



Position Statement on the need for specialist and supported accommodation for older persons in Hart at 27 November 2023

1. The [Hart Local Plan \(Strategy and Sites\) 2032](#) (HLP32) contains policies to address the need for specialist and supported accommodation in Hart (Policies H1 Housing Mix: Market Housing and H4 Specialist and Supported Accommodation).
2. When the HLP32 was prepared the [2016 SHMA](#) provided the supporting evidence on the need for different types of accommodation (SHMA Section 14, paragraphs 14.8 to 14.32 and Figure 14.10). The SHMA figures were always intended to be treated with some caution (SHMA paragraphs 14.19 to 14.21).
3. Given the age of the SHMA, and the potentially far-reaching impacts arising from the Covid-19 pandemic, the Council commissioned Housing LIN (Housing Learning and Improvement Network – provided the information used in the SHMA) to check whether the SHMA figures for specialised accommodation were still robust.
4. The SHMA assessment was reviewed, and an up-to-date assessment of need has been produced (summarised at Appendix 1). The Housing LIN report is available on the Council’s website [Advice on the need for specialised accommodation for older people within Hart District as set out in the 2016 SHMA, June 2021](#).
5. The new evidence is considered to be more robust than the SHMA figures for specialist and supported housing and is a material consideration in the determination of planning applications. Housing LIN state in their report:

“3.05 Based on this analysis, we suggest that Hart DC may wish to use the Housing LIN’s more recent assessment of estimated need for specialised housing and accommodation for older people in place of the estimates in the 2016 SHMA.”
6. The base date for the Housing LIN work is March 2020. Using the actual provision of accommodation at March 2020 as the baseline it shows the level of need (and net need) looking forward to 2035.
7. Table 1 presents the results of the Housing LIN work (columns B, C and D) but also factors in the supply of new specialist accommodation since March

2020 (completions and permissions - column E). The adjusted net need taking account of supply is shown in columns F, G, and H.

Table 1: Updated net needs for specialist and supported accommodation for the elderly to 2035

Column A: Accommodation type	Column B: Net need 2020 to 2025	Column C: Net need 2020 to 2030	Column D: Net need 2020 to 2035	Column E: New Supply March 2020 to 27 November 2023	Column F: Updated net need to 2025	Column G: Updated net need to 2030	Column H: Updated net need to 2035
Housing for Older People (Also commonly referred to as sheltered or enhanced sheltered) (units)	128	286	431	89	39	197	342
Housing with Care / Extra Care (units)	100	155	217	79	21	76	138
Residential / Nursing care (bedspaces)	149	215	290	250	-101	-35	40

8. Appendix 2 provides details of the supply since March 2020.
9. For planning and monitoring purposes it should be noted that the need estimates within each five-year period can be annualised, and that delivery should try and broadly match needs over the plan period. Paragraph 2.38 of the Housing LIN report concludes *“This evidence suggests that the Council should try and ensure a steady delivery of specialised housing for older people over the plan period to meet annual need figures rather than ‘frontloading’ supply.”*
10. Regarding Table 1 above it should be noted that the categories of residential care and nursing care have been combined as it is not always possible to distinguish between the two when assessing a planning application before they are operational. Planning Practice Guidance also groups these two together in its typology of housing for older persons at Paragraph: 010 Reference ID: 63-010-20190626 Revision date: 26 June 2019.

Appendix 1

Needs identified in the Housing LIN work

Estimated overall and net need (units/bedspaces) for specialised older people's housing and accommodation to 2035, by tenure

Housing / accommodation type	2020 Existing stock/ provision (units / beds)	Overall estimated need at 2025	Net need 2020-2025	Overall estimated need at 2030	Net need 2020-2030	Overall estimated need at 2035	Net need 2020-2035
Housing for Older People (units)	798	926	128	1,084	286	1,229	431
<i>For social / affordable rent</i>	287	319	32	358	71	395	108
<i>For sale / shared ownership</i>	511	607	96	725	214	834	323
Housing with Care (units)	328	428	100	483	155	545	217
<i>For rent</i>	74	124	50	152	78	183	109
<i>For sale / shared ownership</i>	254	304	50	332	78	363	109
Residential care (bedspaces)	297	347	50	351	54	355	58
Nursing care (bedspaces)	275	374	99	436	161	507	232

Appendix 2

New supply from March 2020 to 27 November 2023

Housing / accommodation type	New Supply March 2020 to 27 November 2023	Details
Housing for Older People (units)	89	<p>36 units at Rawlings Building, Station Road, Hook (21/00030/FUL)</p> <p>31 units at Former Fleet Police Station, 13 Crookham Road, Fleet (19/02659/FUL)</p> <p>22 units at Motoright, Village Way, Yateley (22/01062/FUL)</p>
Housing with Care (units)	79	<p>75 units at Rawlings Building, Station Road, Hook (21/00030/FUL)</p> <p>4 two bed care dwellings at Grey House, Mount Pleasant, Hartley Wintney, Hook (21/00630/FUL)</p>
Residential/Nursing care (bedspaces)	250	<p>Net 9 beds at Fleetwood Lodge, Reading Road North, Fleet (20/00418/FUL)</p> <p>13 additional bedrooms at Old Raven House, London Road Hook (19/02739/FUL)</p> <p>60 beds at (Land on the West Sides of Alton Road Odiham Hook Hampshire (Neighbourhood Plan allocation) (21/00777/OUT) - Resolved to grant 11 August 2021 subject to the agreement of planning obligations.</p> <p>21 beds at The Bell Inn, 36 Frogmore Road, Blackwater, Camberley, GU17 0NP (21/00378/FUL) - Construction of a 21-bed dementia care home</p> <p>65 beds at Grey House, Mount Pleasant, Hartley Wintney, Hook (21/00630/FUL)</p> <p>-3 registered beds at Sunrise of Fleet, Church Road, Fleet</p> <p>15 additional beds at Derriford House, Pinewood Hill, Fleet (22/01226/FUL)</p> <p>70 beds at Silverlea, Cove Road, Fleet, GU51 2RR (22/02520/FUL) – Granted on appeal on 10 November 2023</p>