



New Southwark Plan

**Strategic Targets
Background Paper (EIP161)**

February 2021

Extracts on Older People's Housing (Q3.6, Q3.42)

- 5.8. The Plan does not allocate small sites (less than 0.25ha) unless the site represents a particular opportunity for intensification as set out in the Site Allocations Methodology Report (EIP82) Chapter 3. Appendix 1 of the Report also sets out a list of sites that were omitted from the Site Allocations, a number of these were omitted due to the size, being a small site where acceptable redevelopment could be achieved under other NSP policies. Given the number of small sites in the borough, it is not realistic to allocate all of these in the Plan as they can be delivered under the NSP policies including design policies. As identified in the table above, 228 homes will be delivered on sites of less than 0.25ha through the plan.
- 5.9. Within our 5 and 15 year housing land supply report (SP105), in 0-5 years we use pipeline (planning approvals and starts on sites), we do not include windfall sites in this timeframe as these small sites have already received planning permission and are planned for or are already being built out and it may result in double counting if windfall sites are included.
- 5.10. Within our 5 and 15 year housing land supply report (SP105), in 6-15 years we use estimated windfall on past delivery to determine future delivery for small sites consistent with NPPF Paragraph 70. The Housing Trajectory on Page 31 (EIP27A) also sets out the windfall allowance for small sites of less than 0.25ha in the Borough. The 5 and 15 YHLS (SP105) Paragraphs 4.20-4.22 set out how the windfall allowance for small sites has been calculated and results in a contribution of 581 homes/year or 5,810 over the six to fifteen year period was assumed. This is broadly consistent with the Publication London Plan (2020) small sites target of 6,010 as determined through the Strategic Housing Land Availability Assessment. As set out in the Publication London Plan (2020) Policy H2, we will continue to proactively support well-designed new homes on small sites.

6. Question 3.6 and Question 3.42

3.6 What is the target for housing for older people falling within Class C2 of the Use Classes Order (as amended) and how does this relate to the benchmark provision identified in the London Plan?

3.42 How will the housing and accommodation needs of elderly persons be met in the Borough, both C3 housing (supported living etc) and C2 bedspaces? Is the plan justified in not seeking specific provision on allocated sites? (noting references to C2 provision on some sites has now been removed). Is there evidence that the market will provide this type of housing in the Borough on a 'windfall' basis? Response

- 6.1. A target is not set for older people housing in the Plan (EIP27A). The Publication London Plan (2020) (EIP157, Policy H13 specialist older persons housing, table 4.3) sets an annual borough benchmark for specialist older persons housing 2017-2029 for Southwark of 65 units per annum. This is a benchmark rather than a target and covers a broad range

of types of housing that can be used by older people, within the C2 and C3 use classes as is made clear in the supporting text to the Publication London Plan (2020) Policy H13.

- 6.2. In conformity with the Policy H13 we will work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing.
- 6.3. The Strategic Housing Market Assessment (SP107) identifies need for older people housing of 780 units required by 2029 which is based on the Publication London Plan (2020) evidence base: Assessing potential demand for older persons housing in London, GLA / 3 Dragons / Celandine, 2014 (proportions) and 2017 update (base figures).
- 6.4. The GLA studies do not breakdown their requirement into different types of accommodation for older people. Within the SHMA it uses the proportions calculated using the Housing Learning and Information Network's SHOP model to provide the breakdown of types accommodation required:
 - 559 (72%) should be sheltered (rent)
 - 18 (2%) sheltered (owned)
 - 49 (6%) enhanced sheltered (rent) □ 38 (5%) enhanced sheltered (owned) □ 116 (14%) extra care.
- 6.5. As regard to care homes and dementia provision, the number of people over 65 with dementia is forecast to reach 2,369 by 2030. Southwark has seen an overall reduction of 252 units (46%) of care home and dementia places since 2011 - an additional or improved 867 care beds are required by 2029.
- 6.6. The Housing Strategy (December 2020) (EIP156) has a thread throughout the four principles reinforcing our commitment to being an age-friendly and dementia friendly borough providing homes and neighbourhoods that will support people to live long and healthy happy lives in their own community (Pg 10).
 - Principle 1 (Pg 12) - we will review the demand for all forms of older people's housing and develop a joined up approach for older people, including ways to better support older people to downsize.
 - Principle 3 (Pg 21) - we commit to conducting a review of the demand for older people's housing and the council providing specific housing or facilities to meet particular needs.

- Delivering additional extra/flexi care housing for older people, including a centre for people living with dementia and associated complex needs.
 - Delivering an Older People's Hub for people with social care needs, co-located on new extra care housing provision at Cator Street 2 development.
- 6.7. Work on delivering the commitments in Principles 1 and 3 in the Housing Strategy is undergoing and a board has been set up to plan for care home provision in the borough.
- 6.8. The confirmed pipeline in the Borough comprises:
- 50 extra care units - Cator Street
 - 99 residential nursing care – Burgess Park, Pickton Street, Camberwell (opening January 2022)
 - 54 extra care homes – Notting Hill, Aylesbury
- 6.9. In addition, general housing can accommodate the needs of older people, we require a range of unit sizes to be provided in developments under Policy P2 - new family homes, where the smaller 1 or 2 bedroom units can be accommodated by older people who would like to downsize.