

NEEDS ASSESSMENT REPORTS

Introduction

For both existing operators and new entrants within the care sector, our Long Term Care for the Elderly Needs Assessment Reports provide a valuable tool in terms of future trends for any business.

The Needs Reports are geared towards the healthcare sector and provide an in-depth analysis into the short, medium and long term issues affecting demand and supply.

Needs Assessment

Whether in support of a planning application, to justify an acquisition, or simply to keep abreast of a local situation, the Needs Report is an essential. Despite the rapidly increasing profile of the care sector, there still appears to be a fundamental lack of appreciation of the exact extent of this "demographic time bomb".

The strength of our reports lies in our ability to combine analysis of statistical data with day-to-day "hands on" experience, providing the perfect marriage of theory and practice.

Analysis of Demographic Trends:

- ▶ Analysis of statistical data from 1991 Census, 2001 Census and 2003 Census update.
- ▶ Research and statistics on dementia/EMI.
- ▶ Conclusions of increasing need for a range of care facilities.
- ▶ Factors impacting on demand for care homes and care home services.

Explanation of Healthcare Trends:

- ▶ Explanation of marginal economics, minimum and optimum sizes, registrations, floor areas, etc of care homes.
- ▶ Analysis of closure of care homes - number of homes lost nationally and locally over various periods - but specifically 2001 to 2008.
- ▶ Care home analysis, to include numbers of homes, beds, singles, twins, en suites, etc.
- ▶ Slowdown of new registrations, low level of new registrations, barriers to entry of operators.
- ▶ Analysis that is focused nationally as well as on a specific region, eg South West.
- ▶ Comment on council funding position both nationally and locally.
- ▶ Comment on changes in the balance of privately and publicly funded care services.
- ▶ Projections of future demand.
- ▶ Key indicators by region showing occupancy indicators and index of supply in relation to national norms.
- ▶ Analysis of competing land uses.

Explanation of National and Local Consequences:

- ▶ Implications of bed blocking.
- ▶ Reasons why domiciliary care is ineffective.
- ▶ Numbers of people living alone over 85, and at home with limiting long term illness.
- ▶ Analysis of persons living alone in large houses - implications of freeing up housing stock.
- ▶ Analysis of local authority policy.

Analysis of Demographic Trends:

- ▶ Analysis of how national trends detailed above compare with the local area.
- ▶ Projections of existing and future need locally.

Local Care Home Analysis:

- ▶ Analysis of closure of care homes - number of homes lost locally over various periods - but specifically 2001 to 2005.
- ▶ Care home analysis, to include numbers of homes, beds, singles, twins, en suites, etc.
- ▶ Maps, list and details of competition.
- ▶ Numbers of various types of beds locally, to include nursing, residential, dementia, etc.
- ▶ Shortfall of bed spaces compared to local elderly population.

For further information please contact:

Simon Bird MRICS MCI Arb
Director
simon.bird@pinders.co.uk

Joshua Gale BSc (Hons) MRICS
Valuer
joshua.gale@pinders.co.uk

Milton Keynes Office 01908 350500