

Older Persons' Accommodation and Planning Policy



Adult Services and Housing Policy Scrutiny Panel

14 November 2019



Context

- New Local Plan being prepared.
- Existing policies to be reviewed.
- Consider new evidence.
- Alignment with corporate objectives.
- ASH has a role to play in advising on a range of issues with land use implications.
- Focus on Older and Disabled Persons Accommodation.

Demographics

- 24.2% of the population of **North Somerset** are over 65. By 2041 this will have risen to 29.6% (from c.52,500 people to 75,000).
- Compared to other authorities:
 - **Bristol** from 13% (61,000) to 14.5% (79,000) - only 4,000 more than NSC.
 - **South Gloucestershire** from 19% (54,000) to 22.6% (75,000).
 - **B&NES** from 19.2% (36,000) to 23.1% (49,000).
- There are approx. 510 service users with learning difficulties in North Somerset.
- 150 adults under 65 are receiving services for Mental Health.

Current Situation

- Adult Social Care is currently authoring a Commissioning Intentions Plan which is being presented to CMT in early November.
- The number of Care Homes in North Somerset has decreased by 22 since 2013.
- We currently have 1,557 residential beds in NSC and 1,171 Nursing beds. There are very few vacancies in these homes.
- There are 98 care homes in NSC at present, of these 17 are registered for people with learning disabilities.

Predicted need and type of accommodation

- POPPI predicts that care home population will increase significantly over the next 15 years by approximately 67% in North Somerset.
- We also need Extra Care accommodation - figures indicate a need of around 975 units by 2036. Currently around 320 units.
- There have been a number of successful care villages developed in the UK and in Europe, and this is a model which could be explored.
- The Commissioning Intention Plan will give further information on predicted need and types of accommodation required.

Existing Policies

Existing Local Plan policies related to older persons' accommodation

DM40: Retirement accommodation and supported independent living for older and vulnerable people

DM41: Nursing and care homes for older people and drug and alcohol rehabilitation units

DM42: Accessible and adaptable housing and housing space standards

DM43: Residential annexes

Issues to be addressed through the Local Plan

Mismatch between supply and demand

Issues:

- Marketing of schemes with minimal support to more affluent older people in excess of local need are potentially encouraging inward migration
- Lack of supply of care homes compared to the significant predicted demand.
- Low support schemes are using land that could be used for care home provision.
- Need for additional Extra Care provision where there is the full range of care and support available

Opportunities:

- To develop effective planning policies that support local needs in terms of the range of older peoples and specialist needs housing.

Distinction between C3 (residential dwelling) and C2 (residential institution)

Issues:

- Schemes which provide very limited care may seek definition as C2 to avoid CIL/affordable housing contributions.
- C3 uses contribute to the housing supply; C2 do not.

Opportunity:

- Investigate potential requirement for applicants to demonstrate Care Quality Commission registration.
- Applicants to engage with Adult Social Services to ascertain need for proposed facility.

Limited amount of accessible and adaptable homes

Issues:

- Accessible and adaptable homes allow older people to stay in their own homes for longer and encourage independent living.
- Only a small proportion of the existing stock meets building regulation standards of accessible and adaptable.
- Big difference in Building Regulations requirement between M2 (accessible and adaptable) and M3 (wheelchair user) with no requirement to provide anything in between eg homes which can easily be adapted.

Opportunity:

- Potential to specify a proportion of M2 and M3 homes to be built on residential schemes.
- Seek a higher proportion (50%) of dwellings on older persons accommodation to be accessible and adaptable (Bristol).

Residential Annexes

Issues:

- Currently a more restrictive approach to the development of residential annexes in the countryside – concern about these becoming separate dwellings in the future in locations where new residential development would normally be resisted.
- However, residential annexes provide a way of supporting independent living with relatives on hand to provide support as required.

Opportunity:

- Potential to review policy to take a more permissive approach.

Care Villages

Issues:

- Care villages provide an opportunity for elderly people to stay in the same community whilst progressing through different levels of care as and when needed.
- Conflict with the overall objective of encouraging mixed and balanced communities.
- Is the care village concept a good thing or is it better to promote development which encourages a balance of age groups?

Opportunity:

- Potential to consider the provision of care villages, perhaps as part of new development locations.

Supported living for people with learning disabilities

Issues:

- Gap in the policy for learning disabilities and other supported living schemes – policy currently focussed on care homes and drug and alcohol rehabilitation units.

Opportunity:

- Make policy more general in terms of supported housing so that it applies to all types of supported living.

Suitability of accommodation

Issues:

- Some supported living schemes are not meeting the expected standards, particularly if they are conversions.

Opportunity:

- Future policy could investigate potential for supported living schemes to require approval from North Somerset's Adult Social Services.

Planning Policy Review Options

Initial summary of potential areas to investigate:

- Ensure policies support the whole range of older peoples and specialist needs housing.
- Schemes that promote independence, such as extra care schemes, will be supported where there is a demonstrated need.
- Proposals for care homes where there is an agreed need will be supported.
- Consider the provision of care villages within strategic development locations.

Planning Policy Review Options

- Tighten up C3/C2 loop hole.
- Review policy on residential annexes to make it easier to provide in countryside locations.
- Requirement that % of dwellings are wheelchair accessible, particularly for older persons accommodation.
- Requirement that a % of dwellings are easily adaptable.
- Specify criteria regarding location of older persons and specialist housing.
- Provide advice and support on housing options for older people.

Next Steps

- Identification of potential policy changes/new policy areas.
- Consideration of evidence/new evidence.
- Drafting of policy options and engagement with stakeholders.
- Input into draft Local Plan for wider consultation.
- Working with ASH and SPEDR members on emerging policy.