

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 18 NOVEMBER 2013

REPORT BY EXECUTIVE MEMBER FOR STRATEGIC PLANNING  
AND TRANSPORT

LONDON COMMUTER BELT (EAST) SUB-REGION:  
OLDER PEOPLE’S HOUSING REQUIREMENTS: OCTOBER 2013

WARD(S) AFFECTED: ALL

**Purpose/Summary of Report**

- This report sets out the key recommendations of the Older People’s Housing Requirements technical study, for the London Commuter Belt (East) Sub-Region, prepared by Opinion Research Services (ORS);
- It also seeks approval to the study forming part of the evidence base to inform and support the preparation of the District Plan, and for housing and other corporate strategy purposes.

**RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE  
PANEL AND EXECUTIVE: That:**

<b>(A)</b>	<b>The London Commuter Belt (East) Sub-Region: Older People’s Housing Requirements Study: October 2013, be supported as part of the evidence base to inform and support the preparation of the District Plan, and for housing and other corporate strategy purposes.</b>
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**RECOMMENDATIONS FOR COUNCIL: That:**

<b>(A)</b>	<b>The London Commuter Belt (East) Sub-Region: Older People’s Housing Requirements Study: October 2013, be agreed as part of the evidence base to inform and support the preparation of the District Plan, and for housing and other corporate strategy purposes.</b>
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1.0 Background

1.1 In 2012 East Herts Council joined with Epping Forest, Harlow and Uttlesford Councils to undertake a Strategic Housing Market Assessment (SHMA) Update, for the London Commuter Belt

(East) Sub-Region. This SHMA Update technical report was considered by the District Planning Panel on 3 October 2013. To provide further information and policy guidance on the issue of 'older people', a separate SHMA related study was also commissioned, by the same four authorities.

1.2 The National Planning Policy Framework (NPPF) 2012, paragraph 159 says '*the local planning authorities should have a clear understanding of housing needs in their area*' and that this need for '*all types of housing*' should include the needs of '*older people*'.

1.3 In 'Laying the Foundations - a Housing Strategy for England' 2011, local authorities are encouraged to make provision for a wide range of housing types across all tenures, including accessible and adaptable general-needs retirement housing, and specialised housing options including sheltered and Extra Care Housing.

## 2.0 Report

2.1 Chapter 1 - Introduction of the Study sets out the national planning and housing strategy context, together with sections on the Care Bill 2013, Definitions of Older People's Housing, and Joint Strategic Needs Assessments.

2.2 Chapter 2 - Modelling Older People's Housing Requirements has sections on:

- Current Requirements
- Modelling Future Requirements
- Older People Population Projections
- Age Cohort Projections
- Connecting Health and Social Care with Housing and Planning
- Planning Policy and Older People
- Example Policy Wording for Local Plans

2.3 Chapter 3 - Recommendations sets out recommendations for the local authority partnership. The key recommendations are:

- Work closely with colleagues in Health and Adult Social Care, and with new Health and Well Being Boards and Clinical Commissioning Groups locally, regarding new specialised accommodation for older people.
- Revisit the modelling of specialist housing requirements in the light of recent approaches and ratios and consider wider

older people demand issues, including the propensity to move.

- Consider the Planning Policy recommendations from 'Housing in later life: planning ahead for specialist housing for older people' 2012 and incorporate, where appropriate, planning policies to support the specialist housing provision.

2.4 As the full report is relatively short, it is contained at **Essential Reference Paper 'B'** to this report.

### 3.0 Implications/Consultations

3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Contact Member: Cllr Mike Carver – Executive Member for Strategic Planning and Transport  
[mike.carver@eastherts.gov.uk](mailto:mike.carver@eastherts.gov.uk)

Contact Officer: Kevin Steptoe – Head of Planning and Building Control  
01992 531407  
[kevin.steptoe@eastherts.gov.uk](mailto:kevin.steptoe@eastherts.gov.uk)

Report Author: Bryan Thomsett – Planning Policy Manager  
[bryan.thomsett@eastherts.gov.uk](mailto:bryan.thomsett@eastherts.gov.uk)