

Committee: Local Plan Working Group

Agenda Item

Date: 21 October 2014

6

Title: Older People's Housing Requirement 2013
(London Commuter Belt (East) Sub Region)

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Summary

1. The attached report informs members of the findings of a study on Older Person's housing requirement provided as part of the work on the Council's Strategic Housing Market Assessment.

Recommendations

2. For information

Financial Implications

3. None

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Impact

- 5.

Communication/Consultation	The report has been available on the Housing Policy and Strategy page of the Council's website.
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	ALL

Workforce/Workplace	N/A
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Situation

6. The attached report first sets out the national and county level policy context for older person's housing, and then considers the modelling of older people's housing requirements.
7. Using the ratios in 'More Choice, Greater Voice' of places per 1,000 population aged 75+, Essex County Council has established that in 2012 there was a deficit in Uttlesford of 186 units of specialist housing for older people and 150 extra care units.
8. The report then considers the future requirement for older persons housing. Population projections show that the population of the London Commuter Belt (East) is likely to become older in the period up to 2031 with the population of people aged 75 and over increasing in Uttlesford by over 6,000 during the period of the new Local Plan. Using ratios set out in the Older People Resource Pack 2012 the report identifies the potential requirement for 2,500 elderly person's accommodation in Uttlesford between 2001 and 2033.

Gross requirement for Uttlesford 2001 – 2033				
Extra Care	Enhanced Sheltered	Dementia	Leasehold Scheme for the Elderly	All types
600	300	100	1,600	2,500
Figures may not sum due to rounding Figures do not include recent supply 2001 - 2012				

9. The Council is approaching the issue of accommodation for elderly people through the following planning permissions and policy.
 - 55 bed extra care Land West of Station Road Elsenham
 - 70 bed extra care Land west of Chelmsford Road, Great Dunmow
 - 120 bed extra care at Bury Water Lane, Newport
 - 73 bed extra care at former Willis and Gambier Site 121 Radwinter Road, Saffron Walden
 - 102 bed extra care at Land south of Radwinter Road, Saffron Walden
 - Development of the Moat House, Great Easton
 - 60 bed care home, High Lane, Stansted Mountfitchet
 - Requirement for 5% older persons bungalows

10. The emerging Housing strategy 2015-18 will address the future requirements for older people evidenced by the report and ensure that the Council has a robust plan moving forward. This is monitored by the Housing Board twice a year.

Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
Councillors do not have enough information to make informed decisions	Low likelihood of un-informed decisions be made if information and advice is available	High impact on planning and housing policy if unsound uninformed decisions are made.	Monitor provision of elderly persons accommodation.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.