



# **Specialist and Supported Housing**

**Supplementary Planning Document 2022**

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# Section 1

## Introduction

### 1.1 Purpose of the Supplementary Planning Document

1. This Supplementary Planning Document (SPD) has been prepared by Gateshead Council (The Council) in its role as Local Planning Authority, and to support the Council in discharging its care, support and health responsibilities, specifically with regard to ensuring the provision of a range and sufficiency of appropriate and suitable accommodation that will meet the health and social care and support needs of the population of Gateshead.
2. The SPD:
  - supports delivery of the Local Plan, in particular Core Strategy and Urban Core Plan (CSUCP) Policy CS11 (Section 3.1 below), and Making Spaces for Growing Places (MSGP) (Section 3.2 below);
  - helps achieve many of the objectives of the Gateshead Housing Strategy and Social Care Market Position Statement (MPS); and
  - contributes to the Council's wider Thrive objectives.
3. The Council, together with those developing and providing housing in Gateshead, have a responsibility to ensure that our residents live in well-located, accessible, affordable, safe and comfortable homes throughout their lives, and can live independently for as long as they are able to do so; specialist and supported accommodation, and accessible and adaptable general-needs housing are key to this. Sections 4.5 to 4.7, and the Glossary to this document, provide detail on these types of accommodation.
4. The aim of this SPD is to provide guidance to those intending to develop and seek planning permission for specialist and supported accommodation in Gateshead. It sets out:
  - what the Council takes into account when considering the suitability of specialist and supported accommodation;
  - expected general standards for development;
  - matters of consideration relating to specific types of accommodation.
5. The SPD refers to key national and local planning policy requirements and relevant best practice guidance.
6. The SPD covers issues of:
  - Need and demand - in terms of appropriateness to the needs of Gateshead's residents
  - Types of provision (both in terms of accommodation and the model of care/support), and their key attributes and quality
  - The model of management of the accommodation and the care and/or support provided
  - Location
  - Design (including technology) and appearance
  - Accessibility and adaptability
  - Space standards
  - Affordability

7. This SPD has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town & Country Planning (Local Planning) (England) Regulations 2012 and is a material consideration in the determination of planning applications.
8. The document has been based on current references at the time of writing but it remains the applicant's responsibility to ensure that the up to date legislation, regulation and guidance are used at the time of submission of any planning application.
9. The SPD works in conjunction with the Council's most up to date **Social Care Market Position Statement (MPS)** and evidence provided by the **Joint Strategic Needs Assessment (JSNA)** and the **Strategic Housing Market Assessment (SHMA)**.
  - The **MPS** sets out identified care needs of the Borough's residents, and seeks to shape the market to meet those needs. It sets out the Council's direction in terms of its own commissioning of care and support services together with its expectations of those services (see section 3.5 below).
  - The **JSNA** provides headline data that helps to identify the health and wellbeing needs of our residents, and is key to identifying strategic priorities.
  - The **SHMA** establishes the objectively assessed housing need for Gateshead and is used to inform the Local Plan (see the Appendix to this document – Evidence)
10. The SPD relates to social housing and market housing development, and covers new build, conversions, extensions and alterations to existing premises.
11. Potential developers and accommodation providers will also be aware of the Council's approach to its direct commissioning and procurement of accommodation and support. The Council has developed a Dynamic Purchasing System (DPS) to facilitate this procurement (see Section 5.1 below). The SPD and DPS are complementary, and the SPD will be equally relevant to development requiring planning permission where the Council is the procuring body.
12. The Council does recognise that the market for, and models of, specialist and supported accommodation will continue to evolve; therefore, new products will be considered favourably by the Council if there is robust evidence that they are suitable, appropriate and satisfy principles of sustainability.
13. Developers will have to consider the guidance within this SPD in parallel with other regulatory requirements covering the provision and operation of specialist and supported accommodation, including those of Ofsted and Care Quality Commission (CQC). The diagram in the Appendix to this SPD seeks to show the linkages between the regulatory frameworks.

## Section 2

### National Policy and Regulatory Context

#### 2.1 National Planning Policy Framework (NPPF) (July 2021)

14. The NPPF sets out the Government's planning policies and how they are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF definition of "sustainable development" includes "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (paragraph 7). One of the three overarching objectives of the NPPF is "to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generation .... and support communities' health, social and cultural well-being" (paragraph 8b).
15. NPPF paragraph 60 includes: "it is important that... the needs of groups with specific housing requirements are addressed".
16. Paragraph 62 states that "The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies".
17. Section 12 "achieving well-designed places" states that good design is a key aspect of sustainable development. Paragraph 130 sets out key principles.
18. Paragraph 92(b) of the NPPF states that "planning policies and decisions should aim to achieve healthy, inclusive and safe places which ... are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion".
19. Paragraph 130 (f) states that "planning policies and decisions should ensure that developments ... create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"

#### 2.2 National Planning Practice Guidance (PPG)

20. The PPG, which supports the NPPF, includes overarching guidance on how plan-making and decision-taking by Planning Authorities should consider housing for older people and people with disabilities <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>
21. Paragraphs 001 and 002 of the PPG guidance category on housing older and disabled people state that the provision of appropriate housing for older people and people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives, and help reduce costs to the social care and health systems.

22. The guidance recognises the diverse range of needs that exist, and that housing requirements can change over time. Paragraph 003 refers to people with ambulatory difficulties, blindness, learning disabilities, autism and mental health needs.
23. Paragraph 016 includes that “Decision makers should consider the location and viability of a development when assessing planning applications for specialist and supported accommodation”, and “where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need”.
24. Paragraphs 017-019 include guidance on “Inclusive design”. “Good design can help to create buildings and places that are for everyone. It can help break down unnecessary physical and psychological barriers and exclusions caused by the poor design of buildings and places. Inclusive design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion. However, it is often mistakenly seen as a Building Regulations issue, to be addressed once planning permission has been granted, not at the planning application stage. The most effective way to overcome conflicting policies and to maximise accessibility for everyone is for all parties to consider inclusive design from the outset of the process. This is particularly important when considering historic buildings and conservation, and highways. Thinking at the design stage about how the completed building will be occupied and managed can overcome many barriers experienced by some users. Too often the needs of users, including disabled people, older people and families with small children, are considered too late in the day.”.... “Inclusive design can help older and disabled people live more independently and reduce health and social care costs.”
25. PPG states that “Design principles such as those set out in the [HAPPI reports](#)” (see Glossary) are applicable to housing for older people and age-friendly places”.
26. The Government’s planning guidance on “Housing needs of different groups” requires local planning authorities to plan for the needs of particular groups of people, and consider the extent to which the identified needs of those groups can be addressed in the area, including through the provision of affordable housing (Paragraph 005), and considering the housing needs of people living in rural areas (Paragraph 009).

## **2.3 Supported Housing National Statement of Expectations (NSE) (Oct 2020)**

27. The NSE sets out the Government’s recommendations for ways of working in the sector and standards in supported housing. It aims to improve oversight, ensure quality and value for money. The NSE relates to planning, commissioning and delivering supported housing.  
[Supported housing: national statement of expectations - GOV.UK \(www.gov.uk\)](#)
28. The guidance focuses on the accommodation element of supported housing; not the support services.

29. Part 2 of the NSE states that it is essential that supported accommodation is safe, is of good quality, meets resident's needs and fits with the local community, and that it must also provide value for money for the resident, commissioner and taxpayer.
30. The guidance covers legal requirements, suggested standards, and best practice for accommodation and tenancy related housing services. The overarching expectation is that accommodation "is accessible, appropriate, safe and hazard free with adequate protection for residents from COVID-19".

## **2.4 National Design Guide (NDG)**

31. The Government's NDG promotes the important effect that place has on our health and wellbeing, and describes how well-designed places can be achieved. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF.
32. The NDG states that the purpose of design quality is to create well-designed and well-built places that benefit people and communities. Design quality comes through making the right choices about many components, including layout, form, scale, appearance, landscape, materials, and detailing. The characteristics of well-designed homes and buildings are described as functional, healthy, accessible and sustainable, adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time.

## **2.5 The Town and Country Planning (Use Classes) Order (*see also section 4.4 below on changes of use*)**

33. Guidance within this SPD will be relevant to a range of accommodation; most likely to fall within the following current Use Classes:
- Class C2. Residential institutions  
Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3). Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
  - Class C2A. Secure Residential Institution  
Use for a provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
  - Class C3. Dwellinghouses  
Use as a dwellinghouse (whether or not as a sole or main residence) —
    - (a) by a single person or by people living together as a family, or
    - (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).
34. In relation to specialised accommodation there is no definitive government guidance beyond the PPG on what use classes the various types of accommodation fall under. Paragraph 014 of the



PPG on Housing for older and disabled people states: “it is for a local planning authority to consider into which use class a particular development may fall. When determining whether a development for specialist housing for older people falls within C2 (Residential Institutions) or C3 (Dwelling house) of the Use Classes Order, consideration could, for example, be given to the level of care and scale of communal facilities provided”.

35. Provision 2 of The Town and Country Planning (Use Classes) Order 1987 interprets care as: “care” means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment.
36. Advice contained within the Government’s guidance “When is permission required?” Paragraph 010 states that not all uses fit within a specified use class within the use classes order, such uses are generally described as “sui generis”, which means of its own kind.

## **2.6 Care Act 2014**

37. The Care Act 2014 places duties on the Council to promote the wellbeing of the entire population, and ensure their care and support needs are efficiently and effectively met.
38. The Act sets out the law around market development in adult social care. It enshrines in legislation duties and responsibilities for market-related issues for the Department of Health, CQC and for local authorities.
39. Section 5 of the Act - sets out duties on local authorities to facilitate a diverse, sustainable high-quality market for their whole local population, including those who pay for their own care and to promote efficient and effective operation of the adult care and support market.

## **2.7 Mental Capacity Act 2005**

40. The Mental Capacity Act applies to all social care and support and health professions, and is designed to protect and empower people who may lack the mental capacity to make their own decisions about their care and treatment. The overarching principle is that people should be helped to make their own decisions wherever possible, and where this is not possible, to ensure decisions are made in their best interest.
41. The Council is looking to collaborate with partners working in mental health across social care and health to deliver the Mental Capacity Act and move towards services that focus on prevention and improved wellbeing, maximising quality and cost effectiveness.

## **2.8 Health and Social Care Regulations and Guidance**

42. The CQC provides guidance for providers on meeting the regulations: Health and Social Care Act 2008 (Regulated Activities) Regulations 2014 (Part 3) (as amended) and Care Quality Commission (Registration) Regulations 2009 (Part 4) (as amended)
43. Ofsted Regulations – Ofsted is the Office for Standards in Education, Children’s Services and Skills. Its remit includes the inspection and regulation of services that care for children and



young people. Requirements for registration with Ofsted are set out on the Government's web site, Gov.uk.

44. The Department of Education (2015): Guide to the Children's Homes Regulations including the quality standards.
45. "Building the Right Support" - This NHS guidance outlines a national plan to facilitate the closure of inpatient beds linked to the development of a new community model of care and support.
46. "Building the Right Homes" - This NHS guidance promotes the expansion of housing options for people with learning disabilities and/or autism who display behaviour that challenges, including mental health conditions. The guidance supports the national Transforming Care Programme; *"housing options should be based on individual need, and be an integral component of the person-centred care and support plan .....Inappropriate housing arrangements increase the likelihood of people displaying behaviours that challenge, which can lead to placement breakdown and an avoidable admission or readmission to hospital."*

## Section 3

### Local Policy Context

#### 3.1 Core Strategy and Urban Core Plan for Gateshead and Newcastle (CSUCP)

47. The CSUCP supports suitable and sustainable development. It contains a number of planning policies relevant to the development of specialist and supported accommodation. Development proposals will be assessed against these principles and policy requirements, including:
- Policy CS9 “Existing communities will be sustainable places of quality and choice”
  - Policy CS11 “Providing a range and choice of housing” .....in a range of locations and meet the needs of specific groups (CSCUP paragraph 10.2), and in particular,
    - Policy CS11 point 3 “increasing the choice of suitable accommodation for the elderly population and those with special needs including bungalows, sheltered accommodation and extra care accommodation” (the Glossary to this document provides some definition), and
    - point 4 “providing adequate space inside and outside of the home to meet the needs of residents”.
    - point 5, requiring the provision of 15% affordable homes on all developments of 15 or more dwellings subject to development viability.
  - Policy CS13 Transport - Which supports sustainable development through ensuring the transport needs of development are met and their impacts are suitably mitigated.
  - Policy CS14 Wellbeing and health - Requiring development to contribute to creating an age friendly, healthy and equitable living environment
  - Policy CS15 Place-Making - In particular, points 1 ii and 1 iii which require the creation of safe and inclusive environments, and ensuring connectivity, accessibility and legibility.
  - Policy CS16 Climate Change - Requiring development to be sustainable, address impacts on climate change and minimise energy demand.

#### 3.2 Making Spaces for Growing Places (MSGP)

48. MSGP forms part of Gateshead’s Local Plan and supplements and supports objectives and policies set out in the CSUCP. MSGP was formally adopted in February 2021.
49. MSGP Policy requirements relevant to the development of specialist and supported accommodation include:
- a. MSGP10 Accessible and adaptable dwellings  
“On housing developments of 15 or more dwellings, 25% of dwellings will be constructed to meet the Building Regulations M4(2) Category 2: Accessible and Adaptable Dwellings standard or equivalent successor standards”.

##### Supporting paragraph

5.3 says that “accessible and adaptable dwellings are required for households of any age that experience disability, or frailty, or who need homes that can accommodate intergenerational living. Such dwellings are also well suited for people looking for

retirement living accommodation which in turn will lead to the release of existing family homes onto the market. The provision of level access bungalows and level access flats/apartments, that promote and maintain people's independence, is particularly likely to capture demand from these groups. The specific measures incorporated into schemes will need to demonstrate compliance with the relevant accessible and adaptable standard. Where step-free access is not feasible or viable for site-specific reasons, such as on steeply sloping land or stair-accessed apartments, the requirements of this policy will not be applied.

The Council encourages proposals for bungalows and apartments/flats to go beyond this minimum policy requirements of 25% of dwellings (MSGP paragraph 5.4). Provision of more than 25% M4(2) homes on site will be encouraged by the Council in view of local needs evidence.

b. MSGP11 Housing for specific groups

"Specialist and supported accommodation and care schemes will be expected to:

- 1) provide on-site, or have good accessibility to shops, services, community facilities and open space appropriate to the needs of the intended occupiers, their carers and visitors; and/or
- 2) have good accessibility to public transport routes

In determining whether the accessibility to shops, services, community facilities, open space and public transport routes is good, the Council will have regard to the distance, gradient, simplicity of navigation and the security and safety of the route taking into account the extent to which it is overlooked or has other natural surveillance and the need to cross roads".

Supporting text to MSGP11, Paragraph 5.6, includes that "the assessment of good accessibility .... uses a starting point of a maximum 400 metre distance from any home within the proposed development to the identified services and/or facilities..." .

Supporting text in paragraph 5.5 relating to MSGP11 includes: "There are a number of groups within the community who have specific accommodation needs, including older people, people with physical or mental ill-health, and other vulnerabilities. Their accommodation requirements will need to be met by increasing the provision and range of specialist and supported accommodation available which will promote and maintain people's independence and increase choice. Where deemed appropriate by the Council, the use of planning conditions and obligations will be implemented as a means of safeguarding against the loss of new provision of specialist and supported accommodation and care schemes, or any change in the approved use that would undermine the wider policy objectives of the Plan."

Consideration should also be given to paragraph 5.6 of MSGP which sets out the expectation that specialist and supported accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard, commensurate with the anticipated client group.

c. MSGP12 Housing Space Standards

“New homes should be built in accordance with the Nationally Described Space Standards (NDSS), or equivalent successor standards, as a minimum.”

MSGP14 (Mitigating the impacts of development on the transport network) and 15 (Transport aspects of the design of new developments) are applicable.

### 3.3 Planning Obligations SPD and CIL

50. The Council’s Planning Obligations SPD (adopted Feb 2021) sets out how any planning policy requirements that will be delivered through planning obligations will be implemented, including for example affordable homes. The range of requirements set out in the Planning Obligations SPD could apply to the forms of housing covered by this SPD; such requirements will be identified at the pre-planning application enquiry stage. Further reference to specific planning obligations is made in section 4.1 below.
51. The Council’s Community Infrastructure Levy (CIL) was adopted in November 2016 and includes a charge on C3 residential development (including sheltered housing) in certain parts of the Borough. The Council’s charging schedule and interactive map are available on the Council’s website <https://www.gateshead.gov.uk/article/3004/Implementation-of-the-Community-Infrastructure-Levy-CIL>

### 3.4 Placemaking SPD

52. The Council’s Placemaking SPD (2012) – sets out planning policy guidance on the principles of good design for all types of development within Gateshead, and also sets out how the Council expects the location, form and type of new development to be considered through the design process. An update to the Placemaking SPD is expected in 2021.

### 3.5 Health and Social Care Market Position Statement (MPS)

53. The Council’s MPS 2019-20 was approved in April 2019. *The MPS is under review 2021.* The MPS describes the Council’s vision for personalised, integrated social and health care and support services that offer quality and choice for customers and represent best value for Gateshead.
54. The MPS is an evidence-based statement that is drawn up following consultation and engagement with the market, and approved by Cabinet. The Statement is normally reviewed annually; consequently, developers and investors should always refer to the most up to date MPS when designing proposals.
55. The MPS aims to give developers and supported accommodation providers information about supply, need and demand in Gateshead, to help them understand the Council’s commissioning and procurement intentions, and to help them with their own investment decisions and the identification of opportunities for development and service provision that will best meet local needs.
56. The MPS reflects intelligence held on future need for social care and health services. It sets out how demand for services might change, and how the Council expects Gateshead’s needs to be met in the future. It explains how the Council intends to commission and encourage services that will create a sustainable model of delivery.

### **3.6 Gateshead Housing Strategy 2019-30**

57. The Gateshead Housing Strategy sets out the Council's overarching objectives, and identifies specific actions aimed at achieving them:

- To ensure the supply of new housing and use of existing stock best meets current and future needs and aspirations
- To improve the quality, condition and management of housing so that all residents benefit from safe, healthy and well-managed homes
- To help residents access, and sustain, a home which promotes their wellbeing

### **3.7 Gateshead Council's Strategic Tenancy Policy**

58. Under the Localism Act 2011 the Council as Local Housing Authority has a duty to prepare and publish a Tenancy Strategy. The purpose of this is to set out the broad matters to be taken into consideration by registered providers of social housing when formulating policies relating to:

- a) the kinds of tenancies they grant,
- b) the circumstances in which they will grant a tenancy of a kind,
- c) where they grant tenancies for a term certain, the lengths of the terms, and
- d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy

59. The Policy relates to the operation of specialist and supported accommodation as well as mainstream housing and should be read in conjunction with this SPD.

## Section 4

### Guidance for the development of specialist and supported accommodation in Gateshead

Whilst the CSUCP and MSGP provide the overarching framework for decision making by the Council as Local Planning Authority, the guidance in this SPD draws together policy requirements with more detail about what will be considered when determining the suitability and sustainability of proposals for the development of specialist and supported accommodation in Gateshead.

#### 4.1 What is meant by “suitable” accommodation?

60. Planning applications for the development of accommodation covered in this SPD will be assessed against wider policy requirements together with the criteria and guidance set out below.
61. Given the context of unprecedented and growing pressures on public finances, the Council will seek to ensure that proposals are appropriate; they will not contribute to an oversupply of supported accommodation for people with specific care needs. Applicants in providing supported accommodation will also need to demonstrate that their proposal is not likely to place unjustifiable demands on existing wider infrastructure and services in Gateshead (including health, social care and education).
62. The potential impact of schemes will also be considered in relation to neighbourhood sustainability, community cohesion and local housing market balance.
63. At the early stages of planning their development, developers and providers are recommended to seek pre-application planning advice from the Council; details of how to do this are on our website.  
<http://www.gateshead.gov.uk/Building%20and%20Development/Planning/advice.aspx>
64. The council offers an additional planning support service, which provides assistance in progressing development proposals through the planning process.

Access to the support service can be made through the following link [Planning Support Service - Gateshead Council](#)

65. In order to demonstrate the suitability of their proposals for specialist and supported accommodation, developers and providers must:
  - Demonstrate the development’s fit with the Council’s most up-to-date MPS. Early discussions with the Council’s Social Care Service will be key to this.
66. Where proposals are being progressed by a supplier/provider appointed to deliver the requirements of a tender awarded by Gateshead Council, many of the details below will already have been verified by the Council and will not need to be duplicated; this will be determined between the developer, and the Council’s Social Care and Development Management services early in the tender process.
67. Developers should:

- Consult the NHS, including the Clinical Commissioning Group, about the impact of proposals on local healthcare resources. To ensure this is as comprehensive as possible this should be done prior to the submission of any planning application.
- Consult with Northumbria Police about potential risks that the proposal might pose to quality of life, community cohesion and resilience. To ensure that suitable strategies for managing risks can be put in place and implemented.
- Liaise with the Council's Learning and Schools service to assess whether the proposed provision is likely to generate need for new services, or place pressures on existing educational resources locally.
- Provide detail of:
  - The proposed purpose and attributes of the scheme (including scale and capacity);
  - overall scheme management - type and level of support and care provision; staff to client ratios; tenure; rent and charges – more detail is provided in section 4.2.5 below;
  - the intended client user group (including gender and age), or range of people occupying the scheme, and eligibility criteria;
  - the intended catchment for the scheme, including anticipated client referral pathways. The Council will consider schemes suitable where they will provide for the identified needs of Gateshead's residents;
  - how the proposed scheme might complement existing accommodation within Gateshead;
  - any discussions held with the Council's Social Care Service regarding nomination rights
  - how the guidance set out and referenced in this and other relevant SPDs, has fed into the attributes and design of the proposal;
  - feedback from any engagement, or detail of intended engagement, with the Care Quality Commission, Ofsted or NHS/CCG, Northumbria Police as appropriate to the proposed scheme. Where a proposed Statement of Purpose for Ofsted Registration is required, this should be included, and where a Locality Risk Assessment is required to assess the appropriateness and suitability of the proposal, this should also be included.

68. Applicants will be required to set out these details in a supporting statement to any planning application, such as a Planning Statement or Design and Access Statement, and fully reflect the described intentions within the design of the proposed scheme. In order to ensure that the provision remains in accordance with the submitted detail of the proposed scheme, planning permissions may be subject to relevant planning conditions.

## 4.2 General standards

69. Careful consideration is necessary when planning for specialised and supported housing as such schemes often have specific requirements that differ from general housing.
70. Such requirements must be considered in the context of both the day-to-day needs of the occupiers themselves and the service providers who cater and care for those living in specialist accommodation. The following criteria will be considered by the Council when assessing proposals.



### 4.2.1 Location

71. Accessibility to facilities, services and public transport is a key issue when considering schemes for specialist and supported housing. Residents of such housing are:

- more likely to have health problems or disabilities;
- more likely to have mobility difficulties;
- more likely to suffer from social isolation;
- less likely to have active lifestyles;
- less likely to have access to a private motor vehicle;
- more likely to place demands on medical and welfare services.

For residents, staff and visitors alike, a high standard of connectivity to their local community, and availability of and access to associated infrastructure, is essential.

72. For the purposes of the accommodation covered within this SPD, the supporting text to MSGP11, Paragraph 5.6 is relevant: “the assessment of good accessibility .... uses a starting point of a maximum 400 metre distance from any home within the proposed development to the identified services and/or facilities...”. However,

- There should be a correlation between accessibility needs and walking distance to services and facilities.
- In the case of general needs bungalows and level access apartments, however, paragraph 104 of this SPD, is relevant, recognising the benefit in having this type of accommodation on as many sites as possible across the Borough.
- In the case of some very specialist provision, there may be an overriding requirement, identified through client and locality risk assessments, or scheme viability assessment, for a more remote location.

73. In terms of sustainable travel and wider transport impacts of develop CS&UCP Policy CS13 and MSGP 14 (Mitigating the impacts of development on the transport network) and 15 (Transport aspects of the design of new developments) are applicable. Requirements under these policies will be considered under the scale and location of the development. The councils planning support service offers developers and providers with assistance in progressing development proposals through the planning process. Provision of cycle parking is required as per MSGP 15, within that consideration will be given to whether parking for non-standard cycles is required to meet the needs of the end user.

### 4.2.2 Design and appearance

74. All accommodation should meet building-related and environmental statutory requirements including those on fire and health and safety (including the Housing Health and Safety Rating System (HHSRS), and HMO and other Licensing). The Regulator of Social Housing requires that all registered providers accommodation meet the Decent Homes Standard. The Government’s Supported Housing National Statement of Expectations (Section 2.3 above) recommends that all non-registered providers meet the Decent Homes Standard as best practice.

75. As well as satisfying general principles of good design (set out in the National Design Guide; section 2.4 above), specialist and supported housing will generally have design requirements necessary to meet the specific support and care needs of occupiers. Applicants will need to describe how their proposal will ensure fitness of design in relation to purpose and potential occupants through Design and Access Statements (where required). Matters that should be considered when designing a scheme include: best practice in provision of ICT/digital

infrastructure - inclusion or compatibility with appropriate assistive, AI or health technology; energy efficiency, including use of on-site generation of energy from renewable sources; mobility scooter storage and charging points; appropriate levels of car parking for people with disabilities; and measures to ensure people feel safe and secure; a healthy indoor environment.

76. The national PPG includes that “design principles such as those set out in the HAPPI reports are applicable to housing for older people and age-friendly places including:
- Integration with the surrounding context
  - Social spaces that link with the community
  - Space standards that facilitate flexibility (see section 4.2.4 below)
  - Enhanced natural light
  - Priority for pedestrians in outdoor spaces”
77. To demonstrate the design suitability of specialist and supported accommodation, and accessible and adaptable housing, applicants are encouraged to follow principles set out in recognised guidance including:
- the National Design Guide;
  - HAPPI Reports;
  - Housing LIN’s Strategic Housing for Older People (SHOP) Resource Pack (insert link);
  - The “Building for a Healthy Life” (BHL) design code, which has been written in partnership with Homes England, NHS England and NHS Improvement as an update to the “Building for Life 12” (BfL) code.
  - Care Quality Commission (2015): Housing with Care: Guidance on regulated activities for providers of supported living and extra care housing.
  - Department of Health (2015): Health Building Note 08-02: Dementia-friendly Health and Social Care Environments.
  - Department of Health (2015): Improving the environment of care for people with dementia.
  - NOTE: Building Standards Institution (BSI) (Expected in March 2022): PAS 6463: Design for the mind – Neurodiversity and the built environment – Guide.
  - The Department of Education (2015): Guide to the Children’s Homes Regulations including the quality standards.
  - The national Code for Sustainable Homes.
  - Secured by Design Guides.
78. Relevant Ofsted or CQC Registration requirements should, of course, be followed.
79. Developers are also signposted to the Council’s General Service Specifications for Accommodation and/or Support contained within the Pseudo Dynamic Purchasing Scheme (DPS) (see section 5.1).

#### **4.2.3 Accessible, Adaptable and Wheelchair Accessible**

80. Through Local Plan Policy MSGP10 Accessible and adaptable dwellings, the Council is seeking to future-proof new housing by setting requirements for accessible and adaptable homes which will make it easier for people to stay in their homes as their needs change (refer to paragraph 49 above).

81. Provision of greater than 25% of homes that meet M4(2) standard will be encouraged, and there is an expectation that bungalows, or apartments marketed as retirement living or similar, will satisfy M4(2).
82. Consideration should also be given to paragraph 5.6 of MSGP which sets out the expectation that specialist and supported accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard, commensurate with the anticipated client group (refer to paragraph 49 above).

#### **4.2.4 Space Standards**

83. Adequate internal and external space should be provided within all housing development.
84. It is expected that developments covered by this SPD will satisfy national standards appropriate to the proposal, including CQC or Ofsted, and to satisfy CSUCP Policy CS11 point 4 which requires that new residential development provides “adequate space inside and outside of the home to meet the needs of residents” (see paragraph 47 of this SPD). From 1<sup>st</sup> Feb 2022 the Council will require developments falling within Use Class C3 to satisfy, as a minimum, the Nationally Described Space Standards (Policy MSGP12).
85. Development involving accommodation falling within Use Class C2 may be required to satisfy the Nationally Described Space Standards (Policy MSGP12), where up to 8 residents would be living together as a single household within accommodation that is self-contained or a shared dwelling.
86. Careful consideration should be given to provision of external amenity space that will promote socialisation, community connectivity, and support wellbeing.

#### **4.2.5 Management, Support and Care**

87. The proposed model of care and/or support, and the model of management should be aligned with the principles set out in the Council’s Social Care MPS. The model of management and support and care will vary from scheme to scheme; however, a fundamental principle must be ensuring that residents and the communities that they live in are properly supported.
88. Details of the proposed scheme should be provided, setting out matters including:
- the range of facilities and services the operator will provide and retain on site;
  - the occupancy of all residential units, indicating whether those units are to be occupied only by residents in receipt of, or with access to, relevant management and/or support and care packages;
  - the scale and capacity of the scheme (lessons from the impacts of COVID-19 should be considered);
  - overall scheme management:
    - type and level of support and care provision;
    - age and gender of the intended residents;
    - staff to client ratios;
    - tenure
    - costs for rent and services charges (Affordability should be a consideration; see section 4.3 below).

89. As set out in paragraph 67 above, in order to ensure that the provision of suitable management, support and care is delivered, and remains in place, commensurate with the submitted detail of the proposed scheme (to be set out in a supporting statement, such as a Planning Statement or Design and Access Statement), planning permissions may be subject to relevant planning conditions.
90. Provision should, as required, accord with CQC and Ofsted Regulatory frameworks.

### **4.3 Affordability**

91. It is critical that people are able to access a suitable home that meets their needs and that it is affordable to them.
92. Provision of specialist needs accommodation should not exclude the provision of affordable housing; Local Plan Policy CS11 applies, requiring the provision of 15% affordable homes on all developments of 15 or more dwellings, subject to development viability. Affordable housing will be sought as part of Class C3, and where appropriate Class C2, housing schemes where they meet the policy threshold for the requirement of affordable homes, including Sheltered and Extra-Care schemes. This will include proposals for a mix of Class C3 and Class C2 housing. It is recognised, however, that Residential Care and Nursing Care accommodation is not covered by this policy requirement.
93. It should be noted that the NPPF's specific requirement that Affordable Homeownership should be an element of affordable housing provision does not apply to specialist accommodation.
94. Section 106 Agreements will be used to secure the required provision of affordable housing on developments of 15 or more dwellings, including the control of occupancy and affordability. Developers should demonstrate how affordable homes will be made available to eligible occupiers, such as through Council rights to make client nominations.
95. Where it can be demonstrated that affordable provision on site is not viable or appropriate, then the requirements set out in the Council's Planning Obligation SPD will apply (i.e. off-site or commuted sum). This should be agreed with the Council at pre-application stage.
96. Detail of the tenure of any development should be included as part of the planning application. The basic operating costs of any scheme and resulting service charges should also be provided to the Council, this is necessary to identify that potential residents will be able to afford the charges and whether they are reasonable and represent value for money.

### **4.4 Changes of Use**

97. As described in section 2.5 above, most provision covered by this SPD will fall under Use Class C2 (Residential Institution), C2A (Secure Residential Institution), or Use Class C3 (Dwellingshouses). There is a recognition, however, that proposals may represent a hybrid approach between these use classes.
98. It should be noted that there are currently no permitted development rights that allow a change of use to be carried out between the C2, C2A and C3 use classes.

99. Advice to all providers looking to repurpose existing premises is to always seek advice from the Council's Development Management Team at a very early stage of any proposal. Given the range and mix of current and emerging forms of provision, the general approach of Gateshead Council is to consider each proposal on its own merits, taking a flexible and bespoke approach. Factors that would be considered include (but are not limited to) the types of groups that would use the accommodation, the level of care and support and how it is provided, and how the accommodation is laid out and designed.
100. Resultant accommodation should comply with the Housing Health & Safety Rating System, relevant energy efficiency regulations or future equivalent, Ofsted and CQC requirements, other national quality and safety standards, and other requirements in Section 4.2 of this SPD.
101. Advice on any Community Infrastructure Levy requirements should also be sought (see section 3.3 above)

## **4.5 Housing for older people in Gateshead**

### **4.5.1 General Needs – Accessible and Adaptable homes** (including e.g. age-restricted general market housing; retirement living)

102. Like many parts of the Country, Gateshead has an increasing older population; however, not all older people will require specialist housing, and many residents with care or support needs will prefer to remain in their own homes with personalised care or support that can often enable them to continue to live independently.
103. It is increasingly important that a mix of general needs housing products is available in Gateshead to address the different needs and aspirations that older residents have (generally, the term "older people" refers to those over retirement age, but in some situations, people aged 55 + are included). There is need for more homes such as bungalows and apartments that are accessible, easier to adapt and maintain, and more efficient to heat. Having the right housing options for people as they age also helps to incentivise the release of family homes back into the market. Proposals will be assessed against the requirements and principles set out in MSGP (refer to paragraph 3.2 above).
104. To support the Council's policy objectives, and encourage developers to consider the inclusion of bungalows within their developments, the Council procured a development viability assessment to test the viability of providing bungalows on a range of potential residential schemes in Gateshead. The assessment adopted the same methodology used for the Local Plan viability assessment and considers the potential impacts on residual development values. The assessment concludes that a proportion of bungalows would not serve to undermine viability across a range of sites within Gateshead. With a proportion of bungalows in the region of 5% to 10% the viability outcomes would be effectively the same than if 0% was applied. In other words, including bungalows up to 10% appears to have only a limited impact on scheme viability and would not be sufficient to undermine viability. The report also shows that, whilst increasing the percentage of homes built as bungalows generally has a negative impact on site viability, even development of bungalows up to 100% on some schemes in some areas can still be viable.

105. A greater supply of new accessible and adaptable homes, designed to the Building Regulations M4(2) standard, will over time also help to reduce the significant annual costs of adapting existing homes. It is much more cost effective to build-in accessibility and adaptability than to retrofit.
106. Locational criteria – Whilst accessibility to infrastructure (local services, transport etc) is important when considering the needs of older people (see section 4.2.1), in the case of general needs accessible and adaptable homes, there is significant benefit in having this type of accommodation on as many sites as possible across the Borough; so increasing the probability that during the life-course of any household their existing home will be able to meet their changing needs cost-effectively.
107. It is also important to recognise that the type of mainstream accommodation that may meet the needs of older residents, including level access bungalows and apartments, can also be desirable to households which include people of all ages who have physical disabilities or sensory impairment; whether or not they require care or support. See section 4.6.1 of this SPD.
108. Other guidance set out in Sections 4.2 (General Standards) and 4.3 (Affordability) should be taken into account.
109. The above concerns reflect Gateshead's Local Plan policies CS11 and MSGP10 and supporting text.

#### **4.5.2 Independent supported living (e.g. Sheltered; Promoting Independence; Respite)**

110. This covers a range of accommodation where support and/or care is included. Having a range and sufficiency of this form of accommodation is important in reducing over-reliance on residential and nursing homes, reducing pressures on the number of very high-cost home care packages.
111. It is expected that this type of accommodation will provide for everyone to have a self-contained home with their own front door. Communal facilities may be provided. Consideration should be given to making accommodation dementia- and autism-friendly. Occupation can be based on renting or ownership, and be settled or short-term.
112. It will be important when considering any specialist housing for older people for the Council to be able to understand exactly what any proposal involves, including overall scheme management and the proposed type and levels of support and or care. Developers, therefore, will be required to set this out in a supporting statement, such as a Planning Statement or Design and Access Statement (as required under the Tyneside Validation Checklist - [Validation of Planning Applications.pdf \(gateshead.gov.uk\)](https://www.gateshead.gov.uk/media/10000/Validation_of_Planning_Applications.pdf)), and to fully reflect those intentions in the scheme design.
113. Wherever possible accommodation should be built to HAPPI design principles, and meet other relevant general standards set out in Section 4.2 of this SPD.
114. Accessibility and adaptability – There is an expectation that specialist and supported accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard (refer to paragraph 49 above).

115. Locational criteria set out in Paragraphs 4.2.1 above should be referred to.
116. The above concerns reflect Local Plan policies CS11 and MSGP11 and supporting text.

#### **4.5.3 Extra care or housing-with-care**

117. Although a form of independent supported living, extra care is normally appropriate for people whose disabilities, frailty, or health needs make general needs housing or other independent supported living (section 4.5.2) unsuitable. It also reduces unnecessary or premature placement in residential or nursing homes (section 4.5.4).
118. The Council is seeking to ensure that the supply of extra care schemes is appropriate and suitable. The Council's assessed need for extra care provision is set out in the MPS, and reflects population and trend projections. In identifying the requirement for extra care, the Council is seeking to ensure there is sufficient to reduce demand on higher cost services whilst avoiding oversupply that could destabilise the market.
119. When proposals are brought forward, to be considered appropriate and suitable, proposals for extra care should meet the following principles: living at home with one's own front door; personalised care and support should be accessible 24 hours a day, 7 days a week on site; provide culturally sensitive services in a familiar locality; access to meals, communal facilities and social activities on site and/ or arranged in the community; provide flexible care with opportunities for independent living skills; with smart technology; provide a mix of tenures to create a sense of community balance. Consideration should be given to making accommodation dementia- and autism-friendly; applicants should demonstrate that they have followed current guidance and best practice.
120. For extra care schemes, confirmation will be required that the owner/developer will ensure that a domiciliary care provider has appropriate registration depending on the nature of the scheme, with the Care Quality Commission, and is based on site with services being available to residents 24 hours a day every day of the year for as long as the scheme is occupied.
121. For all extra care schemes, confirmation will also be required that all residents will be contracted to receive, as a minimum and for the duration of their occupancy, an entry-level personal care package (expressed as access to an emergency care package).
122. There is a growing appreciation that extra care accommodation can be more inter-generational, and offer independent accommodation for a range of people with care and support needs, for example people with a learning disability, and providers should demonstrate how they have considered this.
123. All such housing should, wherever possible, be built to reflect the most up to date guidance, such as the HAPPI design principles, and specific guidance on extra care development provided by the Housing LIN Factsheet 6, "Design Principles for Extra Care Housing" (3<sup>rd</sup> edition). Development should meet other relevant standards set out in Sections 4.2 (General Standards) and 4.3 (Affordability) of this SPD.
124. Accessibility and adaptability – Extra care accommodation should be built to Building Regulations M4(2) standard or wheelchair accessible (M4(3) standard, or a mix of these, (refer to paragraph 49 above).



125. Locational criteria as set out in paragraph 4.2.1 above should be referred to.
126. The above criteria reflect Local Plan policies CS11 and MSGP11 and supporting text.

#### **4.5.4 Residential care and nursing homes**

127. Residential nursing and care homes play an important role in meeting needs but their focus is the provision of care rather than accommodation. This institutional accommodation is not taken to be part of the Local Plan's assessed Local Housing Need; however, its contribution is important to meeting the needs of Gateshead's most vulnerable older people, so guidance is provided for this type of housing.
128. The Council is seeking to reduce reliance on residential nursing and care homes by ensuring a sufficient supply of alternative support and supported accommodation (sections 4.5.2 - 4.5.3 above). The Council will support the development of residential nursing and care homes only where this accords with the Council's MPS, there is demonstrable need for the population of Gateshead, and provision will bring forward accommodation that meets current best models of provision. All residential nursing and care homes should be designed to relevant CQC standards, and all social care providers must be registered and licensed by the Care Quality Commission, requiring an assessment to be undertaken in relation to the safety, effectiveness, standard of care, management and organisation of the services provided to ensure that residents are well cared for. It will be beneficial that evidence of how these requirements have been or will be met are submitted within a supporting statement as part of any planning enquiry or application.
129. Locational criteria - All residential nursing and care homes should be accessible in their location (refer to paragraphs 4.2.1 above).

## **4.6 Housing for other adult groups**

- 4.6.1 General needs homes for independent supported living** (for example: provision for people with learning disabilities able to live independently; care leavers; homeless; people fleeing domestic abuse or violence; those with offending history)
130. The Council is committed to enabling people with short or long-term care or support needs, wherever appropriate, to choose, or be accommodated safely in, suitable mainstream accommodation that will allow them to live in their own home as independently as possible with bespoke and flexible support.
131. Accommodation should meet the standards set out in Section 4.2 (General Standards) and 4.3 (Affordability) of this SPD, in a way that ensures the needs of the intended end users are met.
132. Accessibility and adaptability – Commensurate with the anticipated end users, such accommodation should satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard (refer to sections 3.2 and 4.2.3 above).

133. Locational criteria - Accommodation may be dispersed, or part of a core and cluster model of provision that may be linked to supported living or care schemes. Section 4.2.1 above is relevant.

**4.6.2 Supported Accommodation Schemes** (for example: provision for people with complex learning disabilities; young people and adults with multiple and complex needs; homeless; people fleeing domestic abuse or violence; those with offending history)

134. Comprising purpose-built and designed accommodation within which a range of support and or care is integral. Accommodation can be respite, temporary (including secure units), or settled for those requiring lifelong care and support.
135. There is recognition that extra care accommodation can also meet the needs of some younger adults with long-term conditions including learning disabilities, physical disabilities, dementia (see paragraph 120).
136. All supported accommodation schemes should meet the relevant guidance set out in Sections 4.2 (General Standards) and 4.3 (Affordability) and help deliver the principles described in the Council's MPS, including being autism-friendly.
137. Accessibility and adaptability – There is an expectation that this form of accommodation will satisfy the Building Regulations Standard M4(2) as a minimum, and as appropriate M4(3) Category 3: Wheelchair User Dwellings standard, commensurate with the anticipated client group (refer to sections 3.2 and 4.2.3 above).
138. Locational criteria - Accommodation may be dispersed, or linked to other provision. Section 4.2.1 above is relevant.

## **4.7 Children's homes**

139. All supported accommodation for children should meet the requirements set out in The Department of Education (2015): Guide to the Children's Homes Regulations including the quality standards.
140. Services in children's homes in Gateshead should be delivered by skilled providers and focussed on delivering excellent outcomes for children and families, whilst achieving best value.
141. **Ages 11-18 General needs** - Proximity to education services will be critical, and access to public transport, leisure facilities and medical services, and there should be well designed amenity space, internal and external, that will support learning, and enable play and activity without causing unreasonable impact on neighbouring properties.
142. Consideration must be given to the impact of any accommodation on neighbourhood sustainability and community cohesion; the number of children's homes in any locality will be a key matter for the local authority.

143. **Ages 6-11 General needs** – Accommodation for younger children tends to deliver better outcomes for children when it operates at small scale, providing for no more than 3 children at any time. This allows a more bespoke and intensive level of support to be provided, as well as therapeutic interventions to enable the children to move back into a family environment.
144. **Ages 0-5 General needs** – The Council would not support the use of residential care for this age group as their needs are best met within a family environment, or in very special circumstances, within specialist medical settings.
145. **Children with special educational needs and disabilities** – Particular attention should be paid to the accessibility and adaptability of accommodation for this client group. The expectation is that accommodation would meet the Building Regulations Standard M4(3) Wheelchair User Dwellings, or M4(2) Accessible and Adaptable where the higher standard would not be justified. Consideration should be given to the inclusion of specialist health services as part of any scheme.
146. Given the wide-ranging needs of this client group, consideration should be given to the inclusion of therapeutic intervention as an integral part of the support provided within any accommodation.
147. **Respite or short break provision** - In respect of short break provision, reference should always be first made to the MPS to establish any unmet need.

## Section 5

### Delivery

#### 5.1 Procurement - Pseudo Dynamic Purchasing System

148. Developers and investors are advised that the Council has established an Accommodation and Support DPS to assist its direct procurement of accommodation and support related services together or individually. The aim of the DPS is to help ensure that desired models of provision are secured, and that consistency, efficiencies and best value are delivered through procurement. When the Council has a requirement to procure services and/or accommodation, call-offs will be issued to all the providers appointed to the DPS within the relevant Lot. The Council's procurement of accommodation and support services through the DPS will link to the Council's vision set out in the Social Care Market Position Statement (*see Section 3.5*).
149. The DPS also allows for innovation, where contracting authorities and providers can put forward proposals of innovative solutions which can be considered in a controlled, open and transparent way.
150. Providers of accommodation and/or support can join the DPS throughout the contract duration. Providers responding to specific call-offs, or submitting proposals through the Innovation Lot 4, will be required to satisfy the specifications and terms and conditions set out in the DPS.

#### 5.2 Development as part of new mainstream residential developments

151. To help ensure that new development satisfies the requirements of Core Strategy and Urban Core Plan Policy CS11.3, general needs housing developers are encouraged to liaise with the Council regarding the provision of homes to meet the specific needs of older people, and to consider whether there is an unmet need for other specialist housing in the local area. Where appropriate, these needs could be met as part of a larger development proposal. Identifying sites for specialised provision can be challenging, and it is therefore appropriate for the Council to work with developers to ensure an appropriate mix of accommodation is delivered, and that the location is suitable and sustainable in terms of access to facilities, services and public transport.
152. Full or reserved matters applications should identify which dwellings will be constructed to accessible and adaptable standards. On larger sites, such homes should be located in the most accessible locations, as described in section 4.2.1 above.

#### 5.3 Funding

153. Where Government loan or grant funding is sought towards the provision of supported accommodation, the Council will be supportive of funding bids that satisfy the guidance within this SPD. Where development viability is impacting on the ability to meet the SPD guidance, the local authority encourages providers to explore national funding opportunities early in the

development planning stage. Funding regimes are always subject to change; however, principal sources of funding include:

- **Disabled Facilities Grant (DFG)**
- **Better Care Fund**
- **Homes England** – Affordable Homes Programme; Care and Support Specialised Housing (CASSH) Fund.
- **NHS England capital funding**

## **5.4 Monitoring**

154. The Council will monitor the effectiveness of this SPD and relevant planning policies through regular review of the outcomes of planning enquiries and decisions. Such information will be included within the Council's Annual Monitoring Report, and will be used to inform the Council on delivery performance, the development of future planning policy, and updates to the Council's Market Position Statement (MPS).

## APPENDIX

### Evidence

- **Joint Strategic Needs Assessment (JSNA)** – The JSNA provides headline data that helps to identify the health and wellbeing needs of our residents, and is key to identifying the Council’s strategic priorities. Local authorities and clinical commissioning groups (CCGs) have equal and joint duties to prepare JSNAs through their health and wellbeing board. The purpose of JSNAs is to improve the health and wellbeing of the local community and reduce inequalities for all ages. They are not an end in themselves, but a continuous process of strategic assessment and planning – the core aim is to develop local evidence-based priorities for commissioning which will improve the public’s health and reduce inequalities - [Insert link](#)
- **Social Care Demand Analysis and Market Position Statement (MPS)** – [Insert link](#). See section 3.5 of this SPD.
- **Strategic Housing Market Assessment (SHMA)** – [insert link \(including OP survey\)](#) – A SHMA has been the normal method of a Local Planning Authority establishing the objectively assessed housing need used to inform a local plan. The National Planning Policy Framework requires local planning authorities to “ensure that their Local Plan meets the full, objectively assessed need for market and affordable housing within the identified housing market area and identify the scale and mix of housing and the range of tenures that the projected population is likely to need over the plan period.

### HAPPI Principles

#### Housing our Ageing Population Panel for Innovation (HAPPI)

The original HAPPI 1 report published in 2009 was commissioned by the then Homes and Communities Agency on behalf of the then Department of Communities and Local Government and Department of Health; it was chaired by Lord Richard Best. The subsequent suite of HAPPI reports and advice notes set out expert recommendations for the future shape of our housing for older people, covering design, rural housing, rental housing, and design post-Covid.

### Glossary

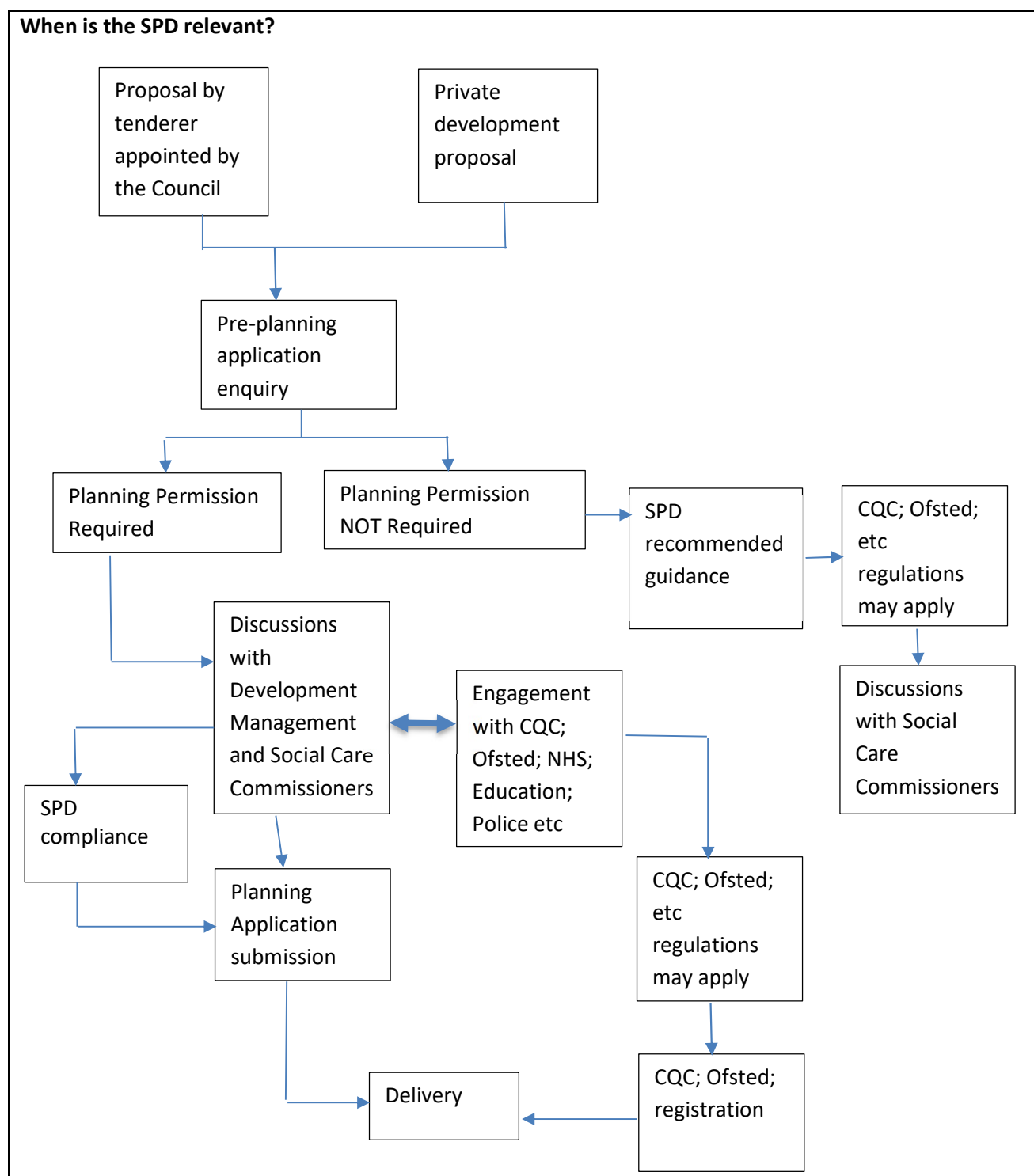
There is a significant amount of variability in the types of specialist and supported housing. The below definitions include a range of different types of housing available, but this is not a definitive list. Any single development may contain a range of different types of specialist housing

- **Older people:** People over or approaching 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. (The National Planning Policy Framework - Glossary)

- **People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs (The National Planning Policy Framework - Glossary)
- **Age-restricted general market housing:** This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services. (National Planning Practice Guidance - PPG)
- **Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses. (National Planning Practice Guidance - PPG)
- **Market Housing:** housing provided on the open market
- **Social Housing:** lowcost rented or low-cost home ownership for those who may not be able to access the private market. It includes council housing and housing provided by housing associations.
- **Specialist and supported housing:** Can take many forms:
  - Any housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community. Housing with support can be provided for many different groups of people including:
    - Older people with support needs;
    - People with dementia;
    - People with physical and or learning disabilities;
    - People with mental ill health;
    - People fleeing or at risk of domestic violence;
    - People recovering from alcohol or drug dependency;
    - People who are ex-offenders;
    - Vulnerable young people;
    - People who are homeless or at risk of homelessness.
 (National Planning Practice Guidance - PPG)
- **Residential care homes and nursing homes:** These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes. (National Planning Practice Guidance - PPG)
- **Retirement living or sheltered housing:** This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager. (National Planning Practice Guidance (PPG)



## Regulatory Framework



## Equalities Impact Assessment

The public sector equality duty imposes a legal duty on the Council to consider how its policies and decisions affect people who have one or more protected characteristics as defined under the Equality Act 2010. All protected characteristics are relevant to the provision of housing. Age and

disability are particularly significant in relation to specialised housing and the performance of the Council as local planning, housing authority, and social care authority.