	2000	24	Rent (social landlord)
Private	McCarthy Stone		Wykeham Court	Winchester Road, Wickham, Fareham, Hampshire, PO17 5EU	2015		31	leasehold

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Private	Pegasus		Pegasus Winchester Holts	Sarum Road, Winchester, SO22 5HA	2022		33	leasehold
Voluntary	Nationwide Housing Trust Ltd		Orchard Walk	Stoney Lane, Weeke, Winchester, Hampshire, SO22 6DL	1988		21	leasehold
Voluntary	HVHS Housing Group		Woolveston	Bereweek Road, Winchester, Hampshire, SO22 6AN	1982		47	Rent (social landlord)
Voluntary		St John's Winchester Charity	Christes Hospital	Symonds Street, Winchester, Hampshire, SO23 9JS		1997	5	licence
Voluntary		St John's Winchester Charity	St John's North	The Broadway, Winchester, Hampshire, SO23 9BD			25	licence
Voluntary	St John's Winchester	St John's Winchester Charity	St John's South	The Broadway, Winchester, Hampshire, SO23 9LN	1558	1974	27	licence
Voluntary		St John's Winchester Charity	St Mary Magdalen Almshouses	11 Colebrook Street, Winchester, Hampshire, SO23 9LR		1984	24	licence
Voluntary	Jephson Homes Housing Association Ltd		Ellingham	Ellingham Close, Alresford, Hampshire, SO24 9EY	1992		37	leasehold
Voluntary			Hospital of St Cross	St Cross Road, Winchester, Hants, SO23 9SD	1450		25	Rent (social landlord)
Statutory			Chester Court	Chester Road, Winchester, Hampshire, SO23 0EL			36	Rent (social landlord)
Statutory			Eastacre	Bereweek Road, Weeke, Winchester, Hampshire, SO22 6DA			36	Rent (social landlord)
Statutory			Godson House	Lawn Street, Winchester, Hampshire, SO23 8ED			34	Rent (social landlord)
Statutory			Greens Close	Bishops Waltham, Winchester, Hampshire, SO32 1JT			36	Rent (social landlord)
Statutory			Hyde Gate	Hyde Street, Hyde, Winchester, Hampshire, SO23 0EJ			15	Rent (social landlord)
Statutory			Hyde Lodge	Worthy Lane, Winchester, Hampshire, SO23 7DL			38	Rent (social landlord)
Statutory			King Harold Court	Christchurch Road, Winchester, Hampshire, SO23 9SA			32	Rent (social landlord)
Statutory			Lawn House	Lawn Street, Winchester, Hampshire, SO23 8DS			36	Rent (social landlord)
Statutory			Makins Court	Windsor Road, Alresford, Winchester, Hampshire, SO24 9HX			41	Rent (social landlord)
Statutory			Normandy Court	Station Close, Wickham, Winchester, Hampshire, PO17 5JZ			36	Rent (social landlord)
Statutory			Richard Moss House	St Peter Street, Winchester, Hampshire, SO23 8BX			49	Rent (social landlord)
Statutory			Southbrook Cottages	Micheldever, Winchester, Hampshire, SO21 3DJ			18	Rent (social landlord)
Statutory			Whitewings House	Ashling Park Road, Denmead, Winchester, Hampshire, PO7 6DL			18	Rent (social landlord)

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**Table 5. Enhanced Sheltered: Details of provision**

Manager sector	Developer	Care provider	Scheme Name	Address	Year Built	Year Remodelled	ES number	Tenure 1
Private	Barchester Healthcare Ltd		Flowerdown House	50 Harestock Road, Winchester, Hampshire, SO22 6NT	2019		7	freehold
Private	Ridgemed House Rest Home		Cedar Court	Ridgemed, Rareridge Lane, Bishops Waltham, Southampton, SO32 1DX	1990		11	leasehold
Voluntary	The Brendoncare Foundation	The Brendoncare Foundation	Brendoncare Old Parsonage Court	Main Road, Otterbourne, Winchester, Hampshire, SO21 2EE	1988	2008	22	leasehold
Voluntary	The Brendoncare Foundation		Otterbourne Mews	Otterbourne Hill, Otterbourne, Winchester, Hampshire, SO21 2FL	2018		20	rent (market)



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**Table 6. Extra Care: Details of provision**

Manager	Manager sector	Developer	Care provider	Scheme Name	Address	Year Built	ECH number	Care staff on site	Care staff on site 24/7	Tenure 1
Amesbury Abbey Group	Private	Amesbury Abbey Group		Sutton Manor	Sutton Scotney, Winchester, Hampshire, SO21 3JX	1986	37	TRUE	FALSE	leasehold
The Cinnamon Care Collection	Private	The Highwood Group		Dukes Meadow	Auger Row, Waterlooville, Hampshire, PO7 7FZ	2016	48	TRUE	FALSE	leasehold
Winchester City Council	Statutory	Winchester City Council		Chesil Lodge	Chesil Street, Winchester, Hampshire, SO23 8BL	2018	52	TRUE	TRUE	Rent (social landlord)
Winchester City Council	Statutory		ACASA Care & Support	Danemark Court	Gordon Road, Winchester, Hampshire, SO23 7TB		35	FALSE	FALSE	Rent (social landlord)
Winchester City Council	Statutory		ACASA Care & Support	Matilda Place	Gordon Road, Winchester, Hampshire, SO23 7TD	2010	19	TRUE	FALSE	Rent (social landlord)
YourLife Management Services	Private	McCarthy Stone	Yourlife Management Services Limited	Wayfarer Place	The Dean, New Alresford, Hampshire, SO24 9FT	2018	50	TRUE	FALSE	leasehold

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**Table 7. Facilities offered by Existing Extra Care Providers**

Scheme Name	Lifts	Lounge	Dining	Restaurant	Guest suite	Laundry	Conservatory	Hobby Room	Activities Room	Cafe	Bar	Gym	Pool	Arts Crafts Centre	Library	Shop	Hair dressing salon
Sutton Manor	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	TRUE	TRUE	TRUE
Dukes Meadow	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE
Wayfarer Place	TRUE	TRUE	TRUE	FALSE	TRUE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE

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**Table 8. Summary of care Home Provision**

Owner	HomeName	FacilityAddress	Beds Care	Beds Nursing	Beds Total	single bed	twin bed	on suite	Purpose Built /Conversion	All Ensuite
Colten Care Ltd	Abbotts Barton Nursing Home	40 Worthy Road, Winchester SO23 7HB	0	60	60	60		60	PB	60
HC-One	Berewecke Court Care Home	Berewecke Road, Winchester, Hampshire SO22 6AN	0	50	50	NA	NA	NA	C	0
Brookvale Healthcare	Brackenlea Care Home	Pearson Lane, Shawford, Winchester, Hampshire SO21 2AG	25	0	25	25		6	C	0
The Brendoncare Foundation	Brendoncare Meadway	Mead Road, St Cross, Winchester, Hampshire SO23 9RF	13	0	13	NA	NA	NA	C	0
The Brendoncare Foundation	Brendoncare Otterbourne Court	Otterbourne Hill, Otterbourne, Winchester, Hampshire SO21 2FL	0	64	64	64		64	PB	64
The Brendoncare Foundation	Brendoncare Park Road	Park Road, Winchester, Hampshire SO23 7BE	0	49	49	48	1	48	PB	0
Mrs M V & D J Mitchell	Easterlea	Hambledon Road, Denmead, Waterlooville, Hampshire PO7 6QG	17	0	17	5	12	12	C	0
Barchester Healthcare Ltd	Flowerdown Care Home	50 Harestock Road, Winchester, Hampshire SO22 6NT	0	46	46	46		46	C	46
Cornerstone Healthcare Group	Kitnocks House Nursing Home	Wickham Road, Curdrige, Southampton, Hampshire SO32 2HG	0	63	63	33	6	29	PB	0
Affinity Care Management	Old Alresford Cottage	Old Alresford, Hampshire SO24 9DH	36	0	36	36		5	C	0
Bethesda Healthcare Ltd	Otterbourne Grange	Pitmore Road, Otterbourne, Winchester, Hampshire SO21 2HZ	25	0	25	NA	NA	NA	C	0
M A P and Mrs D I Cooper and V P Cooper	Ridgemede Care Limited	Rareridge Lane, Bishops Waltham, Southampton, Hampshire SO32 1DX	36	0	36	28	4	29	C	0
Barchester Healthcare Ltd	Shawford Springs Care Home	Otterbourne Road, Compton, Winchester, Hampshire SO21 2RT	66		66	66		66	C	0

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MR, Mr & Mrs Geach	Shedfield Lodge	St Anne's Lane, Shedfield, Southampton, Hampshire SO32 2JZ	33	0	33	22	5	11	C	0
Signature Senior Lifestyle Limited	Signature at Winchester	Stockbridge Road, Winchester, Hampshire SO22 5JH	0	103	103	103		103	PB	103
Colten Care Ltd	St Catherines View	212 Stanmore Lane, Winchester, Hampshire SO22 4BL	0	56	56	56		56	PB	56
Greensleeves Care	St Cross Grange	140 St Cross Road, Winchester, Hampshire SO23 9RJ	60	0	60	60		60	PB	0
Amesbury Abbey Group	Sutton Manor Nursing Home	Stockbridge Road, Sutton Scotney, Winchester, Hampshire SO21 3JX	0	38	38	28	5	33	C	0
Hartford Care	Tegfield House	24 Chilbolton Avenue, Winchester, Hampshire SO22 5HD	24	0	24	24		24	C	0
The Dower House Nursing Home LLP	The Dower House Nursing Home	Springvale Road, Headbourne Worthy, Winchester, Hampshire SO23 7LD	0	43	43	43		43	PB	43
Ms J Harrison	The White House (Curdridge) Ltd	Vicarage Lane, Curdridge, Southampton, Hampshire SO32 2DP	42	0	42	11	3	NA	C	0
Mr S P Butler	Three Oaks Care Home	Southwick Road, North Boarhunt, Fareham, Hampshire PO17 6JF	20	0	20	16	2	6	C	0
Fernside Heathcare	Westacre Nursing Home	Sleepers Hill, Winchester, Hampshire SO22 4NE	0	52	52	23	4	31	C	0
Hampshire County Council	Westholme Care Home	55 Harestock Road, Winchester, Hampshire SO22 6NT	0	28	28	NA	NA	NA	C	0

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