



Market position statement

This market position statement is part of our **five-year roadmap for better homes and healthier lives** in the North East and North Cumbria.

It aims to help everyone – including housing providers and people who use services – understand what’s needed and how we can work together to provide it. Our aim is to help people be healthy, live well, and stay independent in their own homes.

Who is it for?

Local authorities	NHS bodies
Housing providers and developers	Funders and investors
Care and support providers	People who need specialist housing, and their supporters/carers

Why does this matter?

- More older people, often with long-term conditions or complex needs, so we need more suitable housing
- Fewer ‘two parent, one worker’ families to support ageing parents
- A strong housing market means house builders may focus on other types of housing

The plan sets out:

What services are needed now and in the future

- ✔ It gives a clear picture of who needs help and what kind of housing or care will work best for them.

What services we already have

- ✔ It shows what housing, support and care services are already available in the area – and whether they meet people’s needs.

Where the gaps are

- ✔ It highlights where there aren’t enough services, homes or support in place – and where new or better services are needed.

What we would like providers to do

- ✔ It gives housing developers, care providers and investors a clear picture of what we’re looking for and where to invest, so they can plan ahead and help meet local needs.

Our big three priorities:



1. Older people

We need more choices such as bungalows and supported living with care, for people with dementia, frailty or complex needs.



2. People who need complex support

We need safe, supported homes for people with learning disabilities, autism, or mental health needs. Good quality homes with the right support can help people stay out of institutional care.



3. Warm, dry homes

Everyone needs a home that is safe, warm and dry. Damp, mould, fall or electrical risks affect our health.

What people have told us they want



“We need more **supported and specialist housing options**, in places where they’re needed.”



“No one wants to stay longer in hospital **waiting for suitable accommodation.**”



“I want to be able to **live as independently as possible.**”



“Let’s give everyone a **better experience** of housing, health and care services.”



“We need **good quality information** that’s easy to access.”

1. Older people



Number of older people to increase by 28% by 2039



3.89% are diagnosed with dementia (more than national average)



Stockton, Gateshead and Newcastle have the highest rates of dementia



74% own their home



18% live in social rented homes

8% live in private rented homes

18% experience income deprivation



5,000+ older people are in council-funded residential care



& around 1,800 have dementia needs

What we need by 2029: +572 homes per year

To help 10% more people over 65 stay out of residential care, we need around 572 more units of supported living with care every year:

More support to 'step down' from hospital to home or supported living with care



More creative use of sheltered housing and supported living with care



Better use of tech to support care needs



Care homes to focus on more complex needs and nursing care



2. People who need complex support



No. of people with learning disabilities or autism is increasing



Many adults with learning disabilities cannot live with older carers or parents

We must meet the needs of people with learning disabilities, autism or serious mental health needs who rely on complex care and support



By 2028/29 we will need:

72 homes

per year for people in hospital or at risk of admission

Up to 273 homes

per year for people in care homes

What we need by 2029: up to 345 homes per year

By 2028-29, we need up to 345 new homes every year:

Better access to homes, inc. supported housing



More housing options to move from hospital or care homes



'Step-down' temporary accommodation after hospital



Better planning of housing for people with mental health conditions



More supported housing for people with serious mental health conditions










Joint commissioning of care and support







What we are seeking from providers – up to 2029

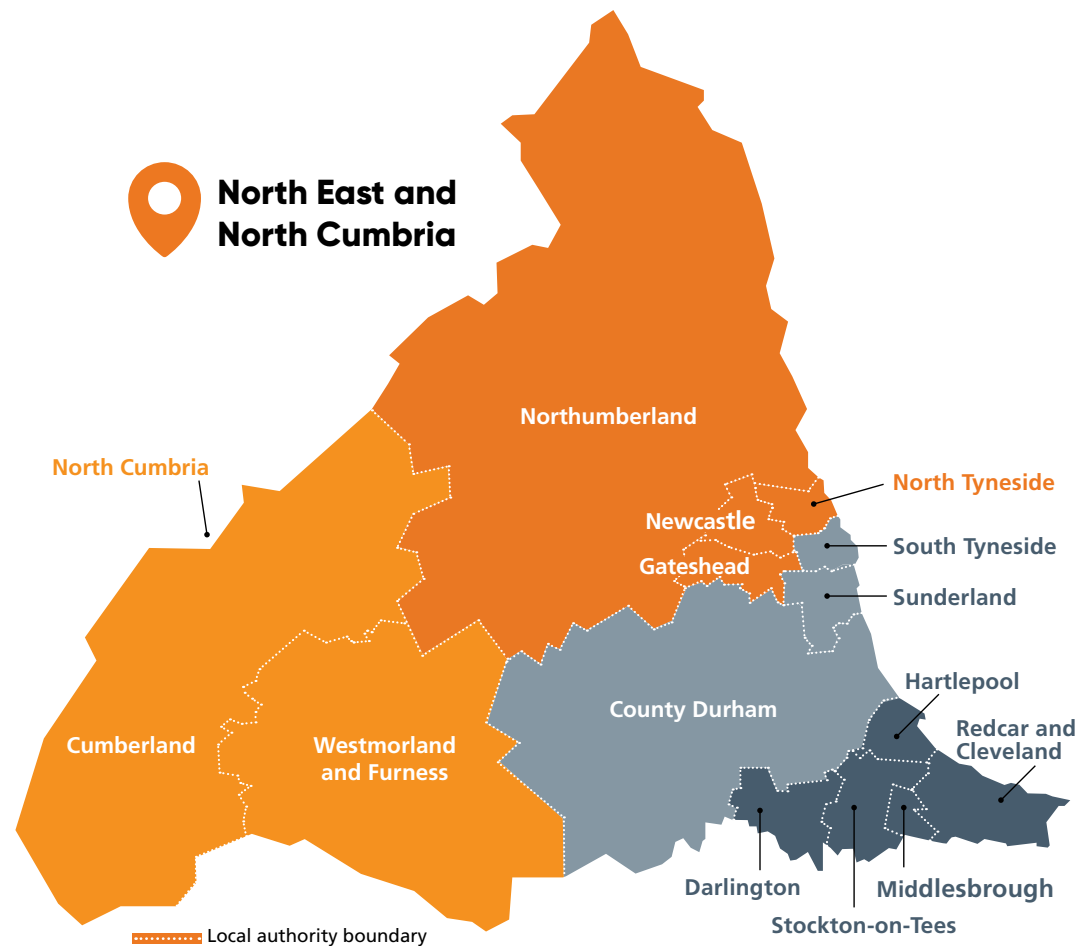
Older people's homes with care and support

	Total homes needed	Homes already planned	Additional homes needed
North East Combined Authority area			
County Durham 	530	363	167
Gateshead	135	60	75
Newcastle 	255	0	255
North Tyneside 	300	0	300
Northumberland	245	606	0
South Tyneside	331	215	116
Sunderland	50	182	0
Tees Valley			
Darlington 	115	0	115
Hartlepool 	215	0	215
Middlesbrough 	280	0	280
Redcar and Cleveland	95	103	0
Stockton-on-Tees	225	0	225
Cumberland 	415	79	336
Total	3,191	1,608	2,084

Homes with complex support

	Total homes needed	Homes already planned	Additional homes needed
North East Combined Authority area			
County Durham 	65	0	308
Gateshead	21	15	40
Newcastle 	48	35	155
North Tyneside	18	13	108
Northumberland 	49	99	159
South Tyneside	18	21	0
Sunderland	26	18	77
Tees Valley 			
Darlington	20	70	0
Hartlepool	11	0	11
Middlesbrough	33	16	17
Redcar and Cleveland	14	3	11
Stockton-on-Tees	15	39	0
Cumberland	25	0	25
Total	361	336	161

  Priority locations



A strong case for investing in better homes

109,029 days
of delayed discharge
are caused by lack of
supported housing*



£56 million
is the cost of discharges
delayed while waiting
for supported housing*



Councils
save £6,700
per year for every
resident in supported
living with care



Sheltered housing
**saves the NHS
£486 million**
per year



£14,000 saved per year with every person with learning disabilities or mental health needs living in specialist housing



*2023-24 figures

Where will the money come from?

We know that current plans will only provide for about half of the needs we have identified, so we will work together to bid for more funding.

This money could come from:

- ✓ Private investment
- ✓ National Housing Bank
- ✓ Councils
- ✓ Housing developers
- ✓ National Delivery Fund
- ✓ Affordable Homes Programme (Homes England)
- ✓ Residential Experience Innovation Fund

Who's leading this work?



And many other partners

Housing, health and care programme



Better homes and healthier lives...

Find out more:

www.northeastnorthcumbria.nhs.uk/our-work/housing-health-and-care-programme