

Council may use its affordable housing fund to support the creation of fully-fitted out affordable wheelchair accessible housing. We may seek to increase the percentage of affordable wheelchair accessible homes and reduce the percentage of market wheelchair accessible homes where this will enable us to meet the needs of identified future affordable housing occupiers. We may also agree to increase the percentage of social rented wheelchair homes and reduce the percentage of intermediate affordable wheelchair homes (or vice versa) where this will better enable us to meet the needs of identified future occupiers. More detailed information is included in our Camden Planning Guidance supplementary development document.

Key references / evidence

- Camden Housing Needs Study Update 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Accessible London: achieving an inclusive environment – London Plan Supplementary Planning Guidance; Mayor of London; 2004

7. Sheltered housing and care homes for older people

- 7.1 In accordance with Core Strategy policy CS6, the Council will seek a variety of housing types suitable for older people. Our approach to housing for older people is informed by:
- the scale and nature of the borough's designated homes for older people;
 - the existing and projected proportion of our population who are in the pensionable age group;
 - the Council's strategy of providing support for older people to remain in their own homes;
 - the strategy of replacing some of Camden's homes for older people with provision that combines independent living with elements of residential care and nursing care.
- 7.2 Policy CS7 relates to all housing designated for occupation by older people (people who are approaching pensionable age or have reached it), including:
- sheltered housing - commonly self-contained homes with limited on-site support (usually within Use Class C3);
 - residential care homes - commonly bedsit rooms with shared lounges and eating arrangements (within Use Class C2);
 - nursing homes - similar to residential care, but accommodating ill or frail elderly people, and staffed by qualified nursing staff (also within Use Class C2);
 - dual registered care homes - residential care homes where nursing care is provided for those residents who need it (also within Use Class C2)
 - extra-care homes - combinations of the above providing independent living alongside care and support, and sometimes also offering support for older people in the wider community.
- 7.3 As the Core Strategy indicates, the Council does not anticipate a growth in the need for people to move into sheltered homes or care homes up to 2026, but we aim to change the nature of the support to provide greater independence. We also expect that an increasing proportion of our older people will have nursing support needs due to an illness or disability. The Council will commission and support a number of extra-care homes, which will involve a mix of development on new sites, selective modernisation and redevelopment of existing provision, and decommissioning less suitable properties. We also expect that independent organisations and developers will be involved in new provision.

Policy DP7: Sheltered housing and care homes for older people

The Council will support development of sheltered housing and care homes for older people provided that the development:

- a) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and / or care;
- b) will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers; and
- c) contributes to creating a mixed and inclusive community.

In the case of the market-led development of self-contained sheltered housing in Use Class C3, the Council will expect the development to make a contribution to the supply of affordable housing in accordance with policy DP3. In the case of care homes, the Council will encourage a mix of tenures.

The Council will particularly support development of extra care homes and other homes for older people that combine independent living with the availability of support and nursing care. Where existing homes for older people no longer meet contemporary standards, the Council will favourably consider conversion or redevelopment to provide extra-care homes.

The Council will resist development that involves the net loss of floorspace in sheltered housing and care homes for older people unless either:

- d) adequate replacement accommodation will be provided that satisfies criteria a), b) and c) above; or
- e) it can be demonstrated that there is a surplus of homes for older people in the area; or
- f) it can be demonstrated that the existing homes are incapable of meeting contemporary standards for homes for older people.

Where the Council is satisfied that a development involving the loss of sheltered housing, care homes or other homes for older people is justified, we will expect it to provide an equivalent amount of residential floorspace for vulnerable people, or of permanent housing in Use Class C3, including an appropriate amount of affordable housing, having regard to policy DP3.

- 7.4 The Council expects to be involved in commissioning a number of modernisation schemes and new developments for older people early in the 2010 - 2025 period. Likely sites have been identified at King's Cross, Chalk Farm, Belsize Park, Gospel Oak, Hampstead and Regent's Park. However, other needs and opportunities will be identified by the Council over the period, and independent providers are also expected to bring forward their own proposals.
- 7.5 Policy DP7 sets out basic criteria for assessing housing proposals for older people, including the appropriateness of the location. A key criterion is the fit between the facilities and the needs of older people in the borough and the locality. However, the relationship between the proposal and its surroundings is also important. To meet our aim of promoting independence, we will seek to ensure that older people have access to the services they need, and have the opportunity to play an active role in the community. Securing locations with access to social networks and clubs is one way of allowing older people from the same background to mix and share information. These networks can help to prevent older people becoming isolated, especially people from black and minority ethnic communities.
- 7.6 There is a market for letting and sale of designated housing for older people, although the supply in Camden is limited at present. The resources older people have to access such accommodation vary considerably depending on whether they own their existing

housing, any other assets and investments they have, and whether they have an occupational pension. New housing for older people will need to be available at a range of costs to suit a range of resources.

- 7.7 Where self-contained housing is proposed for older people to buy or lease, we will seek affordable housing in accordance with policy DP3. Affordability and the financial support available to older people will also be considerations where care homes are proposed. The Council acknowledges that arrangements for assessing affordability to people of pensionable age will be different from assessing affordability to people of working age, especially when housing costs include an element of care. However, we will encourage the providers of care homes to include a variety of tenures to suit older people from different backgrounds.
- 7.8 In many circumstances, housing for older people will generate a lower return than development of general needs housing. Housing sites that have a lower market value than those available for general market housing are rare, and where the Council accepts that a property or site is no longer appropriate for housing older people, we will consider any unmet housing needs of vulnerable people in the area and may seek development that meets those needs. Where the Council accepts that a site or property is no longer appropriate for housing older people or vulnerable people, we will expect its development for self-contained general needs housing, including an appropriate proportion of affordable housing.
- 7.9 When considering redevelopment for self-contained general needs housing, the Council will have regard to the criteria set out in policy DP3, and any need to generate funding for replacement housing for older people elsewhere. If replacement housing for older people is provided elsewhere, we will consider the proportion of affordable housing provided across both sites. We will resist proposals for non-residential development in accordance with policy DP2, and will seek to retain existing affordable housing in accordance with policy DP4.

Key references / evidence

- Camden Housing Needs Study Update 2008
- Camden Housing Strategy 2005-2010 (updated 2007)
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 - Housing

8. Accommodation for homeless people and vulnerable people

- 8.1 Core Strategy policy CS6 indicates that Council will seek a variety of housing types suitable for homeless people and vulnerable people. Our approach is informed by:
- the ongoing reduction in the number of homeless people in temporary accommodation;
 - the Council's pathways approach to supporting single homeless people;
 - the Council's strategy for people with a variety of support needs (e.g. mental illness, learning disabilities), which focuses on supporting people to live in their own homes and lead independent lifestyles;
 - the anticipated need for fewer hostels, some remodelling of supported housing for vulnerable people, more intensive support for people with mental illnesses, and some additional tenancies for people with learning disabilities.