





# Introduction

# The specialist accommodation options for older people

Older people currently have a range of specialist accommodation options that may be available for them. The key types, beyond age restricted general housing, are set out below and elaborate on the descriptions in the [National Planning Practice Guidance](#) for housing for older and disabled people.

<b>Type of accommodation setting</b>	<b>Retirement Housing (Sheltered Housing, Retirement Living, Senior Living etc)</b>	<b>Extra Care Housing (Assisted Living, Integrated Retirement Communities etc)</b>	<b>Residential Care Homes &amp; Nursing Homes</b>
<b>Accommodation arrangements</b>	Self-contained homes for ownership, shared-ownership or rent as part of a wider setting	Self-contained homes for ownership, shared-ownership or rent as part of a wider setting	Communal residential living with residents occupying individual rooms, often with an en-suite bathroom.
<b>Support model</b>	Housing only	Housing with Care	Care facility

		Dedicated care provider: Care Quality Commission	
<b>Typical facilities</b>	<p>Communal lounge Laundry facilities Gardens Guest room Mobility scooter parking/charging</p>	<p>Extensive. The following are common elements: Restaurant /café Activity rooms/spaces Communal lounge Hairdressers Gardens Guest room Mobility scooter parking/charging</p>	<p>Communal lounge Laundry facilities Gardens Guest room</p>
<b>Support arrangements</b>	<p>Warden assistance part-time or full-time office hours Emergency call systems Limited or no dedicated care service Individual tenants purchase any care and support from the care market</p>	<p>24 hour on-site staff who can respond to emergency calls Dedicated care service working in partnership with housing management. Tenants with care needs can choose an alternative care provider if they wish</p>	<p>24 hour on-site care and support staff. Nursing care home has registered nurse on-site at all times. Meals etc included and paid for as part of occupancy.</p>

# Extra care housing

while it is commonly used as a direct description for suitable settings delivering publicly funded housing and support, other terms such as used by operators of settings whose residents are privately funded.

Regardless of the name used to describe a setting, there are common elements to

[Extra care housing:](#)

What is it?

following broad definition of extra care housing:

Extra care housing is housing with care primarily for older people where occupants have specific tenure rights to occupy self-

## Planning guidance for accommodation with care for older people

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What facilities are there for care staff to deliver care and support to residents? Does this include an office with space for secure record keeping, potential changing facilities?



Planning guidance for accommodation with care for older people should be accessible to people who use wheelchairs and allow for adaptations to accommodate them. While individual units of accommodation should meet the Building Regulations Part M, category 2 standards as a minimum, it would be ideal for Part M, category 3 to be factored into development proposals too.

The level of accessibility should be evident throughout the extra care setting both with regard to internal and external areas on the site. In addition, as any extra care setting should meet a variety of needs it should evidence how people will:

Be able to access local facilities through a choice of accessible transport options.

Be able to leave and return to the setting without facing barriers (e.g. settings located on a hill or other gradients will automatically present challenges for people who have difficulties walking or who use wheelchairs). This includes clear access to transport options, e.g. paths and roads with pavements which will allow residents to safely walk to nearby bus stops.

## **Proximity to local facilities**

The [guidance on Housing for Older and Disabled People](#) from the Department of Levelling Up, Housing & Communities stresses that the location of specialist housing is very important for older people when downsizing or moving into more supportive environments, and extra care housing is no exception to this rule:

The location of housing is a key consideration for older people who may be considering

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# Establishing the future need for extra care housing

There have been various methodologies devised over the years to determine the future need for extra care housing, or housing with care.

In Commissioning Statements published in April 2019, Surrey County Council used an [approach taken by the Housing LIN](#). This methodology states that:

However, in reflecting on this approach, particularly in the context of market shifts in housing with care and various planning appeal decisions taken in the subsequent five years, an alternative methodology is now regarded as most suitable. This alternative has been referenced by the Housing LIN in its [Housing in Later Life](#) toolkit, as part of a wider approach to

The methodology sets out the following broad prevalence levels as estimates of need, calculated as per 1,000 of the relevant 75+ population in an area:

Sheltered housing 180

Enhanced sheltered housing 20

Extra care housing 45

Of the total need figure for extra care housing of 45 per 1,000 of the relevant 75+ population, a further split (corresponding to the dynamics of the Surrey housing market) has been calculated based on whether provision is:

properties, with settings operated by a Housing Association regulated by the Regulator of Social Housing). This is determined as 10 per 1,000 of the relevant 75+ population.

or

operators). This is determined as 35 per 1,000 of the relevant 75+ population.

home ownership in Surrey, as set out in the [2021 census](#), with an assumption that rates of home ownership are higher amongst older age groups.

The resultant need figures are set out in individual profiles for each of the Borough and District areas of Surrey, alongside need figures for residential care and nursing care. The relevant 75+ population for 2024, 2030 and 2035 are based on population statistics produced by [Projecting Older People Population Information](#) (POPPI) with reference to the latest ONS projections published on 24 March 2020.

Planning guidance for accommodation with care for older people housing, planners should regard the affordable need figures to be achieved as **minimum** targets.



## Planning guidance for accommodation with care for older people

Compares the level of residential and nursing care capacity to the local 75+ population in the Surrey Borough and District areas. While the population statistics have been produced by