

# The need for specialist and supported accommodation for older persons in Hart

## Position Statement at 15<sup>th</sup> March 2022

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<sup>1</sup>. The SHMA figures were always intended to be treated with some caution<sup>2</sup>.
3. Given the age of the SHMA, and the potentially far-reaching impacts arising from the Covid-19 pandemic, the Council commissioned Housing LIN<sup>3</sup> 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.

---

<sup>1</sup> SHMA Section 14, paragraphs 14.8 to 14.32 and Figure 14.10

<sup>2</sup> SHMA paragraphs 14.19 to 14.21.

<sup>3</sup> Housing Learning and Improvement Network – provided the information used in the SHMA.

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**

A	B	C	D	E	F	G	H
Accommodation type	Net need 2020 to 2025	Net need 2020 to 2030	Net need 2020 to 2035	New Supply March 2020 to 11 <sup>th</sup> March 2022	Updated net need to 2025	Updated net need to 2030	Updated net need to 2035
Housing for Older People <sup>4</sup> (units)	128	286	431	87	41	199	344
Housing with Care / Extra Care (units)	100	155	217	68	32	87	149
Residential / Nursing care <sup>5</sup> (bedspaces)	149	215	290	195	-46	20	95

8. Appendix 3 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.”*

<sup>4</sup> Also commonly referred to as sheltered or enhanced sheltered.

<sup>5</sup> The categories of residential care and nursing care have been combined as it’s 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)	2025		2030		2035	
		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 15<sup>th</sup> March 2022

Housing / accommodation type	New Supply March 2020 to 11 <sup>th</sup> March 2022	Details
Housing for Older People (units)	87	<p><b>56</b> units at Rawlings Building, Station Road, Hook 18/00110/FUL</p> <p><b>31</b> units at Former Fleet Police Station, 13 Crookham Road, Fleet 19/02659/FUL</p>
Housing with Care (units)	68	<p><b>68</b> units at Rawlings Building, Station Road, Hook 18/00110/FUL</p>
Residential/Nursing care (bedspaces)	195	<p>Net <b>16</b> beds at Fleetwood Lodge, Reading Road North, Fleet 20/00418/FUL</p> <p>Net <b>20</b> beds at 5A,5b, 7 Elvetham Road, Fleet 18/01743/FUL</p> <p><b>13</b> additional bedrooms at Old Raven House, London Road Hook 19/02739/FUL</p> <p><b>60</b> beds (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><b>21 beds</b> The Bell Inn 36 Frogmore Road Blackwater Camberley GU17 0NP 21/00378/FUL - Construction of a 21-bed dementia care home</p> <p><b>65</b> beds Grey House, Mount Pleasant, Hartley Wintney, Hook 21/00630/FUL</p>