

Position Statement on the need for specialist and supported accommodation for older persons in Hart at 27 January 2026

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 Strategic Housing Market Assessment \(SHMA\)](#) 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.
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 establishes the level of need (and net need) looking forward in five-year increments to 2035.
7. 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.”

8. By factoring in the supply of new specialist and supported accommodation since March 2020, progress in meeting needs for different categories of older persons accommodation can be assessed.
9. The first period set out in the Housing LIN report, covering needs to 2025, has now ended. An assessment of progress in meeting net needs to 31 March 2025 is set out at [Appendix 2](#).
10. Table 1 presents the net needs identified by Housing LIN to 2030 and 2035. The net needs are calculated from March 2020, meaning all new supply since March 2020 (set out at [Appendix 3](#)) is relevant for assessing the extent to which needs are being met. Consequently, any over or under-delivery in the period up to 31 March 2025 is reflected in the updated net needs to 2030 and 2035.

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

Accommodation type	Net need 2020 to 2030	Net need 2020 to 2035	New Supply from March 2020 to 27 January 2026	Updated net need to 2030	Updated net need to 2035
Housing for Older People (also commonly referred to as sheltered or enhanced sheltered) (units)	286	431	199	87	232
Housing with Care / Extra Care (units)	155	217	0	155	217
Residential / Nursing care (bedspaces)	215	290	183	32	107

11. 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 (Paragraph: 010 Reference ID: 63-010-20190626 Revision date: 26 June 2019).

Appendix 1: Needs identified in the Housing LIN work

Table 2: 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
Housing with Care (units)	328	428	100	483	155	545	217
Residential care (bedspaces)	297	347	50	351	54	355	58
Nursing care (bedspaces)	275	374	99	436	161	507	232

Appendix 2: Progress in meeting needs to 31 March 2025

Table 3: Updated net needs for specialist and supported accommodation for the elderly to 2025

Accommodation type	Net need 2020 to 2025	New Supply from March 2020 to 31 March 2025	Updated net need at 31 March 2025
Housing for Older People (Also commonly referred to as sheltered or enhanced sheltered) (units)	128	164	-36
Housing with Care / Extra Care (units)	100	4	96
Residential / Nursing care (bedspaces)	149	248	-99

Appendix 3: New supply from March 2020 to 27 January 2026

Table 4: The supply of specialist and supported accommodation for older persons since March 2020

Housing / accommodation type	New Supply from March 2020 to 27 January 2026	Details
Housing for Older People (units)	199	<p>111 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> <p>35 units at Grey House, Mount Pleasant, Hartley Wintney, Hook (24/01435/FUL) - granted on appeal on 27 January 2026, superseding 21/00630/FUL which would have delivered 65 residential/nursing care bedspaces and 4 housing with care units.</p>
Housing with Care (units)	0	
Residential/Nursing care (bedspaces)	183	<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>58 beds at (Land on the West Side of Alton Road, Odiham (Neighbourhood Plan allocation) (21/00777/OUT & 24/00836/NMMA)</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>-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>