

## Housing for Older People and People with Disabilities

- 8.35 This policy seeks to meet the needs of an older population and those who may have specific needs as an important step in creating sustainable and inclusive places. This includes meeting the existing needs of residents as well as providing housing that can be adapted as needs change over time.

### Policy H5 - Housing for Older People and People with Disabilities

The Council will support the delivery of homes for older people and people with disabilities provided they meet the following criteria:

- a. The need for the type and tenure of accommodation proposed in the area is demonstrated;
- b. The homes are built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable, in accordance with PfE Policy JP-H3;
- c. In the case of proposals for 'retirement living' (e.g. over 55's accommodation) an element of affordable housing is provided in accordance with policy H3;
- d. The scale, design and layout of the proposed development takes account of the surrounding area having regard to local character and land-use;
- e. The site offers easy access to community facilities, local services, open space and public transport;
- f. The proposal provides sufficient car parking for occupiers (dependant on the nature of the development), staff (in the case of C2 use) and visitors; and
- g. The proposal is designed to reflect relevant best practice. This should include the Housing our Ageing Population Panel for Innovation (HAPPI) ten key design elements for those types of accommodation to which this standard applies.

The delivery of homes to meet the optional standard in Building Regulations Part M4(3) of the Building Regulations (or any subsequent revisions to the standard) is encouraged.

Within larger residential schemes the Council will support the delivery of older persons accommodation as part of the housing mix where appropriate.

### Places for Everyone Links:

Policy JP- H3 Type, Size and Design of New Housing

### Reasoned Justification

- 8.36 The number of people aged 65 and above is expected to grow significantly over the next 20 years and is forecasted to represent 40% of the total population by 2044. Within this the number of people ages 75+ and 85+ is also expected to rise.
- 8.37 The Ageing and Living Well Market Position Statement (ALWMPS) 2025-2030 sets out sets out our intentions for the way adult social care services will commission and deliver services to better support the needs for people who are living and ageing well. This includes evidence around the housing needs of older people over this period and trends

beyond but acknowledges that people wish to remain at home for longer and maintain their independence. This shows the importance of developing more accessible and adaptable housing to make this option more feasible going forward. This should include the delivery of homes to meet the optional standard in Building Regulations Part M4(3) of the Building Regulations where possible given that evidence in the ALWMPS shows a need for this standard of accessible housing.

- 8.38 Despite the increased desire for older people to remain in their own home, there will still be a need to provide more specific older persons housing, such as Extra Care and Residential and Nursing Care. In terms of this type of provision, need is more likely to be linked to more complex care needs which may have more specific requirements in terms of the type and location of sites.
- 8.39 As with meeting older persons housing need, in relation to accommodation for people with physical disabilities or long-term conditions it is recognised that people's preference is to live in mainstream accommodation rather than supported living. This places a greater emphasis on the need to deliver more accessible and adaptable housing to meet these needs and reduce the demand for specialist accommodation.