

How much specialist housing for older or disabled people is required? Where does it need to be and with what unit mix? What is the opportunity?



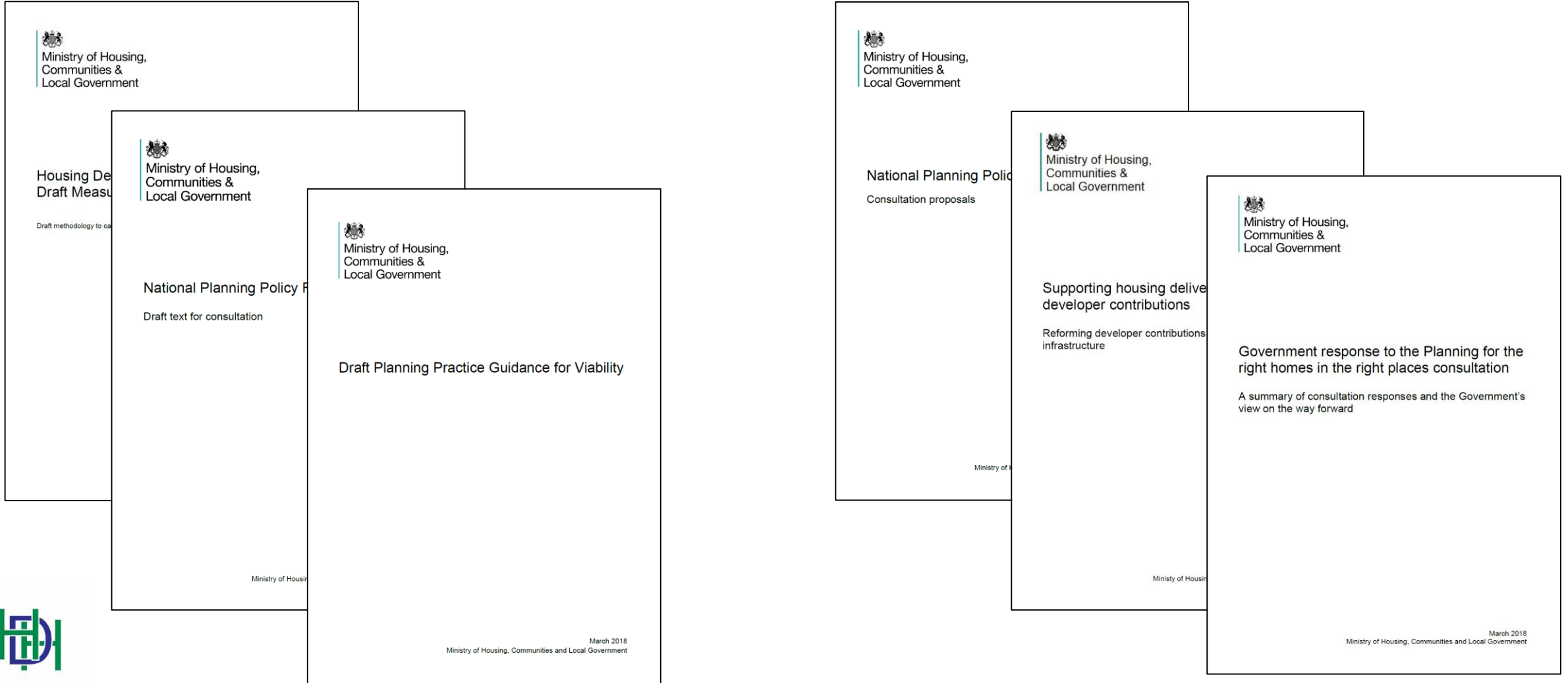
Who is included?

2019 NPPF

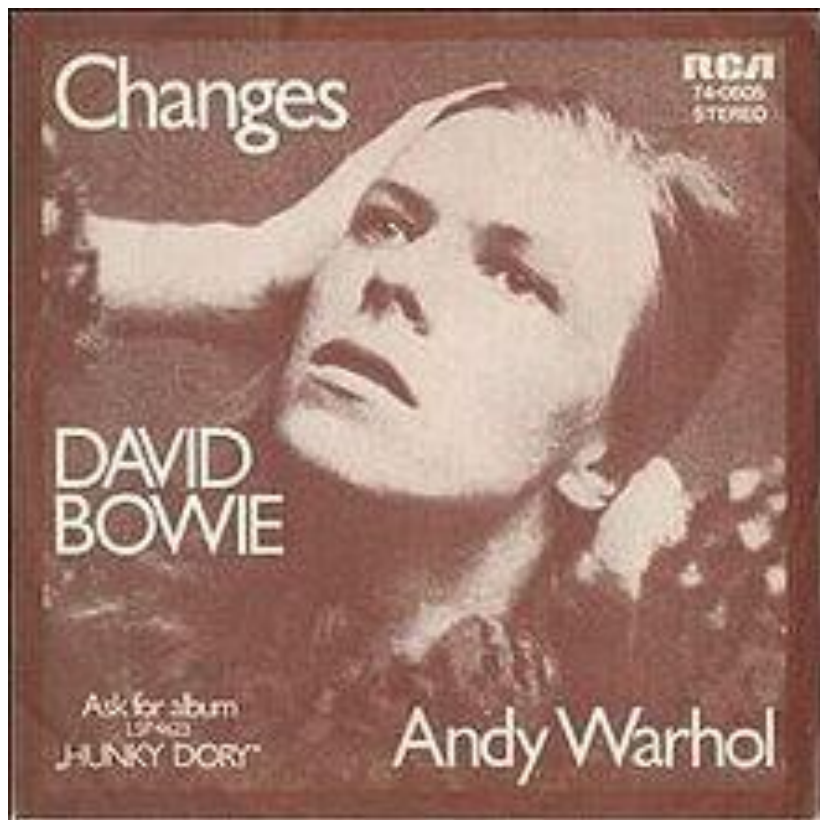
- **Older people:** People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **People with disabilities:** People have a disability if they 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 persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.



NPPF / PPG Consultation (March 2018)



Ch-ch-ch-ch-changes



Ch-ch-ch-ch-changes

Turn and face the strange

Ch-ch-changes

Don't want to be a richer man

Ch-ch-ch-ch-changes

Turn and face the strange

Ch-ch-changes

There's gonna have to be a different man

Time may change me

But I can't trace time



... and moving targets



Policy

National Planning Policy Framework - February 2019

Planning Practice Guidance

- Housing and economic needs assessment
 - Chapter 2a - updated on 20th February 2019
- Housing for older and disabled people
 - Chapter 63 – published 26th June 2019
- Housing needs of different groups
 - Chapter 67 – published 22th July 2019
- Housing: optional technical standards
 - Chapter 56 – published 27th March 2015



NPPF

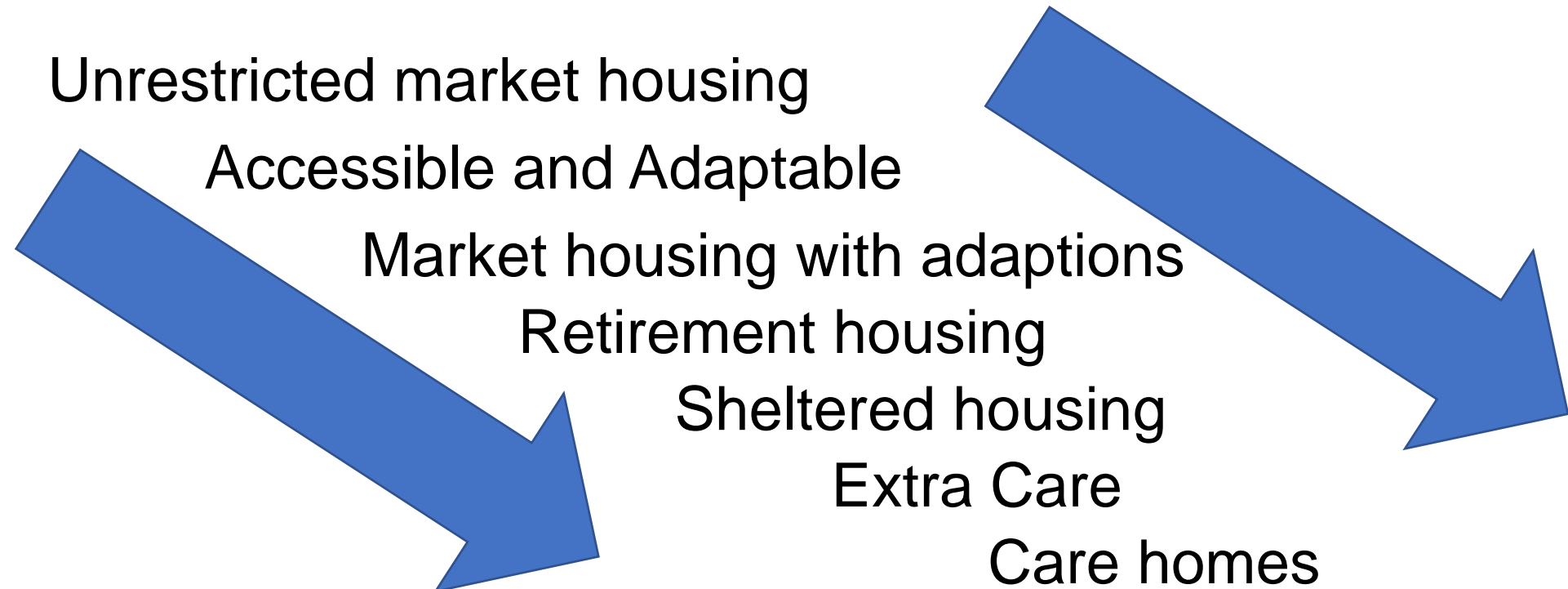
60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

61. Within this context, the size, type and tenure of housing needed for different groups in the community **should be assessed and reflected in planning policies** (including, but not limited to, those who require affordable housing, families with children, **older people**, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).



Very broad range of solutions

- A graduated scale



63-010-20190626

What are the different types of specialist housing for older people?

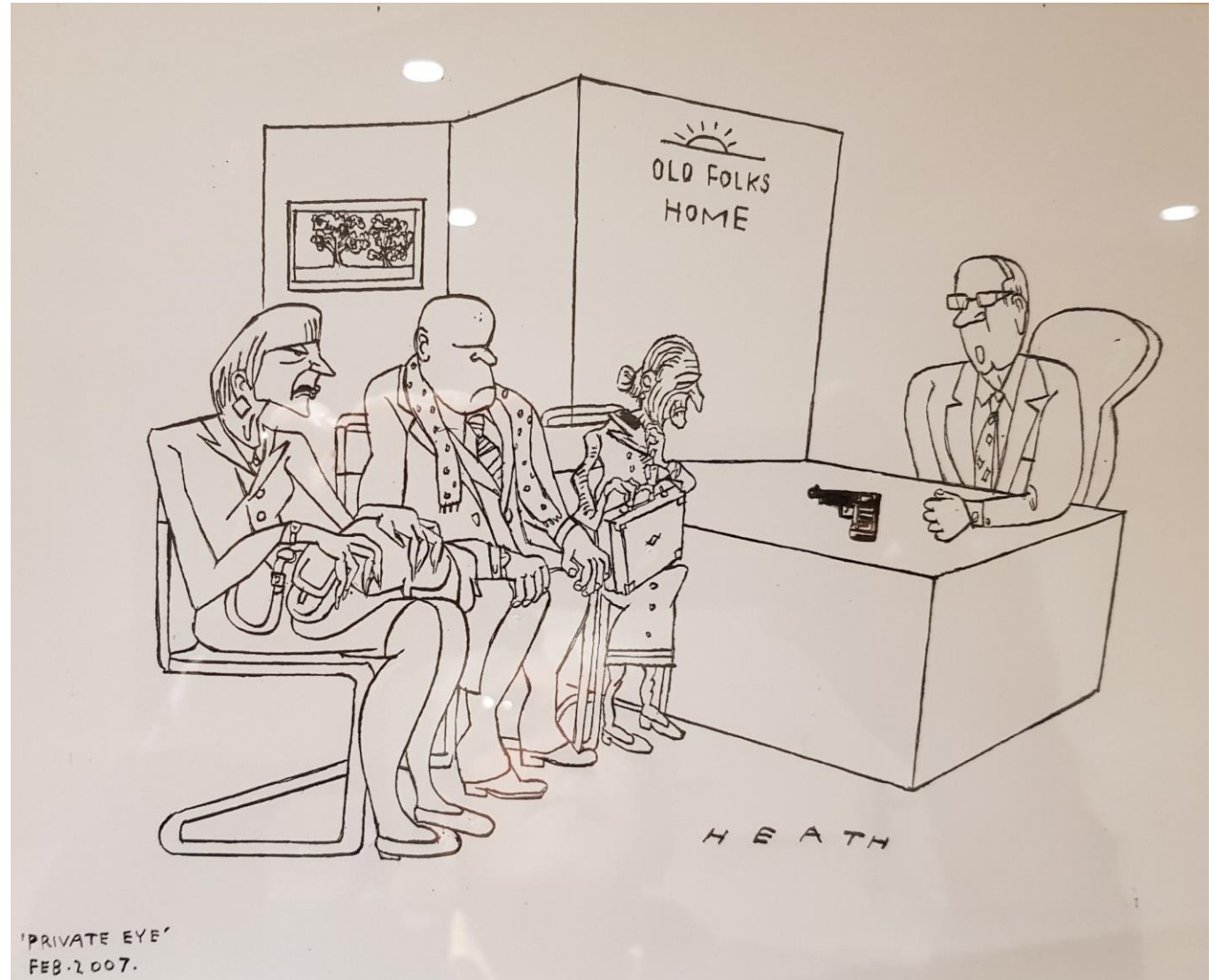
There are different types of specialist housing designed to meet the diverse needs of older people, which can include:

- **Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- **Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.
- **Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

There is a significant amount of variability in the types of specialist housing for older people. The list above provides an indication of the different types of housing available, but is not definitive. Any single development may contain a range of different types of specialist housing.



‘Yes, it is expensive here, but there is of course a cheaper option’



PPG (Chapter 63) 26th June 2019

- Sets out data sources



63-004-2019062

What evidence can plan-makers consider when identifying the housing needs of older people?

- Census data
- Population and household projections
- The future need for specialist accommodation
- by tenure and type (e.g. sheltered housing, extra care and including residential care homes)
- Joint Strategic Needs Assessments prepared by Health and Wellbeing Boards can also be useful.
- Online tools:
 - SHOP@ - provides a profile of current supply of specialist accommodation, the current occupation patterns and the projected requirement in the future to produce a guide to additional accommodation required. Future need is very dependent on the assumptions used about change in occupation rates – it is important to ensure that they are suitable for the location analysed.
 - POPPI – looks at data on the profile of older people, including their living situation and the prevalence of different health issues.



63-005-20190626

What evidence can plan-makers consider when identifying the housing needs of people with disabilities?

- The Census - the number of people with a long-term limiting illness
- Department for Work and Pensions data Personal Independence Payment (replacing Disability Living Allowance) / Attendance Allowance benefit claimants.
- Applications for Disabled Facilities Grant (DFG).
- Online tools: POPPI and PANSI use published secondary data to calculate prevalence of particular health issues by age and gender. These can then be applied to the correct population projections (for the Local Plan) to determine the likely growth in these conditions.
- Engagement
 - with occupational therapists
 - specialist access or inclusive design officers
 - Discussions with disabled people and disabled people's groups can also provide insights into the types of impairments and number of people likely to require accessible homes in the future.



Need v Demand v Supply?

- **Need**

- Based on measured and forecasted requirements.

- **Demand**

- What is wanted and aspiration
- Large degree of choice
- Constrained by affordability

- **Supply**

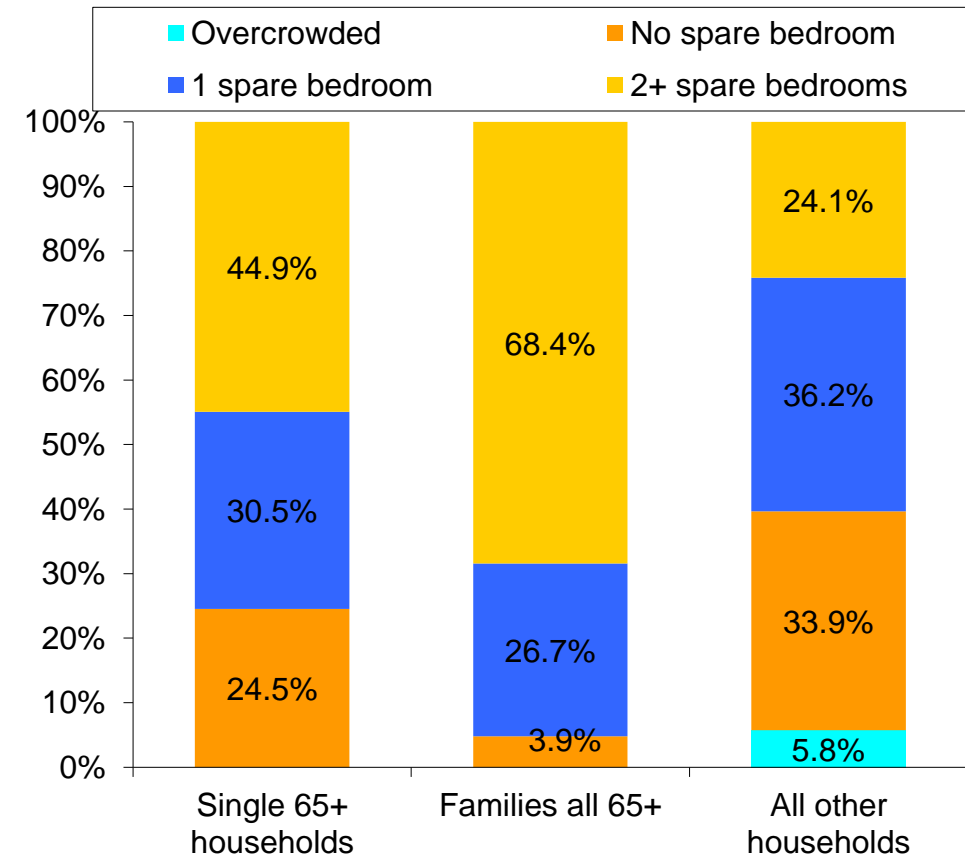
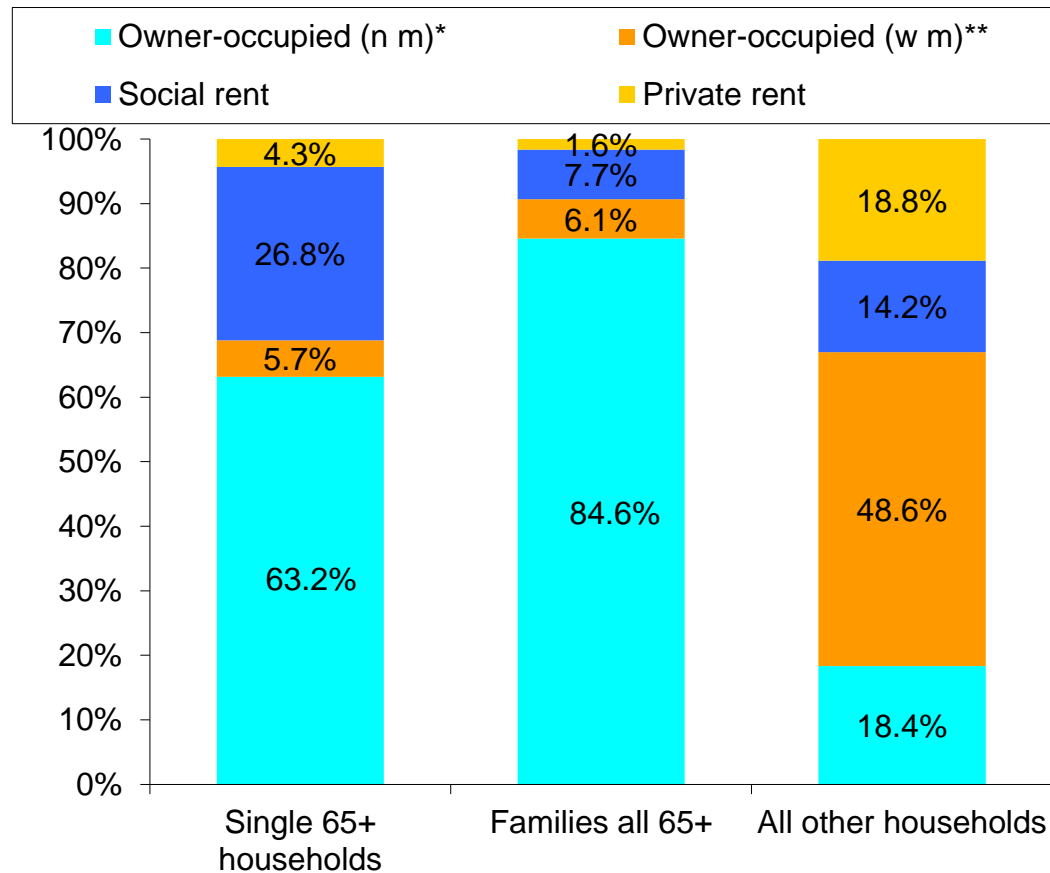
- Existing stock
- Newbuild



With a little bit of digging...



Census - Profile of accommodation for older person households in



From Household Projections

Type of accommodation projected for older person only households in ## in 2036					
<i>Size of home</i>	<i>Owner-occupation</i>	<i>Private rented</i>	<i>Shared Ownership</i>	<i>Social Rent/ Affordable Rented</i>	<i>Total</i>
One bedroom	1,323	320	200	2,251	4,093
Two bedrooms	4,081	378	71	300	4,830
Three bedrooms	4,868	137	14	188	5,208
Four or more bedrooms	1,438	20	0	17	1,475
Total	11,710	855	286	2,755	15,606



Type of accommodation required for older person only households in ##in 2036 (gross)

- household projections merged with SHOP tool

Size of home	Market			Affordable		
	General housing	Sheltered housing	Enhanced sheltered/ Extra care housing	General housing	Sheltered housing	Enhanced sheltered/ Extra care housing
1 bedroom	3,163	1,269	253	1,953	749	216
2 bedrooms	8,177	224	17	2,453	65	4
3 bedrooms	15,690	-	-	501	-	-
4+ bedrooms	3,817	-	-	0	-	-
Total in households	30,847	1,493	270	4,907	814	220
Residential care		1,618			747	



Type of specialist accommodation present in ## in 2016

	<i>Market</i>			<i>Affordable</i>		
	Residential care	Sheltered housing	<i>Enhanced sheltered/ Extra care housing</i>	Residential care	Sheltered housing	<i>Enhanced sheltered/ Extra care housing</i>
Stock in 2016	924	602	23	323	719	167

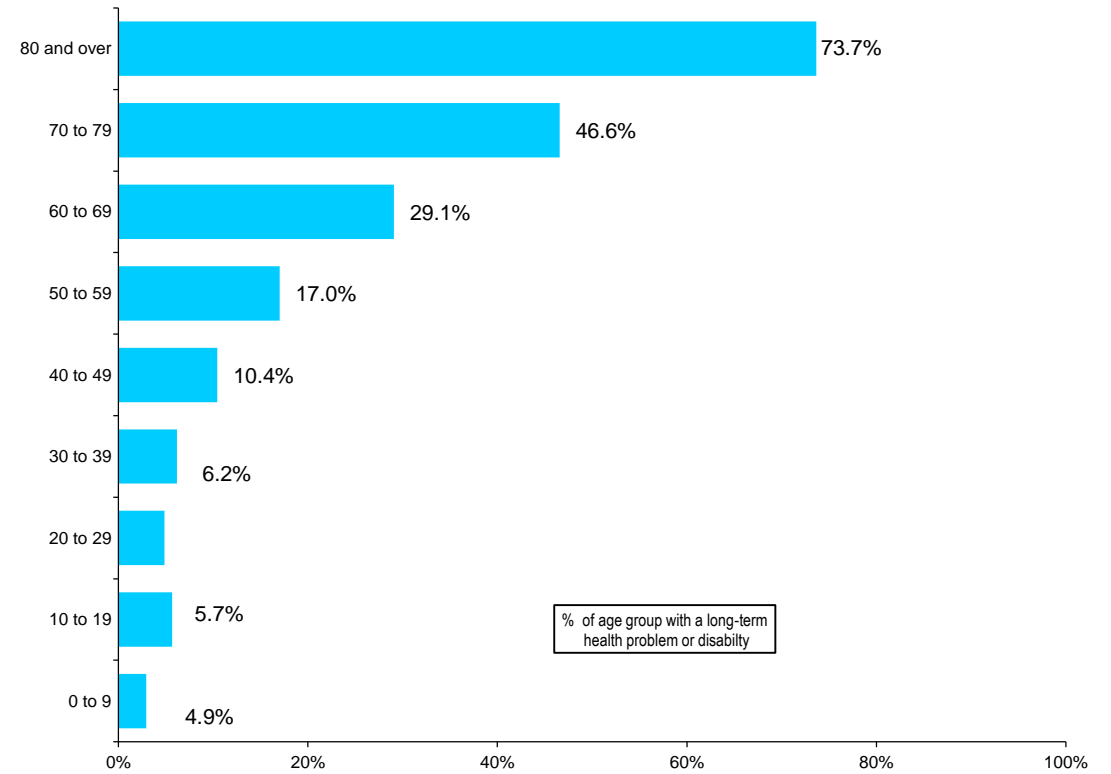
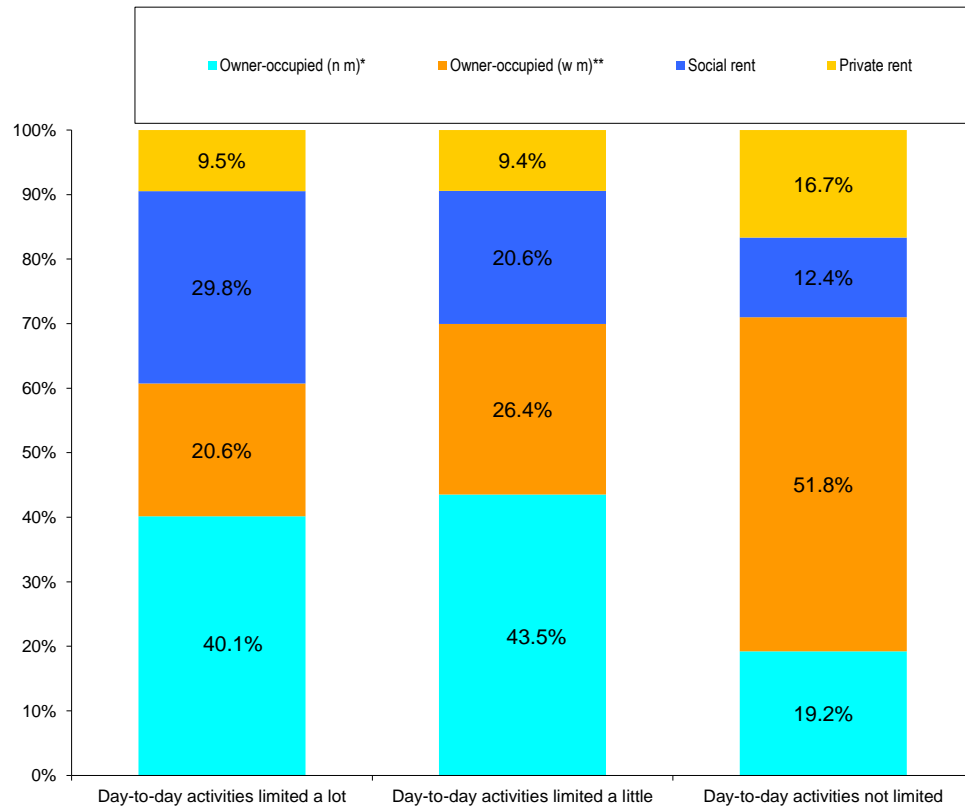


Net need for specialist accommodation in ## (2016 – 2036)

	<i>Market</i>			<i>Affordable</i>		
	Residential care	Sheltered housing	<i>Enhanced sheltered/ Extra care housing</i>	Residential care	Sheltered housing	<i>Enhanced sheltered/ Extra care housing</i>
Stock in 2016	694	891	247	424	95	53



Census - Tenure and age profile of people with a long-term problem or disability in

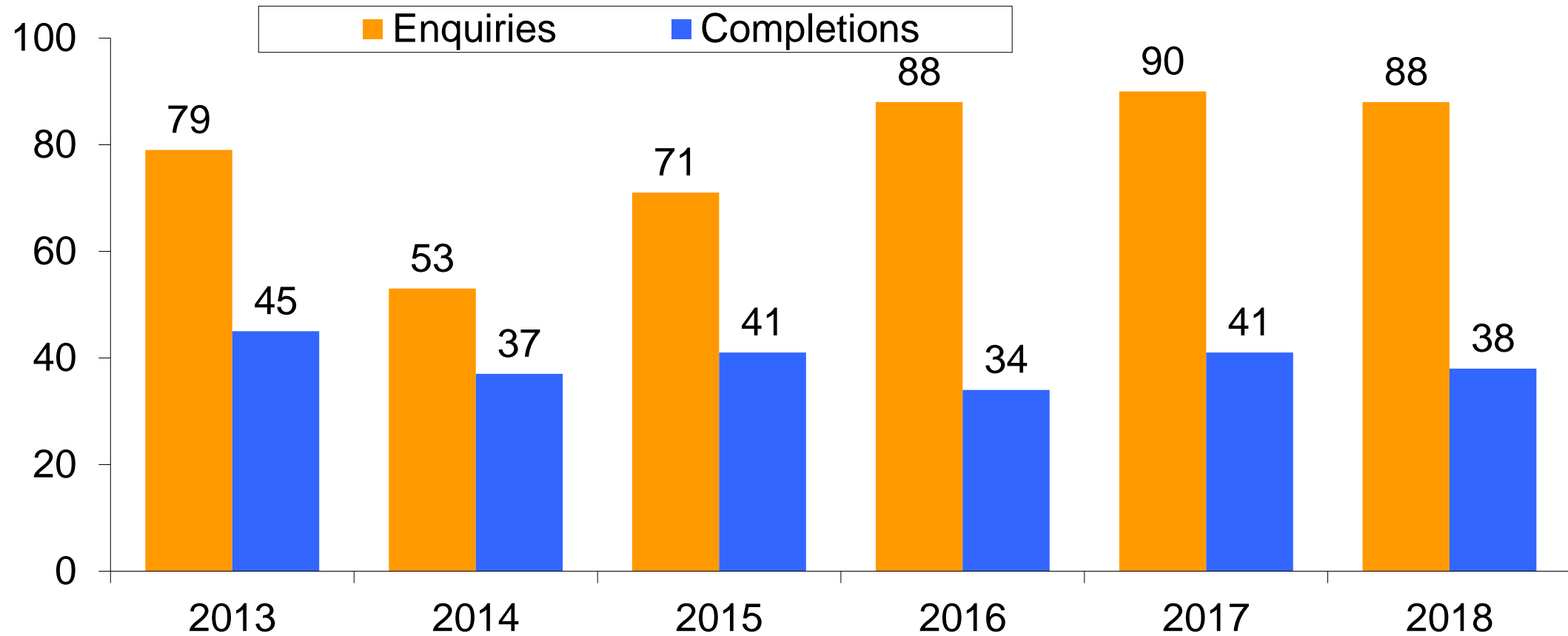


Number of people with particular health issues projected over the Local Plan period – Modelled using PANSI/ POPPI data

Condition	2019	2036	Total change	% change
Health condition				
People aged 65 and over with an illness*	3,478	5,216	1,738	50.0%
People aged 18-64 with impaired mobility	3,501	6,245	2,744	78.4%
People aged 18-64 with a common mental health problem	12,758	15,623	2,865	22.5%
People aged 65 and over with dementia	1,181	1,958	777	65.8%
People all ages with a learning disability	1,974	2,627	653	33.1%
People requiring assistance with activities				
People aged 65 and over that are unable to manage at least one mobility activity on their own**	3,022	4,762	1,740	57.6%
People aged 65 and over who need help with at least one domestic task***	4,662	7,234	2,572	55.2%
People aged 65 and over who need help with at least one self-care activity****	4,612	5,341	729	15.8%
People aged 18-64 with a serious personal care disability*****	565	713	148	26.2%
----- All people	109,424	138,807	29,383	26.9%



Disabled Facilities Grant enquiries and completions in



63-006-20190626

How can the housing requirements of particular groups of people be addressed in plans?

Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period.



Anecdotal

- Most want to stay in their own home.
- The vast majority do stay in their own home.
- Many would downsize if the right product was in the right place.
 - Right there, right now, space of a lifetime's stuff.
- Moving is a lot of bother.
 - Don't decide to move (agree to move) until it is 'too late'.
- Less expensive to stay in own home (owned or rented)



Final Thoughts

- Need is high, very high, and growing.
- Meeting need is really about the general stock of housing.
- There is real demand – customers are ‘fussy’.
- Demand is constrained by affordability (specialist sheltered housing tends to be ‘top end’).
- Most people want to stay at home – care is not an aspirational product.

- What about the long term renters.
- There is a lot of space for innovation.





Planning & Development

HDH Planning & Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd

Registered in England Company Number 08555548

Clapham Woods Farm, Keasden, Nr Clapham, Lancaster. LA2 8ET

info@hdhplanning.co.uk 015242 51831 / 07989 975 977

