

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 29 AUGUST 2013
title: DEMAND FOR OLDER PERSONS ACCOMMODATION
submitted by: MARSHAL SCOTT, CHIEF EXECUTIVE
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1 PURPOSE

- 1.1 To reiterate the demand for older persons accommodation in the borough and the lack of delivery by the housing market over the past 5 years. Resulting in a policy requirement for homes built to lifetime homes standard.
- 1.2 Relevance to the Council's ambitions and priorities:
- Council Ambitions – To match the supply of homes in the borough with the identified need.
 - Community Objectives – None.
 - Corporate Priorities – None.
 - Other Considerations – The housing strategy identified development of housing for older persons as a key objective.

2 BACKGROUND

- 2.1 In January 2012 the Health and Housing Committee adopted the Addressing Housing Needs document. The main change to the document previously used was the introduction of the requirement for development of over 30 units to provide accommodation for older people. The requirement on larger sites to provide 15% to be accommodation for older people ie bungalows or properties built to lifetime home standards was in response to various pieces of evidence.
- 2.2 Firstly demographic evidence, in 2010 the mid-year population figures showed that 19.7% of the population in Ribble Valley were over 65 years old compared to the UK average of 16.6%. The number of older residents was also increasing rapidly and there was a 40% increase between 2004 and 2009. Many of the borough's older residents live in remote rural areas and 6 parishes in the borough are in the bottom 10% nationally for access to services.
- 2.3 The housing waiting list and length of time households wait on the waiting list for accommodation was also a key factor in demonstrating need. In August 2013 the number of households on the waiting list and had registered for sheltered accommodation is 523 households.
- 2.4 The accommodation on the market suitable for older people is limited and the tenure choice is very restricted. For most older people the options are either privately owned bungalow accommodation or housing association owned sheltered accommodation. This limited choice creates high demand of both options. House prices for bungalows in the borough are particularly high and limited in number. This situation also creates pressure on sheltered accommodation. Owner occupiers find

themselves in the situation where accommodation only housing option is renting housing association sheltered when realistically the household would prefer to continue to be in home ownership.

2.5 Paragraph 5 within the document sets out the accommodation requirements for the elderly and is as follows:

Providing housing for the elderly has been a priority within the Housing Strategy for many years. However the market has not met the needs of the elderly and their preferred accommodation type. Therefore there is a requirement for 15% of large developments to be units for the elderly (over 55 year olds) built to lifetime homes standard. This will be achieved by:

- on sites of 30 units or more a requirement for 15% of the units to be for the elderly;
- of the 15% elderly accommodation a minimum of 50% would be affordable and included within the affordable offer of 30%;
- the remaining 50% of the elderly accommodation could be market housing and be sold at market value or rent. A local connection requirement would be applied to these units.

For example:

Site of 60 units in total – will seek to achieve 30% affordable which would deliver 18 affordable units. In addition 15% must be accommodation for the elderly, which is 8 units that must be units built to lifetime home standard. Of the 8 units 50%, 4 in this case need to be affordable and can be included in the affordable offer of 18, a further 4 will be market value properties with a requirement that they are sold to households with a local connection.

3 ISSUES

3.1 The policy to deliver affordable and market older person's accommodation on large sites (over 30 units) has come under scrutiny at a recent appeals. The evidence of the need for specific housing types has been questioned and the grounds for requesting older persons accommodation.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – N/A.
- Technical, Environmental and Legal – N/A.
- Political – Delivery of older persons accommodation is a key objective within the Housing Strategy.
- Reputation – The Council seek to achieve a balanced housing market.
- Equality & Diversity – To provide housing option for older people in the borough.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Consider the evidence presented which supports the need for housing for older people and agree that the Council continues to request older person accommodation on all new developments of over 30 units as a key part of the Council's Housing Strategy.

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BACKGROUND PAPERS

None.

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REF: RS/CMS/H&H/290813