

## Older person's housing – post hearing note

In June 2019, the PPG was updated to include new definitions of older peoples housing. This was discussed during the hearing session and an explanation was provided by the Council as to how the definitions used within the SBC's Draft Charging Schedule fit with the new PPG.

The revised definitions in the PPG are as follows:

### ***What are the different types of specialist housing for older people?***

*There are different types of specialist housing designed to meet the diverse needs of older people, which can include:*

- ***Age-restricted general market housing:*** *This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.*
- ***Retirement living or sheltered housing:*** *This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*
- ***Extra care housing or housing-with-care:*** *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*
- ***Residential care homes and nursing homes:*** *These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.*

*There is a significant amount of variability in the types of specialist housing for older people. The list above provides an indication of the different types of housing available, but is not definitive. Any single development may contain a range of different types of specialist housing.*

*Paragraph: 010 Reference ID: 63-010-20190626*

As set out towards the end of Chapter 4 of the 2015 Viability Assessment, slightly different products were described within the evidence that supports the proposed rates:

- 4.72 *Housing for older people is generally a growing sector due to the demographic changes and aging population. The sector brings forward two main types of product.*
- 4.73 *Sheltered or retirement housing is self-contained housing, normally developed as flats and other relatively small units. Where these schemes are brought forward by the private sector there are normally warden services and occasionally non-care support services (laundry, cleaning etc) but not care services.*

- 4.74 *Extracare housing is sometimes referred to as very sheltered housing or housing with care. It is self-contained housing that has been specifically designed to suit people with long-term conditions or disabilities that make living in their own home difficult, but who do not want to move into a residential care home. Schemes can be brought forward in the open market or in the social sector (normally with the help of subsidy).*
- 4.75 *Most residents are older people, but this type of housing is becoming popular with people with disabilities regardless of their age. Usually, it is seen as a long-term housing solution. Extracare housing residents still have access to means-tested local authority services.*

The following provides clarification as to how uses under the revised PPG definitions fit with the terminology used within the charging schedule and the products modelled within the supporting appraisals:

**Age-restricted general market housing:** This is between unrestricted housing and the definition of sheltered housing used in the viability evidence. Both Market Housing and Sheltered Housing are shown as viable at £100/m<sup>2</sup>. Housing that falls within this definition will be taken to be Sheltered Housing for the purpose of CIL.

**Retirement living or sheltered housing:** This is similar to the definition of Sheltered Housing used in the used in the viability evidence. Housing that falls within this definition will be taken to be Sheltered Housing for the purpose of CIL.

**Extra care housing or housing-with-care:** This is similar to the definition of Extracare Housing used in the used in the viability evidence. Housing that falls within this definition will be taken to be Extracare Housing for the purpose of CIL.

**Residential care homes and nursing homes:** Are not housing (rather being institutional accommodation). Development that falls within this definition will be taken to be All Other Development (so subject to the zero rate) for the purpose of CIL.

In response to these changes, the Council would like to suggest that the Examiner recommends a footnote is added to the CIL levy rate table within the Charging Schedule. The wording being proposed is as follows:

In line with the PPG definitions published in June 2019, sheltered housing refers to 'Age-restricted general market housing' and 'retirement living or sheltered housing'. Extracare housing refers to 'Extra care housing or housing-with-care'. 'Residential care homes' are classed as 'all other development' and so would be nil rated for the purpose of CIL.