



Development Management Plan (Regulation 19) Housing for Older People

October 2017

1. Introduction

- 1.1. This evidence summary has been prepared to support preparation of the Regulation 19 draft Development Management Plan.
- 1.2. The purpose of this paper is to provide an update to the Regulation 18 Development Management Plan Housing for Older People Report¹.
- 1.3. Since the Regulation 18 Development Management Plan Housing for Older People Report was prepared, Surrey County Council has produced their Accommodation with Care and Support – Older People report which outlines how they plan to meet elderly persons housing needs over their plan period (to 2025).
- 1.4. This report has built on Surrey County Council's Accommodation with Care and Support – Older People Report and ongoing discussions with Surrey County Council in order to provide an understanding of the likely demand for housing for older people in Reigate & Banstead over our plan period (2014-2027).
- 1.5. This paper should be read in conjunction with the Regulation 18 Development Management Plan Housing for Older People Report.
- 1.6. This paper:
 - Outlines the policy context
 - Outlines the need for housing for older people
 - Assesses local need
 - Outlines the approach to meeting local need

¹ http://www.reigate-banstead.gov.uk/downloads/file/2645/housing_for_older_people

2. Policy Context

National Planning Policy Framework (2012)

- 2.1. The National Planning Policy Framework (NPPF)² defines older people as 'people over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs'.
- 2.2. Paragraph 50 of the NPPF sets an expectation that local planning authorities should seek to encourage delivery of a wide choice of high quality homes. As part of this, it advises that local planning authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups including older people.
- 2.3. Most recently (and at the time of writing) the Government is consulting on a revised national policy approach to planning for a mix of housing needs and planning for older people.

National Planning Practice Guidance (2014)

- 2.4. The National Planning Practice Guidance (NPPG)³ recognises that the need to provide housing for older people is critical given that – according to national household projections – the increase in the number of household aged 65 and over is projected to account for over half of new households.
- 2.5. The NPPG recognises that many older people may not want or need specialist accommodation and may wish to remain in general housing that is suitable such as bungalow or adaptable homes, and encourages local authorities to identify particular types of general housing as part of their assessment.
- 2.6. Paragraph 21 of the NPPG gives specific advice about how the housing needs of older people should be assessed. This includes a need to consider the size, location and quality of dwellings needed for older people to continue to live independently and safely in their own home for as long as possible but also enable them to move on to alternative more suitable accommodation if they wish. It sets out that the future need for specialist accommodation – broken down by tenure and type (e.g. sheltered, enhanced sheltered, extra care, registered care and use class C2 residential institutions) – should be assessed using online toolkits.
- 2.7. Paragraphs 005-012 include provisions for local planning authorities to introduce higher standards of accessibility in new dwellings in accordance with the national optional technical standards. They also encourage inclusive

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

design which takes into account the particular needs of different groups, including older people.

Borough Local Plan (2005)

- 2.8. The Borough Local Plan⁴ incorporates a number of policies which relate to the provision of housing for older people or those with care needs:
- Policy Ho20 encourages sheltered accommodation for the elderly in the urban area subject to design and location criteria
 - Policy Ho21 allows for proposals for new nursing homes and other institutions in the urban area only if the development does not detract from local character, the site is suitably located in relation to transport and facilities, and if design criteria are complied with
 - Policy Ho22 allows for the conversion of existing houses or non-residential institutions to homes or flats for the elderly or to nursing homes and other institutions if they will not detract from the character and amenities of the surrounding area
- 2.9. These policies will be replaced by the Development Management Plan policies.

Core Strategy (2014)

- 2.10. The Core Strategy⁵ recognises the need to deliver a broad range of housing and accommodation requirements of households in the borough.
- 2.11. Policy CS14 outlines the Council's intention to seek a range of housing types and tenures through new development and the provision of an appropriate mix of dwelling sizes. It encourages the provision of housing for the elderly and those with mobility and support needs.

⁴ <http://localpl.reigate-banstead.gov.uk/>

⁵ http://www.reigate-banstead.gov.uk/downloads/file/3073/adopted_core_strategy_july_2014

3. Understanding the Need for Housing for Older People

Legislation

The Care Act (2014)

- 3.1. The Care Act (2014)⁶ highlights the importance of giving control to the individual for their care and support needs and offering residents the right accommodation choices to meet their health and wellbeing needs, ensuring that there are flexible options available which will adapt as their needs change.

Types of Specialist Housing

- 3.2. There are a range of types of specialist housing.

Sheltered Housing

- 3.3. Individual homes with low level support provided by a scheme manager (on site or floating). Often includes a range of communal areas/ facilities for residents such as lounges and shared laundry.

Enhanced Sheltered Housing

- 3.4. Individual homes with more in-house facilities, services and support provided by a scheme manager (often on-site). Often includes a range of communal areas/ facilities for residents such as lounges and shared laundry.

Extra Care

- 3.5. A complex of individual homes which provides a full range of on-site care options that can respond flexibly to increasing individual needs. Schemes often include a range of 'lifestyle' facilities for social and recreational activities.

Care Homes

- 3.6. A residential setting where a number of residents live usually in individual rooms. Homes provide a range of on-site care services, ranging from those which only offer personal care to nursing care, and may be registered for specific needs (such as dementia).

Age Restricted/ Age Exclusive Housing

- 3.7. Does not include any support/ care for residents but typically includes adaptations to suit older people.

⁶ <http://www.legislation.gov.uk/ukpga/2014/23/contents/enacted>

Background Evidence

- 3.8. There is a wide range of evidence relating to meeting the housing needs of older people. This evidence suggests that there is a need to move away from providing solely specialist accommodation to providing more flexible provision including telecare and smaller, accessible, adaptable housing.

Anchor Silver Chic (2015)

- 3.9. The Anchor Silver Chic report⁷ says that whilst almost a third of households +55 are looking to downsize, only 7% actually do because of constraints such as:
- Lack of suitable properties
 - Suitable properties being too expensive
 - Cost of moving
- 3.10. The report identifies a need for 'mid-market' homes.

Retirement Living Where is the Opportunity (2015)

- 3.11. Jones Lang LaSalle's Retirement Living Where is the Opportunity report⁸ recognises that there is a supply-demand imbalance within the retirement/housing with care sector, with a particular shortage in supply for mid and high end affluence.
- 3.12. The report identifies a national need for 725,000 housing with support units and 190,000 housing units with care by 2025.

Housing in Later Life (2014)

- 3.13. Age UK's Housing in Later Life report⁹ recognises that older people want to retain independence and control over their homes.
- 3.14. The report recognises that older people are less likely to downsize if the options available are small, cramped and institutionalised. It therefore recommends that a number of housing types should be developed for older people including retirement villages, extra care housing, bungalows and new forms of cooperative housing.

The Top of the Ladder (2013)

- 3.15. Demos' The Top of the Ladder report¹⁰ recognises that a shortage of suitable homes for downsizing is having a negative effect on older people's health and wellbeing and also having an impact on general housing supply.

⁷ <http://www.anchor.org.uk/media-centre/latest-news/silver-chic-what-will-retirement-home-future-look>

⁸ <http://www.jll.co.uk/united-kingdom/en-gb/research/286/retirement-living-where-is-the-opportunity>

⁹ <https://www.ageuk.org.uk/Documents/EN-GB/For-professionals/Policy/Housing%20Later%20Life%20Report.pdf?dtrk=true>

¹⁰ <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

- 3.16. The report found that older people struggle to compete with first time buyers for small properties.

Market Assessment of Housing Options for Older People (2012)

- 3.17. Joseph Rowntree and Shelters' report¹¹ found that there is a very limited choice for older person households as most of the focus has been on providing specialist provision. The report notes that there has been little progress in integrating a housing 'offer' for older people within mainstream new developments.
- 3.18. The report found that there is a mismatch between the tenure of older people's housing available and their existing housing tenure, with a particular shortage in the availability of market homes.
- 3.19. The report also found that many older people want to remain within mixed-age communities.

Feeling Settled Project (2011)

- 3.20. The National Development Team for Inclusion's Feeling Settled Project report¹² recognises that within the last ten years there has been a move away from the traditional care home model to supported living as people have been offered more options of care provision and greater control in terms of choosing the most appropriate type of care provision for them.

More Choice, Greater Voice (2008)

- 3.21. The Department for Communities and Local Government More Choice, Greater Voice report¹³ sets out a good practice toolkit for identifying need for specialist accommodation.
- 3.22. The report recognises that the ratio of institutional and specialised housing provision will decline in time as a greater number of people are supported within their own homes.
- 3.23. This background evidence suggests that there is a need to move away from providing specialist accommodation within residential care homes and stresses the need to provide smaller, accessible accommodation as part of new developments.

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http://www.npi.org.uk/files/5213/7485/1289/Market_Assessment_of_Housing_Options_for_Older_People.pdf

¹² https://www.ndti.org.uk/uploads/files/Feeling_Settled_Final_Report_February_2011.pdf

¹³ https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Reports/MCGVdocument.pdf

Local Need

Strategic Housing Market Assessment (2012)

- 3.24. Reigate & Banstead Strategic Housing Market Assessment (SHMA)¹⁴ builds on the evidence in the earlier East Surrey SHMA¹⁵.
- 3.25. In terms of demographics, it identifies (based on 2008-based Government household projections) that the most significant demographic growth in the borough is projected to be in the over 65 age group with there also being a dramatic percentage increase in the proportion of the population over 85.
- 3.26. In more qualitative terms and based on re-weighted survey data, it suggests that:
- The indigenous older population prefer to remain within their homes as long as possible and thus need and demand levels from local older people are normally relatively low.
 - Of existing owner occupiers in the borough planning to move home, 129 required supported housing, 18 private sheltered and 49 extra care (based on implied data from household surveys). All of these households were identified as having equity of over £150,000 and had in excess of £20,000 in savings, therefore these households should be able to purchase all or a share of a property.
 - 2,845 households (implied) may have older relatives who may need to move into Reigate & Banstead to live within the family home or separate accommodation close to their family.
 - The forecast growth in population over the plan period, and increasing awareness of the extra care housing product, will almost certainly increase the need for extra care accommodation over the plan period.

Regulation 18 Development Management Plan Housing Standards Justification (2016)

- 3.27. The Regulation 18 Development Management Plan Housing Standards Justification paper¹⁶ identifies likely future need for accessible and adaptable accommodation to meet the needs of those with lower or restricted mobility.
- 3.28. Based on demographic trends, including an ageing population, the assessment identifies a need for:
- Between 1,785 and 2,460 units suited to those with lower mobility (i.e. consistent with the national Category 2 accommodation standards)
 - Between 450 and 695 units for those with severely restricted mobility/ wheelchair users (i.e. consistent with national Category 3 accommodation standard)

¹⁴ http://www.reigate-banstead.gov.uk/info/20088/planning_policy/22/evidence_and_research_for_planning_policies/2

¹⁵ http://www.reigate-banstead.gov.uk/info/20088/planning_policy/22/evidence_and_research_for_planning_policies/2

¹⁶ http://www.reigate-banstead.gov.uk/downloads/file/2646/housing_standards_justification

- 3.29. The report notes that there is a significant overlap between the assessment of need for specialist housing for older people and the potential provision of accessible/ adaptable general needs housing. It estimates that approximately 80% of the future additional need identified above will be derived from over 65s households.
- 3.30. Based on these needs, and considerations of viability, the Housing Standards Justification paper recommends a policy approach which has the potential to deliver up to 1,250 units of additional accessible/ adaptable accommodation over the period to 2027.

Regulation 18 Development Management Plan Housing for Older People (2016)

- 3.31. The Regulation 18 Development Management Plan Housing for Older People report¹⁷ identified over the plan period (2014-2027) a theoretical need for 1,571-1,677 units of sheltered, enhanced sheltered and extra care units plus 151-218 units of registered care spaces.

Table 1 Regulation 18 Development Management Plan Housing for Older People

	Market	Affordable
Sheltered housing	821-887	145-157
Enhanced sheltered housing	160-169	53-56
Extra care	294-306	98-102
Registered care	151-218	

- 3.32. The report concludes that whilst there was a theoretical need to deliver this amount of older person accommodation, that in reality the need will be lower as people actively choose to stay in their homes, supported by retrofitting adaptations and services such as telecare.
- 3.33. The report undertakes an assessment of past windfall delivery (annex one) which shows that even without specific policy in the Borough Local Plan (2005) there has been a consistent delivery of specialist accommodation (nursing/ residential/ sheltered/ extra care).
- 3.34. The report therefore recommends that the housing need can be met through a combination of:
- Design policies to enable sheltered/ extra care housing schemes to come forward as windfalls on appropriate urban sites
 - Provision of accessible/ adaptable housing that meets the Government's accessibility standards
 - The provision of sheltered/ extra care housing as part of urban extensions:
 - On sites of 120-200 units, at least 30 units of sheltered/ enhanced sheltered housing

¹⁷ http://www.reigate-banstead.gov.uk/downloads/file/2645/housing_for_older_people

- Of sites of over 200 units, at least 50 units of sheltered/ extra care housing

Accommodation with Care and Support – Older People (2016)

- 3.35. Surrey County Council's Accommodation with Care and Support – Older People paper¹⁸ was produced after the Regulation 18 Development Management Plan Housing for Older People Report.
- 3.36. The report recognises that that whilst Surrey County Council has a duty to ensure the safeguarding of vulnerable elderly residents, there are unprecedented financial challenges in meeting care and support needs in Surrey. The report therefore outlines a strategic shift away from providing residential care to more flexible options including care within homes.
- 3.37. The report however also recognises that it may not be possible for all older people to remain within their homes and therefore stresses the importance of providing affordable accommodation within a range of guide prices.
- 3.38. The report highlights an uneven distribution in nursing, residential and extra care accommodation across Surrey. In particular, it identifies that Banstead's nursing ratio is much greater than the Surrey average (74 compared to 54 beds per 1,000 people aged over 75).
- 3.39. The report outlines a number of aims:
- Nursing:
 - Delay the age at which people on average enter nursing care homes
 - Broadly maintain the current ratio of nursing beds that Surrey County Council purchases per 1,000 of population
 - Residential:
 - Avoid all non-dementia or other non-specialist residential care
 - Reduce the number of beds that Surrey County Council purchases per 1,000 of population by 10% over the next 10 years
 - Reduce the overall requirement for residential care by 174 beds by 2025 through the creation of 600 affordable extra care flats for Surrey County Council funded residents
 - Extra Care:
 - Stimulate the market to create 10 new extra care facilities offering 600 affordable extra care flats for Surrey County Council funded residents by 2025
- 3.40. In order to deliver these aims, the report models two scenarios:
- Scenario 1: Retaining the Geographic Variance: assumes the 2016 bed capacity per 1,000 of the population for each borough/ district
 - Scenario 2: Evening out capacity across Surrey: uses the Surrey desired bed capacity per 1,000 of the population ratio for all boroughs/ districts

¹⁸ <https://www.surreycc.gov.uk/social-care-and-health/care-and-support-for-adults/information-for-professionals-partners-and-providers/adult-social-care-strategies-policies-and-performance/accommodation-with-care-and-support-commissioning-statements>

3.41. For Reigate & Banstead:

- Scenario 1: 283 additional nursing care places and 391 residential care places
- Scenario 2: 22 additional nursing care places and -82 residential care places
- The report also identifies the need to provide an additional extra care facility within the borough

4. Assessing Local Need

- 4.1. This report has been prepared to update the recommended approach in the Regulation 18 Development Management Plan Older Persons Housing Paper to reflect the findings and approach undertaken in Surrey County Council's Accommodation with Care – Older People report.
- 4.2. The table in appendix two details the different approaches, evidence and assumptions behind the two reports and the approaches taken forward.

Current Situation

- 4.3. Data from the Care Quality Commission (2016) has identified a current supply of 2,053 units of nursing, residential and extra care accommodation in Reigate & Banstead.

Table 2 Current Situation

	Current Supply	Units per 1,000 75+ population
Nursing	1,030	89
Market	821	71
Affordable	209	18
Residential	845	73
Market	572	50
Affordable	273	24
Extra Care	178	15
Market	124	11
Affordable	54	5

Future Demand

- 4.4. In order to estimate future demand, two scenarios have been tested, using POPGROUP dwelling constrained population projections prepared for RBBC by Surrey County Council:
- Scenario 1: Maintaining geographic variance
 - Scenario 2: Evening out the capacity across Surrey

Scenario 1: Maintaining the geographic variance

Table 3 Scenario 1: Maintaining the geographic variance

	No. Beds (CQC)	Pop. +75 (2016) (POPGROUP)	Ratio No. Beds per +75 pop. / 1,000 (2016)	Population +75 (2027) (POPGROUP)	Total No. Beds Required (2027)	Demand
Nursing	1,030	12,481	83.9	18,090	1,493	463
Residential	845	12,481	68.8	18,090	1,225	380
Extra Care	178	12,481	14.5	18,090	258	80

Scenario 2: Evening out the capacity across Surrey

Table 4 Scenario 2: Evening out the capacity across Surrey

	No. Beds (CQC)	Pop. +75 (2016) (ONS 2016)	Ratio No. Beds per +75 pop. / 1,000 (2016)	Population +75 (2027) (POPGROUP)	Total No. Beds Required ¹⁹ (2027)	Demand
Nursing	1,030	12,282	40.0	18,090	724	-306
Residential	845	12,282	54.0	18,090	977	132
Extra Care	178	12,282	No standard	18,090	No standard	

- 4.5. The analysis shows that there is a need to provide by 2027:
- Between -306 and 463 nursing places
 - Between 132 and 380 residential places
- 4.6. In addition, Surrey County Council's Accommodation with Care and Support – Older People report and ongoing discussions with Surrey County Council officers have identified the need to provide an additional extra care facility within the borough.

Sheltered/ Enhanced Sheltered Housing

- 4.7. Surrey County Council's report does not identify a need for sheltered/ enhanced sheltered housing. The Reigate & Banstead Borough Council Regulation 18 Development Management Plan Housing for Older People identifies the need for:
- 966-1,044 units of sheltered housing
 - 213-225 units of enhanced sheltered housing

Affordable Provision

- 4.8. The Regulation 18 Development Management Plan Older Persons Housing paper estimated the affordable housing provision based on 2011 Census data. This showed that:
- Amongst over 65s households, approximately 85% own and 15% rent
 - Amongst over 65s households reporting health conditions limit their day-to-day activities, approximately 75% own and 25% rent
- 4.9. The following ratios were therefore applied:
- Sheltered housing: 85% market: 15% affordable
 - Enhanced sheltered/ extra care: 75% market: 25% affordable

¹⁹ This has been calculated by applying the 'evened-out' Surrey County Council ratio of beds to population +75 / 1,000 by the projected POPGROUP population for 2027

- 4.10. Given that it is not possible to calculate the ratio for +75s, assuming that the ratio is the same, it would suggest that there is a need for approximately 25% of the new extra care facility to be provided as affordable units.
- 4.11. Conversations with Surrey County Council have emphasised that this approach is too simplistic as people are funded on their individual need rather than per room. This therefore makes it very difficult to provide affordable residential/ nursing accommodation through the planning system.

Locational Requirements

- 4.12. Conversations with Surrey County Council have identified the need to consider locational considerations.
- 4.13. Paragraph 21 of the NPPG says that consideration should be given to the need to consider the location of the site. The Core Strategy encourages provision of housing for the elderly in sustainable locations, but also that there is a need to avoid undue concentration in any location. A review of existing 2005 Borough Local Plan policy and other local authorities' approaches has been undertaken. This suggests the need to take into consideration access to amenities such as shops, post offices, medical services, chemists, places of worship and other community facilities such as parks and libraries.
- 4.14. Surrey County Council's report identifies a significant over concentration of facilities in the Banstead area. Conversations with Surrey County Council and Surrey Downs CCG have suggested that this was having an impact on the demand for health facilities in the area.

5. Meeting Need

- 5.1. It is recommended that a number of different approaches are undertaken in order to meet the needs for older people.
- 5.2. The analysis in the previous section shows that over the plan period there is a need for:
 - Between -306 and 463 nursing places
 - Between 132 and 380 residential places
 - An extra care facility

Nursing/ Residential Care

- 5.3. Surrey County Council's report does not plan to meet this need as it is making a strategic shift from an emphasis on residential care to other types of provision (i.e. telecare and home adaptations). Given this and the evidence demonstrating good windfall supply, it is recommended that Reigate & Banstead Borough Council do not set a borough wide target for new provision.
- 5.4. Instead, it is recommended that the Council should continue to permit windfall developments – subject to other policy considerations – in areas where there is easy access to amenities such as shops, post offices, medical services, chemists, places of worship and other community facilities such as parks and libraries.
- 5.5. It is however not recommended that the Council should permit windfall developments in areas where there is an overconcentration or/ would be an overconcentration of such facilities in the area.
- 5.6. In order to determine whether there is/ or would be an overconcentration of uses, consideration should be given to:
 - Whether future residents would be sufficiently supported by primary health care services (including any views expressed by clinical commissioning groups).
 - Whether the facility would lead to the number of beds of residential/ nursing facilities per 1,000 people aged 75+ in the area to exceed the Surrey average, as set out in the Accommodation with Care and Support – Older People report.
- 5.7. It is recommended that the loss of nursing and residential care should be resisted in policy unless adequate alternative provision is provided locally or evidence is provided – to the satisfaction of the Council – that there is no longer a need for the facility.

Extra Care

- 5.8. Surrey County Council's report has identified the need to provide an additional extra care facility. Borough Council officers have worked with County Council

officers, and have identified the SCC-owned site in Redhill as a possible suitable location.

- 5.9. The Regulation 18 Development Management Plan Housing for Older People paper identified a much greater need for extra care (392-408 dwellings). It is therefore recommended that the Council should continue to permit windfall extra care facilities – subject to same considerations as identified above for windfall nursing and residential care.
- 5.10. It is recommended that the loss of extra care facilities should be restricted unless adequate alternative provision is provided locally or evidence is provided – to the satisfaction of the Council – that there is no longer a need for the facility. Evidence should include the views of the Clinical Care Group.

Sheltered/ Enhanced Sheltered

- 5.11. The analysis in the Regulation 18 Development Management Plan Housing for Older People identifies the need for 1,179-1,269 units of sheltered/ enhanced sheltered units.
- 5.12. The Regulation 18 Development Management Plan Housing for Older People paper undertook an analysis of windfall sheltered/ enhanced sheltered housing schemes (detailed in appendix 1 of this report) which showed that the borough has seen a relatively healthy supply of sheltered/ enhanced sheltered housing, with a net gain of approximately 27-29 units per annum. The report also undertook an assessment of the role of mainstream housing in meeting the needs of sheltered/ enhanced sheltered housing going forward. The report estimated that the combination of likely future windfalls and new supply of accessible mainstream housing should cover approximately 70% of the theoretical need for sheltered/ enhanced sheltered housing.
- 5.13. In addition, it was felt that more of the theoretical need could be met through adaptations to existing properties. Reports such as Age UK Housing in Later Life Study have identified that improvements to accessibility within existing dwellings through retro-fit and adaptations will assist in improving the independence of older residents within their own homes. This will reduce the need for specialist accommodation.
- 5.14. It is therefore recommended in this report that the need for sheltered/ enhanced sheltered accommodation will be met through:
 - Windfall delivery within the existing urban area - subject to same considerations as identified above for windfall nursing and residential care.
 - Adaptations to existing housing
 - Provision of accommodation for older persons on the Sustainable Urban Extensions

Sustainable Urban Extensions

- 5.15. The evidence from a number of third party studies have identified the need to provide older persons accommodation within new and existing communities and as part of new mainstream housing developments. This could include age restricted dwellings, sheltered dwellings, enhanced sheltered dwellings or extra care.
- 5.16. Information from retirement/ specialist housing providers and recent planning applications (such as 17/00870/F) indicates that the minimum size for sheltered/ enhanced sheltered/ extra care schemes is 25 units. It is therefore recommended that for sustainable urban extensions of 100 units or more – subject to viability considerations – 25% of units should be for older people. This could contribute 168 houses and ensure that older persons housing is integrated into the community.
- 5.17. Housing for older people could be:
- Sheltered
 - Enhanced sheltered
 - Extra care
 - Age-restricted

Smaller/ Adaptable/ Accessible Accommodation

- 5.18. Evidence from a number of third party studies also identifies the need for accessible/ adaptable dwellings to allow people to remain within their homes for longer. It is therefore recommended that the provision of accessible/ adaptable housing – meeting the Government's new accessibility standards – should be sought where possible on all new housing developments.
- 5.19. Evidence from a number of third party studies also identifies that the desire for many older people to downsize is restricted by a lack of available property within their existing neighbourhoods. It is therefore recommended that all new housing developments – subject to viability constraints – should provide some smaller properties.

Affordable Provision

- 5.20. When accommodation falls in C3 use, it is recommended that affordable housing should be provided in line with the standards recommended for market non-affordable housing. This therefore applies to 'downsizer' accommodation and other similar age-restricted products.
- 5.21. When accommodation falls in C2 use, it is recommended that applicants should explore the provision of financial contributions towards affordable care rooms or care packages with Surrey County Council.

Annex 1: Windfall Delivery

Location	Type	Number of Beds/ Units	Date	Status
54 West Street, Reigate	Registered care	80	2015	Implemented
Shaftesbury House, Merstham	Registered care	34	2014	Approved ²⁰
Court Lodge, Horley	Registered care	60	2014	Completed
Nutfield Care Centre, Redhill	Registered care – extension	15	2013	Completed
Reigate Road, Epsom Downs	Registered care	80	2015	Completed
Royal Albert Seafarers, Woodmansterne	Registered care – extension	12	2013	Completed
Warren Gate, Kingswood	Registered care – extension	2	2012	Completed
Bolters Corner, Banstead	Registered care – extension	9	2010	Completed
Surrey Borders, Salfords	Registered care – loss	-4	2014	Approved
Dovers Care Home, Reigate	Registered care – loss	-27	2015	Completed
High Trees, Horley	Registered care – loss	-20	2013	Approved
Woodlands Court, Redhill	Sheltered (affordable)	18 (4 replaced)	2014	Completed
Atkinson Court, Horley	Sheltered (affordable)	27	2013	Completed
Furze Hill, Kingswood	Sheltered (market)	11	2013	Completed
Prices Lane, Reigate	Sheltered (market)	30	2008	Completed
Linkfield Lane, Redhill	Sheltered (market)	31	2007	Completed
59 West Street, Reigate	Sheltered (market)	31	2007	Completed
Cooper Lodge, Horley	Sheltered (market)	50	2006	Completed
Massetts Road, Horley	Sheltered (market)	37	2005	Completed
Bolters Lane, Banstead	Sheltered (market)	29	2005	Completed
Philanthropic Farm, Redhill	Sheltered (market)	22	2005	Completed

²⁰ A new planning application (17/00444/F) for market dwellings is pending consideration

Annex 2: Different Approaches, Evidence & Assumptions

	Reigate & Banstead Housing for Older People (2016)	Surrey County Council Accommodation with Care and Support – Older People (2016)	Assumptions / Approach going forward
Current supply	Data compiled from Elderly Accommodation Council	Data from Care Quality Commission 2016	Data from Care Quality Commission 2016
Type of provision	Sheltered, enhanced sheltered, extra care, nursing and residential	Nursing, residential and extra care	
Demand going forward	Housing LIN	The same ratio of people +75 to beds	The same ratio of people +75 to beds
Affordable provision	Sheltered housing: 85% market: 15% affordable Enhanced sheltered housing/ extra care housing: 75% market: 25% affordable	No recommendations as people are funded per person rather than by room.	No recommendations as people are funded per person rather than by room
Base year	2014	2016	2016
Estimating future demand	Scenario 1: 2014-based ONS population projections Scenario 2: Dwellings constrained population (POPGROUP) (reflecting the planned housing target set out in the Core Strategy)	Scenario 1: Maintaining geographic variance – assumes that the 2016 bed capacity per 1,000 of the population for each borough Scenario 2: Evening out capacity across Surrey – uses the Surrey desired bed capacity per 1,000 of the population ratio for all boroughs and districts	Scenario 1: Maintaining geographic variance Scenario 2: Evening out capacity across Surrey
Time period	2027	2025	2027
Population projections	ONS 2014 and POPGROUP	ONS 2015	POPGROUP – reflect housing targets in the borough

