

Core Strategy for Chiltern District

Chiltern District Council - Response to Inspector's Questions [ID/4]

MAIN MATTER 6: Meeting the housing needs of the community **SUB MATTER: Homes for Special Needs**

DATE: 18 March 2011

Final

The following Paper sets out the Council's response to Section 7 (Main Matter 6: Meeting the housing needs of the Community, Sub Matter: Homes for Special Needs) of the document 'Inspector's Main Matters and Questions' ID/4. The Paper has been structured to include the specific questions raised by the Inspector and the Council's detailed response to them.

Q7.21) Is there clear evidence for the scale of accommodation required for people with particular needs over the plan period? What is the source of the figure of 356 in paragraph 11.2 of the Core Strategy, whose needs does it encompass and over what period? (I note, for example, that CDN071 – the most recent evidence on this topic - states that the report does not: Cover housing needs for people that are not supported by Adult social care; p11 under heading What won't the Strategy be able to do.) How does identified need relate to the target for Strategic Objective 7 of 300 additional places between 2006 and 2026?

CDC Response:

The figure of 356, quoted in paragraph 11.2 of the Core Strategy, is derived from Tables 1-5 of CDN071 (p5-7), the essence of which is reproduced below. The figure demonstrates the identified unmet demand for supported accommodation for the following groups as at 2010.

- Learning Disability;
- Physical and Sensory Disability;

- Mental Health;
- Older People; and
- People at risk of homelessness.

It is accepted that there will be additional needs for supported accommodation arising during the plan period.

Predicted supported housing need in Chiltern (adapted from CDN071)						
2010						
	Learning Disability	Physical and Sensory Disability	Mental Health	Older People ¹	Homeless	TOTAL
Chiltern	75 (20)	3 (2)	10 (0)	177 (39)	91 (18)	356 (79)

Note: Figures in brackets show proportion of specialist accommodation i.e. medical, with the remainder being general supported accommodation.

The Bucks County Council Adult and Family Wellbeing Unit (AFWB) has confirmed that whilst the strategy is not intended to “*cover housing needs for those who are not supported by Adult social care or supporting people*” (p11, CDN071), the figures of need are relevant to the provision of supported accommodation across all sectors, types and tenure. They include the need to be met by private and voluntary sector.

The Council proposes a minor change to paragraph 11.2 of the Core Strategy to amend the miscalculation of the proportion of those requiring specialist care beyond what may be provided in the home. This figure should read 79 (not 160), as demonstrated in the table above. This is consistent with the figures in Tables 1-5 of CDN071.

In order to maintain consistency with the evidence base, the initial target of 300 additional places in Strategic Objective 7 should be amended to read ‘at least 356 additional places in care homes, nursing homes and/or extra care homes between 2006 and 2016.’ This target will ensure that as an absolute minimum, the current (2010) unmet demand for this type of accommodation

¹ The term ‘specialist’ care in relation to older people refers to nursing care.

will be met by mid way through the plan period, by which time the Council will be able to consider an up-to-date assessment of need taking into account units already provided.

Notwithstanding the above amendment, The Council notes that the following comment on the Draft Core Strategy (March 2010) was submitted by Bucks CC AFWB Unit; *“The inclusion of a specific target 7 (on page 22) to ‘provide opportunities for 300 additional people to rent or purchase extra care or nursing homes’ is good to see as it is tangible and measurable.”*

Q7.22) Are the accommodation needs of older people who are not reliant on support from the County Council covered in paragraph 11.2? Is policy CS12 intended to cover accommodation to meet special needs provided by the public, charitable and private sectors?

CDC Response:

The text relates to a prediction of the number of people with social care needs that will also have defined housing needs. It does not define how needs will be met or who will meet them. The County Council’s plan includes current supply that is accessible across Buckinghamshire (whether by the County Council or people arranging their own care and support). It is intended that policy CS12 will be applied to any applicant (whether that be public, charitable or private) wishing to put forward accommodation for those with support needs.

Q7.23) Are the 3 sites highlighted at the end 11.3 compatible with the locational steer provided in policy CS12?

CDC Response:

The Holy Cross Convent and National Society for Epilepsy sites are situated within the built up area of Chalfont St Peter and are therefore in line with the locational steer provided by CS12. Newland Park is detached from the main settlement, and therefore would not be entirely compatible with the first bullet point of CS12. However, it is a large site with potential for many residential

units and given the need for significant amounts of specialist accommodation in the District, it seems appropriate that the Council should set out an aspiration to seek such accommodation there.

Q7.24) Why does policy CS13 restrict any redevelopment to medical facilities or residential institutions? Is this relevant to the site's designation as an MDS? Council to respond to the concerns set out by the National Society for Epilepsy (NSE) (362064).

Q7.25) Does the NSE site provide specialist accommodation for national/regional needs (as well as local needs) and is this expected to continue? If so, should any monitoring of the provision of specialist accommodation which includes developments at that site distinguish between such specialist accommodation and that intended primarily to meet local needs?

CDC Response:

Respondent 362064 (on behalf of the NSE) points out that the NSE is "*the UK's leading epilepsy medical charity*". The Council wishes to demonstrate its support for the operations of the NSE and the significant contribution it makes both locally and nationally by designating the site as an MDS. The Council has no reason to believe that the current use of the NSE is likely to change over the lifetime of the Core Strategy. Continuing the current use would promote the continuation of research, residential and respite care, training and treatment services that the organisation provides to Epilepsy sufferers from across the UK. The Council considers that ensuring this continuation of current uses on site to medical facilities or residential institutions is in line with Annex C (C3) of PPG2.

Q7.26) The stated monitoring indicator is the number of adults supported to live independently through social services. Would this include those continuing to live in their ordinary home? If so, is this a useful measure of the outcome of policy CS12? Should monitoring encompass the number of additional units of specialist accommodation

provided by all the different sectors and should this be recorded separately by sector?

Council Response:

Buckinghamshire County Council currently monitors the number of adults supported to live independently through social services via National Indicator NI136. However, the Council concedes that NI136 relates solely to adults supported by social services and excludes individuals supported in private or charity funded accommodation. The District Council has, in the past, kept records of the estimated total amount of accommodation for elderly people in the District². This information could feasibly be resumed and updated on an annual basis to encompass all new units of specialist accommodation provided for those with support needs by sector. The Council suggests the inclusion of the following indicator alongside NI136 under policy CS12:

“Number of units of supported accommodation for elderly people provided in Chiltern District”.

The County Council advises that data in relation to NI138 (satisfaction of people over 65 with both home and neighbourhood) is no longer collected and therefore the Council suggests that reference to this indicator should be deleted from the Core Strategy by way of a minor change (see CDN117).

² Sheltered, Warden Controlled, Housing Association & Nursing Home Accommodation for Elderly People (1st January 2006)
http://www.chiltern.gov.uk/downloads/Sheltered_Housing_May_2010_Update.pdf