

# **Huntingdonshire Accessible and Specialist Housing Evidence Paper**



**Huntingdonshire District Council**

**December 2017**

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# 1.0 Introduction

## Purpose

- 1.1 This Accessible and Specialist Housing Evidence Paper identifies the need for accessible and specialist housing in Huntingdonshire, informing the Huntingdonshire Local Plan to 2036 (HLP2036) Draft Consultation 2017 policies that aim to meet this need, including:
- LP24 Housing Mix
    - Supporting application of this policy as a ‘local assessment of housing demand’
    - Supporting the requirement for a proportion of new homes to meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’, and requirement M4(3) ‘wheelchair adaptable dwellings’, by providing the assessment of need for accessible and adaptable dwellings, and for wheelchair user dwellings
  - LP25 Specialist housing
    - Using available evidence and strategies to inform the overarching goal for this policy

## National policy requirements

- 1.2 National Planning Policy Framework paragraph 159 requires Local Planning Authorities to:
- prepare a Strategic Housing Market Assessment to assess their full housing needs,
    - identifying the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:
      - addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)<sup>1</sup>.
- 1.3 Building upon this, the related “How should the needs for all types of housing be addressed?” paragraph of the National Planning Practice Guidance (NPPG)<sup>2</sup> includes sections on, among other topics<sup>3</sup>, housing for older people and households with specific needs.
- 1.4 In relation to housing for older people, the NPPG states that Local Planning Authorities should:

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<sup>1</sup> NPPF para. 159 [http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/plan-making/#paragraph\\_159](http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/plan-making/#paragraph_159). With regard to the NPPF requirement to assess housing need within a SHMA, work is ongoing across the Cambridge sub-region to assess the specialist housing needs of older people, in particular supporting the work of Cambridgeshire County Council as commissioner of residential and nursing care. It is anticipated that future assessments of specialist housing need for older people will be completed at a sub-regional level within future iterations of the Strategic Housing Market Assessment (SHMA), although, given the lack of alignment of sub-regional Local Plan timetables, this may not be for a few years. It is therefore considered necessary to complete a Huntingdonshire-only assessment of specialist housing at this point in order to inform the Proposed Submission Local Plan, in advance of a full SHMA being produced.

<sup>2</sup> Reference ID: 2a-021-20160401: [http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph\\_021](http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph_021)

<sup>3</sup> The needs of the private rented sector and family housing are addressed in the Cambridge Strategic Housing Market Assessment 2013. Self and custom housebuilding is dealt with in a separate evidence paper. Given that the Census 2011 showed that there were 45 people living in a communal educational establishment and there is no university in Huntingdonshire, student housing is not considered to be a significant issue in the district.

- a. use projections of population and households by age group;
- b. consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish;
- c. assess the future need for specialist accommodation for older people broken down by tenure and type (e.g. sheltered, enhanced sheltered, extra care, registered care). This can be obtained from a number of online tool kits provided by the sector;
- d. set out the level of need for residential institutions (Use Class C2);
- e. identify particular types of general housing as part of their assessment.

1.5 In relation to households with specific needs, the NPPG is less prescriptive in its requirements. It identifies a number of information sources ‘about disabled people who require adaptations in the home, either now or in the future’. Unlike the Housing for older people sub-section, it does not require Local Planning Authorities to do anything in particular, merely noting that ‘if necessary, plan makers can engage with partners to better understand their housing requirements’.

1.6 This paper addresses the NPPG sub-sections relating to housing for older people and households with specific needs side by side, given that the needs of these groups and the related housing ‘solutions’ overlap in some ways. In particular, older people do not have a uniform housing need. For example, housing that includes particular accessibility features meets the needs of anyone with a mobility restriction (as well as a range of other groups too), regardless of age. On the other hand, some housing needs may be more specific to one group or another, and are therefore best dealt with separately. This document sets out below where it addresses either together or separately the housing needs of older people and those under 65 with specific housing needs.

## Terms used

1.7 The phrase ‘older people’, where not defined elsewhere in this document, refers to the population aged 65+. This age threshold is used because much of the population data included in this document uses 65+ as a threshold for describing the needs of older people as a group (see for example [Projecting Older People Population Information System](#)).

1.8 The main exception to the 65+ age threshold is Section 4, which adopts a nationally used methodology to identify specialist housing needs for the population aged 75+. This threshold is used here because the current proportion of people aged under 75 inhabiting specialist housing is currently very low, so that it is not considered worthwhile to include this age group in a calculation of future need. This proportion may change in the future if/when such housing becomes more attractive as a lifestyle option.

## Document Structure

1.9 To achieve its stated purpose, meeting NPPG requirements, the document includes the following sections:

<b>2. What kind of housing are we talking about?</b>
Defining types of specialist housing for older people
Defining types of specialist housing for people aged under 65
<b>3. What policy goals we should be aiming for?</b>
Policy goals for older people’s housing
Policy goals for people aged under 65
Policy goals for both older people and those aged under 65 with specific housing needs
<b>4. Specialist housing for older people in Huntingdonshire: Evidence of Need</b>

**5. Specialist housing for people aged under 65 in Huntingdonshire: Evidence of Need**

**6. Optional Accessibility Standards in Huntingdonshire: Evidence of Need (addressing the needs of people of all ages)**

## 2.0 What kind of housing are we talking about?

### Defining types of specialist housing for older people

- 2.1 New specialist housing types are emerging to cater for older people, ranging along a spectrum from self-contained housing (units having their own front door) with no support to nursing homes with 24 hour care. A number of different names are used to define different types of housing for older people, and as new models emerge there is a blurring between the types.
- 2.2 Due to the complexity of types of housing for older people but there being few agreed definitions, Cambridgeshire Older Person’s Accommodation Strategy Appendix 1: Definitions of Accommodation for Older People<sup>4</sup> identifies the spectrum of broad types of housing for older people, ranging from mainstream (or general needs) housing to residential care homes.
- 2.3 Following the definitions set out in the Older People’s Accommodation Strategy, the diagram below summarises the range of specialist housing provision available, rather than seeking to define specific narrow types.

**Table 1: Spectrum of housing provision for older people**

No on-site support				24hr access to care
Self-contained unit with its own front door		<sup>5</sup> Current blurring between self-contained units and residential institutions		Residential institution
<b>Mainstream housing</b>	<b>Age exclusive housing</b>	<b>Retirement housing</b>	<b>Housing with care</b>	<b>Care home</b>
Including: <ul style="list-style-type: none"> <li>Housing with no specialised features.</li> <li>Accessible and Adaptable dwellings</li> </ul>	<ul style="list-style-type: none"> <li>May incorporate specialist design features</li> <li>Communal facilities</li> <li>No regular on-site support</li> </ul>	As per age exclusive housing, plus: <ul style="list-style-type: none"> <li>Full or part time manager providing support and advice</li> </ul>	As per retirement housing, plus: <ul style="list-style-type: none"> <li>Access to care and support services</li> </ul>	<ul style="list-style-type: none"> <li>Access to care or nursing support</li> <li>May specialise in care for a particular group, such as those with dementia</li> </ul>

### Defining types of specialist housing for people aged under 65

- 2.4 Data on the supply of specialist housing for adults aged under 65 in Huntingdonshire<sup>6</sup> shows 13 establishments in the district which currently meet the accommodation requirements of

<sup>4</sup> [Cambridgeshire County Council, 2015. Older Persons’ Accommodation Strategy](#)

<sup>5</sup> Whether housing with care is classed under planning law as a dwelling or as a residential institution is a complicated issue, which why it is shown here in an intermediate colour.

<sup>6</sup> Supported Housing Schemes mapping project 2016, Cambridge sub-Region Housing Board

those with a range of needs, including learning disabilities, autism, physical disabilities, mental health issues and sensory impairments. The accommodation is described as being either a care home with personal care or supported housing. It should be noted that the vast majority of adults aged under 65 with social care needs are given support in a community setting, and live in mainstream housing which is not specifically aimed at people with such needs. The specialist accommodation described above only houses a small proportion of this population.

2.5 The diagram below summarises the range of specialist housing provision available for adults aged under 65 with specific needs.

**Table 2: Spectrum of housing provision for adults aged under 65 with specific needs**

No on-site support	On-site support	24hr access to care
Self-contained unit with its own front door	<sup>5</sup> Blurring between self-contained units and residential institutions	Residential institution
Mainstream housing	Supported Housing	Care home
Including: <ul style="list-style-type: none"> <li>• Housing with no specialised features.</li> <li>• Accessible and Adaptable dwellings</li> <li>• Support provided at home according to need</li> </ul>	Access to care and support services	<ul style="list-style-type: none"> <li>• Access to personal care</li> <li>• May specialise in care for a particular group, such as those learning disabilities</li> </ul>

2.6 Cambridgeshire County Council adult social care budgets and services are organised around meeting specified needs (eg learning disability, physical disability, etc). This means that accommodation needs and strategies relating to each group are relatively easy to identify. In contrast, children’s social care budgets and services cover the full range of social care support needs; the accommodation needs linked to this are diverse. Because of this, less information is easily available regarding specialist accommodation in Cambridgeshire meeting the needs of children and families. In general terms, the majority of children with social care needs are supported within the family home or fostered by another family within a household setting. A smaller number are cared for in a children’s home, or are cared for in a full time residential education institution.

## 3.0 What policy goals should we be aiming for?

### Policy goals for older people's housing

#### Need growing faster than overall population growth

- 3.1 Cambridge sub-region Strategic Housing Market Assessment 2013<sup>7</sup> and the figures included in later sections of this evidence paper show that there is a significant and growing need in Huntingdonshire for appropriate housing for older people.

#### Focus on independent living

- 3.2 The current health and social care agenda, affecting future provision of care, promotes independent living, rather than institutional care, aiming to enable people with health and social care needs to live within the wider community. Recent legislation, and national and local policies and strategies, reflect the challenges of meeting the needs of a growing and ageing population, within the context of less funding being available for service provision. In responding to the challenge of an ageing population and falling public sector budgets, such policies and strategies focus upon:
- **Wellbeing** – an outcomes-focused approach recognising the wider determinants of health. Integral to this definition of wellbeing is the goal of promoting
    - **Independent living** – preventing, reducing and delaying needs; which can be enabled by
      - **A supportive physical environment** – a choice of quality homes, neighbourhood design promoting active lifestyles, opportunities for social interaction and accessible community infrastructure provision. Delivering a supportive built environment, as one of many determinants of health and wellbeing, requires
        - **Integration of services**, including in particular, social care, housing and planning<sup>8</sup>.

The theme of independent living in particular emphasises the need for self-contained housing which meets the needs of an ageing population in preference to institutional care.

- 3.3 Despite this focus on supporting people to live within the community, for those with the greatest health and social care needs, there is likely to be an ongoing requirement in Huntingdonshire for registered care homes as the older population increases. The Cambridgeshire Older People's Accommodation Strategy notes that Cambridgeshire has the lowest level of residential and nursing care provision in the East of England<sup>9</sup>, and explicitly identifies an action to 'increase the range and volume of affordable care homes in Cambridgeshire'<sup>10</sup>.

#### Promoting a range of housing options

- 3.4 Cambridgeshire Older People Accommodation Strategy<sup>11</sup> notes, at section 5.3, "a good set of [housing] options for older people is required so that people can choose the option that enables them to live healthy and well and therefore limit their need for health and social care as they get older". In order to support this ambition, local plan policies supporting delivery of housing for older people should seek to contribute to a range of high quality, flexible housing options so that older people view specialist housing as an attractive option, as opposed to being a last resort driven by deterioration in health. As per Table 1, this range should include

<sup>7</sup> [Cambridgeshire County Council Research Group, 2013. Cambridge Sub-region Strategic Housing Market Assessment 2013](#)

<sup>8</sup> Cambridgeshire & Peterborough Joint Strategic Planning Unit, 2015. Addressing Adult Social Care Priorities through Planning in Cambridgeshire

<sup>9</sup> [Cambridgeshire County Council, 2015. Older Persons' Accommodation Strategy, 5.2](#)

<sup>10</sup> Ibid. P35, Objective 2: Aim

<sup>11</sup> [Cambridgeshire County Council, 2015. Older Persons' Accommodation Strategy, 5.3](#)

the full spectrum of housing types, from mainstream and accessible and adaptable housing to residential institutions.

## **Policy goals for people aged under 65 with specific housing needs**

### **Need increasing at the same rate as overall population growth**

- 3.5 As section 5 shows, projections suggest that the number of people with social care needs not associated with age (e.g. those with a learning disability or physical disability) will increase in the future, more or less in line with future population growth<sup>12</sup>.

### **Focus on independent living**

- 3.6 The drivers set out at 3.2 influence social care services meeting the needs of all age groups. Current Cambridgeshire social care strategies<sup>13</sup> therefore all prioritise enabling people to live independently at home, adopting the approach set out in the overarching Cambridgeshire social care strategy, Transforming Lives<sup>14</sup>. While some Cambridgeshire residents accessing social care do currently live in residential care or supported housing, the focus set out in these local strategies is on moving from high cost residential care to lower cost forms of supported housing, and to enable as many people as possible to live in their own homes. As with older people's housing, the emphasis for meeting the accommodation requirements of those with social care needs should therefore be on increasing the supply of attractive mainstream housing, and in particular on accessible and adaptable mainstream housing<sup>15</sup>.

## **Policy goals both for older people and those aged under 65 with specific housing needs**

- 3.7 Based upon the above sections, the following policy goals have been defined:
- Ensure that new development contributes to a range of attractive housing options for older people, and those with specific needs; and
  - Seek to deliver as high as possible levels of accessible and adaptable mainstream housing.

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<sup>12</sup> Cambridgeshire County Council, 2013. Adult Social Care Market Position Statement 2013-18, p9-10:

[http://www.cambridgeshire.gov.uk/downloads/file/2754/adult\\_social\\_care\\_market\\_position\\_statement](http://www.cambridgeshire.gov.uk/downloads/file/2754/adult_social_care_market_position_statement)

<sup>13</sup> Cambridgeshire County Council, Learning Disability Partnership Commissioning Strategy; Adult Social Care Market Position Statement 2013-18; Autism Strategy and Action Plan March 2015; Public Mental Health Strategy 2015-2018; Social Care Strategy for Adults with Mental Health Needs 2015-2018; Physical Disability & Sensory Services Commissioning Strategy 2014-2018; Strategy for Children's, Families and Adults Services for 2016-2017

<sup>14</sup> Cambridgeshire County Council, 2014. Transforming Lives Strategy

[http://www.cambridgeshire.gov.uk/info/20166/working\\_together/579/delivering\\_the\\_care\\_act/3](http://www.cambridgeshire.gov.uk/info/20166/working_together/579/delivering_the_care_act/3)

<sup>15</sup> As noted at 2.6, information and strategies relating to specialist accommodation for children and families is not easily available. Given that Cambridgeshire County Council's overarching approach of enabling as many people as possible to live in their own homes is in part driven by budget constraints, it is assumed that this approach is at least to some extent applicable to children and families too.

## 4.0 Specialist housing for older people in Huntingdonshire: Evidence of Need

### Introduction

#### Purpose

- 4.1 This section provides evidence of the need for specialist housing for older people in Huntingdonshire in the period 2016-2036.

#### National Policy

- 4.2 As noted in the introduction, NPPG<sup>16</sup> states that Local Planning Authorities should:
- use projections of population and households by age group;
  - consider the size, location and quality of dwellings needed in the future for older people in order to allow them to live independently and safely in their own home for as long as possible, or to move to more suitable accommodation if they so wish;
  - assess the future need for specialist accommodation for older people broken down by tenure and type (e.g sheltered, enhanced sheltered, extra care, registered care) which can be obtained from a number of online tool kits provided by the sector;
  - set out the level of need for residential institutions (Use Class C2);
  - identify particular types of general housing as part of their assessment.
- 4.3 With regard to these requirements, this section fulfils the requirements of bullets a.- d., in particular deriving its methodology for the assessment of accommodation need from a commonly-used 'toolkit' available online. Bullet point e. is already addressed in the current [SHMA 2013 Chapter 14 Size and type of homes](#).

#### Methodology

- 4.4 The 'tool kit' -or methodology- used for assessing the need for specialist accommodation in this report is the SHOP@ tool, produced by the Housing Learning Information Network.
- 4.5 This approach uses ratios of required specialist housing provision per 1,000 population aged 75+. The ratios are taken from "[More Choice, Greater Voice](#)", a guidance document for producing a strategy for accommodation with care for older people. These ratios are applied to population forecasts to derive future need.
- 4.6 The SHOP@ tool is the most widely used online 'tool kit provided by the sector' for assessing specialist need for housing for older people. It has been chosen by Cambridgeshire County Council and partners to inform their initial assessment of specialist accommodation need for older people, so is considered appropriate to use for this study.

#### Core data sources

- 4.7 The methodology used in this section relies upon two core evidence sources: population forecasts by age, and evidence of the current supply of specialist housing. The sources used for these data are described below:

#### Population forecasts by age:

- [Cambridgeshire County Council Research Group 2015-based population forecasts](#)

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<sup>16</sup> Reference ID: 2a-021-20160401:

[http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph\\_021](http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/methodology-assessing-housing-need/#paragraph_021)

**Supply:** Specialist housing supply data sourced from:

- Housing & Care Homes directory data, provided in October 2015 directly by the Elderly Accommodation Counsel (EAC)
- Supported Housing Schemes mapping project 2016, Cambridge sub-Region Housing Board
- Housing Options for Older People 2014, Huntingdonshire District Council: a directory of specialist housing for older people in Huntingdonshire
- Specialist housing completions data 2002 - 2016, Cambridgeshire County Council Research & Monitoring Team
- Care & Nursing Home inspection reports 2014-16, Care Quality Commission

These five datasets were compared against each other to create a single specialist housing supply data source with the most accurate data possible.

### **Tenure of specialist housing supply.**

4.8 The majority of existing sheltered and extra care housing in Huntingdonshire is rented, reflecting the fact that such accommodation was traditionally provided by Local Authorities and Registered Providers of affordable housing. The supply data identified above shows that 77% of sheltered housing in Huntingdonshire is available to rent, with 23% available to buy; 100% of extra care provision in Huntingdonshire is rented<sup>17</sup>.

4.9 It is difficult to estimate what proportion of specialist housing for older people will be available for rent or to buy in the future; in particular, the continuation of the current tenure split is considered unlikely. Instead, the following points provide context to this issue:

- There has been no new rented sheltered housing built since stock transfer in 2000;
- The existing supply of sheltered rented housing is likely to deteriorate and therefore decline; and
- There has been a change in the pattern of usage of specialist housing for older people. Older people now tend to bypass sheltered housing, delaying their entry into specialist housing until they require extra care housing; and also defer moving into residential care until they need nursing care – this is facilitated by accessible housing and good quality care in their own homes and is consistent with Cambridgeshire County Council adult social care policy. Similarly, for the majority of older people extra care housing should be a home for life.

Due to the issues identified here, estimating the future tenure split of specialist housing for older people is not considered a helpful task for this paper.

## **Calculation of requirements of specialist housing for older people**

### **Description**

4.10 Ratios of required specialist housing provision per 1,000 population aged 75+ are applied to population forecasts to derive gross need at 2016, 2021, 2026, 2031 and 2036. Current supply is then subtracted from that gross need<sup>18</sup> to derive net future need for specialist housing provision in Huntingdonshire.

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<sup>17</sup> See Table 3 below

<sup>18</sup> For the purposes of this calculation, current supply is assumed to remain fit for purpose until 2036.

## Ratios of required specialist housing provision per 1,000 population aged 75+

Table 3: Housing Requirements: All People Aged 75+

Type of housing	Housing units/beds required per 1,000 population aged 75+	Current market split	
		Rent (%)	Sale (%)
Sheltered Housing (units)	125	77	23
Extra Care Housing (units)	45	100	0
Total specialist housing need (units)	170		
Residential Care Home (beds)	65		
Nursing Care Home (beds)	45		
Total residential care home need (beds)	110		

Source: SHOP@ tool, Huntingdonshire specialist housing supply data, described above

- *Housing units required per 1,000 of the population aged 75+* are taken from "[More Choice, Greater Voice](#)" - a toolkit for producing a strategy for accommodation with care for older people.
- *Extra Care Housing* type shown above is a combined group of 'enhanced sheltered' and 'extra care 24/7 support' as used in the SHOP@ tool. These two types have been combined because the available supply data treats them as a single type.
- *Current Market Split* is the proportion of the current supply in the area that is split between rent and leasehold. These rates are taken from the supply data discussed above. All properties are allocated to the scheme's dominant tenure.
- All references to requirements for sheltered housing or extra care housing relate to housing units. All references to residential care home and nursing care home requirements relate to beds.

## Population forecasts

Table 4: Huntingdonshire population forecasts: All People Aged 75+

Year	2016	2021	2026	2031	2036
75-84	10,240	13,190	16,880	17,900	18,830
85+	4,180	5,210	6,760	9,110	11,900
Total 75+	14,420	18,400	23,640	27,010	30,730

Source: Cambridgeshire County Council Research Group 2015-based population forecasts

## Gross future need for specialist housing

Table 5: Huntingdonshire Housing Requirements: All People Aged 75+

Type of housing	2016	2021	2026	2031	2036
Sheltered Housing	1,803	2,300	2,955	3,376	3,841
Extra Care Housing	649	828	1,064	1,215	1,383
<b>Total specialist housing need (units)</b>	<b>2,451</b>	<b>3,128</b>	<b>4,019</b>	<b>4,592</b>	<b>5,224</b>
Residential Care Home	937	1,196	1,537	1,756	1,997
Nursing Care Home	649	828	1,064	1,215	1,383
<b>Total care home need (beds)</b>	<b>1,586</b>	<b>2,024</b>	<b>2,600</b>	<b>2,971</b>	<b>3,380</b>

Source: Table 3 and Table 4

## Supply

Table 6: Huntingdonshire supply of specialist housing units and care home beds August 2016

Type of housing	Total	Rented	Ownership/ leasehold
Mainstream Housing	493		
Sheltered Housing	924	711	213
Extra Care Housing	123	123	0
<b>Total specialist housing supply (units)</b>	<b>1540</b>	<b>834</b>	<b>213</b>
Residential Care Home	493		
Nursing Care Home	574		
<b>Total care home supply (beds)</b>	<b>1067</b>		

Source: Huntingdonshire specialist housing supply for older people data (see introduction)

## Net future need for specialist housing provision in Huntingdonshire

Table 7: Current Huntingdonshire specialist housing needs and supply (2016)

Type of housing	Demand	Supply	Variance
Sheltered Housing	1,803	924	-879
Extra Care Housing*	649	123	-526
<b>Total specialist housing variance (units)</b>	<b>2,451</b>	<b>1,047</b>	<b>-1,404</b>
Residential Care Home	937	574	-363
Nursing Care Home	649	493	-156
<b>Total care home variance (beds)</b>	<b>1,586</b>	<b>1,067</b>	<b>-519</b>

Table 8: Current and future Huntingdonshire specialist housing requirements: All People Aged 75+, accounting for 2016 supply

Type of housing	2016	2021	2026	2031	2036
Sheltered Housing	879	1,376	2,031	2,452	2,917
Extra Care Housing*	526	705	941	1,092	1,260
<b>Total specialist housing need (units)</b>	<b>1,405</b>	<b>2,081</b>	<b>2,972</b>	<b>3,544</b>	<b>4,177</b>
Residential Care Home	363	622	963	1,182	1,423
Nursing Care Home	156	335	571	722	890
<b>Total care home need (beds)</b>	<b>519</b>	<b>957</b>	<b>1,533</b>	<b>1,904</b>	<b>2,313</b>

Source: Table 5: Huntingdonshire Housing Requirements: All People Aged 75+ and Table 6: Huntingdonshire supply of specialist housing units and care home beds August 2016

## Conclusion

- 4.11 The calculations above show an indicative need in Huntingdonshire in the period 2016-36 for 4,177 units of specialist housing for older people, and 2,313 care home beds. In terms of units of specialist housing, this equates to roughly 30% of the total objectively assessed need 2011-36 for housing of all types.

## 5.0 Specialist housing for people aged under 65 in Huntingdonshire: Evidence of Need

### Full data may be published in the short to medium term

- 5.1 Evidence of need for specialist housing for people aged under 65 is may be prepared at a sub-regional level in the short to medium term. This more comprehensive evidence will be considered when it is published.

### Interim data

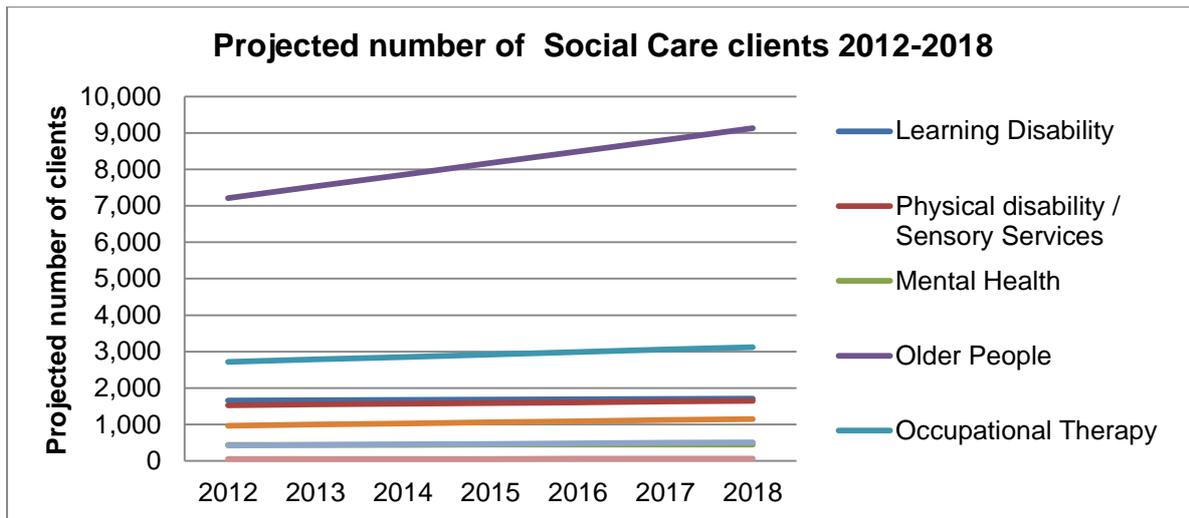
- 5.2 In the meantime, the below table and chart replicates data published in Cambridgeshire County Council Adult Social Care Market Position Statement 2013-18<sup>19</sup>. This shows the projected number of Cambridgeshire County Council social care clients for the period 2012-18.

**Table 9 Projected Number of Cambridgeshire County Council Social Care Clients 2012-18**

Year	2012	2013	2014	2015	2016	2017	2018	% change
<b>Learning Disability</b>	1,657	1,666	1,674	1,683	1,691	1,700	1,708	3.1
<b>Physical disability / Sensory Services</b>	1,529	1,549	1,569	1,589	1,608	1,628	1,648	7.8
<b>Mental Health</b>	438	441	443	446	448	451	453	3.4
<b>Older People</b>	7,215	7,534	7,853	8,172	8,491	8,810	9,129	26.5
<b>Occupational Therapy</b>	2,716	2,784	2,852	2,920	2,987	3,055	3,123	15.0
<b>Assistive Technology</b>	968	999	1,030	1,061	1,091	1,122	1,153	19.1
<b>Cambridgeshire Mental Health Team</b>	425	440	454	469	483	498	512	20.5
<b>Other</b>	53	55	57	59	60	62	64	20.8
<b>Total</b>	15,001	15,468	15,932	16,399	16,859	17,326	17,790	18.6
<b>Cambridgeshire total population</b>	628,300	633,000	638,400	643,800	649,700	655,300	660,900	5.2

Source: Cambridgeshire County Council Adult Social Care Market Position Statement 2013-18, p9-10 - internal modelling, based upon POPPI and PANSI 2012; and ONS SNPP 2012

<sup>19</sup> As noted above at 2.6, data is not easily available for children and families requiring specialist accommodation.



5.3 The Market Position Statement includes the following supporting text and caveats to the above data: “This shows how the demographic changes in the population are expected to translate into number of clients. The increase in clients is expected to be mainly amongst the ‘older people’ group.

- 5.4 “This is a crude estimate. It does not take into account:
- The number of people who are diverted from social care services by preventative support
  - The changes in the ‘older people’ group – average age increasing, more people with learning disability living longer – that means needs are likely to be more complex.
  - Improvements in health provision – better drugs, procedures and treatments that mean health is better for longer<sup>20</sup>”.

## Analysis

5.5 The caveats above show that this data is only a rough indication of future need. In addition, the data doesn’t state explicitly whether any of the client groups not identified as being related to older people (e.g. assistive technology) in fact include older people with such needs. Notwithstanding this caveat, the data shows a particular projected increase between 2012 and 2018 in social care users amongst the older population (26.5% increase), and in comparison slower percentage growth in other social care client groups. Perhaps of particular relevance for specialist housing are learning disability and physical disability. These groups are projected to increase relatively slowly (3.1% and 7.8% respectively 2012-18) – percentage increases that are not vastly different from the projected total Cambridgeshire population percentage increase of 5.2%.

## Conclusion

5.6 Rough data suggests that while the number of older people requiring social care support is expected to grow very fast, the younger population requiring social care is expected to increase in future at a much slower rate, closer to the projected growth rate of the overall population of Cambridgeshire. Given this projected lower growth in need for social care, the rough nature of this data, and the policy goals of supporting independent living, it is not currently considered helpful to identify a specific requirement for specialist housing for the population aged under 65.

<sup>20</sup> [Cambridgeshire County Council, 2013. Adult Social Care Market Position Statement 2013-18](#)

## 6.0 Optional Accessibility Standards in Huntingdonshire: Evidence of Need

### Introduction

- 6.1 This section provides evidence of need to apply housing accessibility standards in Huntingdonshire in excess of the national mandatory requirement, and justifies the relevant policy within Huntingdonshire Local Plan to 2036<sup>21</sup>.

### Structure of the section

- 6.2 This section is split into three parts:

#### **Part 1: Background to the housing accessibility standards**

- Terms used in the document;
- The housing accessibility standards that can be required by Local Planning Authorities;
- What evidence is needed to justify such a requirement; and
- Why providing dwellings meeting the optional accessibility standards M4(2) and M4(3) is an important way of meeting the needs of a changing population.

#### **Part 2: Local evidence for applying housing accessibility standards in Huntingdonshire**

- Evidence of need for M4(2) Accessible and Adaptable dwellings in Huntingdonshire;
- Evidence of need for M4(3) wheelchair adaptable dwellings in Huntingdonshire; and
- Further considerations in relation to setting a requirement for new dwellings to be accessible.

#### **Part 3: Conclusion**

- Synthesising the information set out in Parts 1 and 2.

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<sup>21</sup> [CLG, 2015. National Planning Practice Guidance, Reference ID: 56-002-20150327.](#) The basis for some of the evidence set out in this section, including many of the sources referenced, is taken from David Lock Associates with Hoare Lea and Gardiner & Theobald for Greater London Authority, May 2015. *Housing Standards Review: Evidence of Need.*

## Part 1: Background to the housing accessibility standards

### Terms used in this section

6.3 A number of different terms are used in this section which relate to disabilities, and to housing types addressing various disabilities. These are often linked to specific evidence sources that have used differing definitions; in such cases this section explains such terms in footnotes. For clarity, an explanation of how terms used not in relation to a specific source is provided below:

- ‘Optional accessibility standards’ used in the plural, refers to M4(2) Accessible and adaptable dwellings and M4(3) Wheelchair user dwellings (see definitions of these below) collectively.
- ‘Accessible dwellings’ refers to dwellings with accessibility features, both in relation to previous Lifetime Homes and Wheelchair Housing Design Guide standards and to current M4(2) Accessible and Adaptable Dwellings and M4(3) Wheelchair User Dwellings. An example of where this is used is in Government evidence documents examining the potential benefits of M4(2) and M4(3) standards, where evidence relating to Lifetime Homes is used as a proxy for evidence relating to M4(2) and M4(3) standards.

### What accessibility standards can be required?

6.4 Current national housing access standards are set out in [Building Regulations Approved Document M: Volume 1 - Access to and Use of Dwellings, 2015 Edition](#). The standards that can be applied include:

**Table 10 Performance of M4(1), (2) and (3) dwellings from Building Regulations Approved Document M**

Mandatory requirement M4(1):	Optional requirement M4(2):	Optional requirement M4(3):
<b>Category 1 – Visitable dwellings</b>	<b>Category 2 – Accessible and adaptable dwellings</b>	<b>Category 3 – Wheelchair user dwellings</b>
Most people, including wheelchair users, can approach and enter the dwelling and can access habitable rooms and sanitary facilities on the entrance storey.	Most people can access the dwelling, and it incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.	Wheelchair users can live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.
a. Within the curtilage of the dwelling or the building containing the dwelling, it is possible to approach and gain access to the dwelling. b. It is possible to gain access to the dwelling, or the building containing the dwelling, from the most likely point of alighting from a car. c. A disabled person who is able to walk is able to visit any dwelling in a building containing one or more dwellings. d. Visitors can access and use the habitable rooms and a WC within the entrance	a. Within the curtilage of the dwelling, or of the building containing the dwelling, it is possible to approach and gain step-free access to the dwelling and to any associated parking space and communal facilities intended for the occupants to use. b. There is step-free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor space directly connected to the entrance storey. c. A wide range of people,	a. Within the curtilage of the dwelling or of the building containing the dwelling, a wheelchair user can approach and gain step-free access to every private entrance to the dwelling and to every associated private outdoor space, parking space and communal facility for occupants’ use. b. Access to the WC and other accommodation within the entrance storey is step-free and the dwelling is designed to have the potential for step-free

<p>storey of the dwelling (or the principal storey where the entrance storey does not contain a habitable room).</p> <p>e. Where the habitable rooms and the WC are located on the entrance storey, access between them is step free.</p> <p>f. Wall-mounted switches and socket outlets in habitable rooms are reasonably accessible to people who have reduced reach.</p>	<p>including older and disabled people and some wheelchair users, are able to use the accommodation and its sanitary facilities.</p> <p>d. Features are provided to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.</p> <p>e. Wall-mounted switches, socket outlets and other controls are reasonably accessible to people who have reduced reach</p>	<p>access to all other parts.</p> <p>c. There is sufficient internal space to make accommodation within the dwelling suitable for a wheelchair user.</p> <p>d. The dwelling is wheelchair adaptable such that key parts of the accommodation, including sanitary facilities and kitchens, could be easily altered to meet the needs of a wheelchair user or, where required by a local planning authority, the dwelling is wheelchair accessible.</p> <p>e. Wall-mounted switches, controls and socket outlets are accessible to people who have reduced reach.</p>
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6.5 Optional Requirement M4(3) section d. includes a differentiation between wheelchair adaptable and wheelchair accessible dwellings. National Planning Practice Guidance (NPPG) states that Local Plans may only set district-wide policy requirements for a proportion of new homes to be wheelchair *adaptable*. Local Plan policies for wheelchair *accessible* homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling<sup>22</sup>. For clarity, this section of the Huntingdonshire Accessible and Specialist Housing Evidence Paper provides evidence for a policy requirement for a proportion of new homes to be wheelchair adaptable. It does not seek to evidence individual households' needs.

**Addressing NPPG: What evidence should local planning authorities use to demonstrate a need to set optional accessibility, adaptability and wheelchair housing standards?**

6.6 NPPG states that local planning authorities can decide how to approach demonstrating the need for Requirement M4(2) accessible and adaptable dwellings, and / or M4(3) wheelchair user dwellings of the Building Regulations, based on their housing needs assessment and other available datasets<sup>23</sup>.

6.7 Local planning authorities can consider and take into account a wide range of published official statistics and factors, including:

- the likely future need for housing for older and disabled people (including wheelchair user dwellings);
- size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes);
- the accessibility and adaptability of existing housing stock;
- how needs vary across different housing tenures; and
- the overall impact on viability<sup>24</sup>.

6.8 To assist local planning authorities in appraising this data the Government has produced a summary [data sheet](#). This document addresses the evidence factors identified in the list

<sup>22</sup> [Paragraph: 009 Reference ID: 56-009-20150327](#)

<sup>23</sup> [Paragraph: 007 Reference ID: 56-007-20150327](#)

<sup>24</sup> Ibid.

above, using a number of the data sources identified in the Government data sheet, as well as equivalent sources. A full list of sources used is included at Appendix A: List of sources used.

## Why providing dwellings meeting the optional accessibility standards M4(2) and M4(3) is an important way of meeting the needs of a changing population

### Existing housing stock is not accessible.

- 6.9 Analysis of English Housing Survey data shows that only 7% of homes in England are fully 'visible'<sup>25</sup> for those with restricted mobility<sup>26</sup>. Applying this proportion to the number of dwellings in the district<sup>27</sup> results in an estimated current supply of accessible housing in Huntingdonshire of 5,186 dwellings.
- 6.10 Adaptations to existing stock not already fully 'visible' is often not practically or financially feasible. The same dataset shows that of all homes surveyed that were not already fully 'visible' to those with restricted mobility, 28% could not practically be made visible. Of those that could be made visible, 60% would require work costing £1,000 or more<sup>28</sup>.

**Table 11 Estimates of work needed to make homes in England fully visible**

Proportion of all homes in England not already fully visible	Description and estimated cost of work to make the home fully visible	
12%	Minor work	<£1,000
45%	Moderate work	£1,000-£15,000
15%	Major work	>£15,000
28%	Not feasible to make fully visible	

Source: [DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.3: Level of work required to make homes 'visible', by dwelling characteristics, 2014](#)

- 6.11 The same dataset shows that the issue of homes not being fully 'visible' is an issue that affects homes of all tenures. For example, in private rented dwellings, 16% are already fully visible or would require only minor work to make them fully visible, 49% would require moderate or major work to make them fully visible, and 35% could not feasibly be made fully visible. In contrast, in housing association dwellings, 26% are already fully visible or would require only minor work to make them fully visible, 64% would require moderate or major work to make them fully visible, and only 23% could not feasibly be made fully visible.

<sup>25</sup> The 'visibility' of homes for the English Housing Survey 2014-15 was based on four key accessibility features which are considered to be the most important for enabling people with mobility problems to either access their home or visit someone else's home. These four features form the basis for the requirements in part M of the Building Regulations, although the EHS cannot exactly mirror the detailed requirements contained there. 1. Level access; 2. Flush threshold (a wheelchair can be wheeled directly into the dwelling from outside the entrance door with no steps to negotiate and no obstruction higher than 15mm); 3. Sufficiently wide doors and circulation space; 4. WC at entrance level.

<sup>26</sup> [DCLG, 2016. English housing survey 2014 to 2015: adaptations and accessibility of homes report, page 2](#)

<sup>27</sup> Cambridgeshire County Council Research Group 2015-based dwelling estimates

<sup>28</sup> Ibid, Annex Table 2.3: Level of work required to make homes 'visible', by dwelling characteristics, 2014

**Table 12 Level of work required to make dwellings fully 'visitable' by tenure (England)**

	Minor work only	Moderate work only	Major/ problematic	Not feasible	None - dwelling already fully visitable
Owner occupied	13%	47%	12%	24%	5%
Private rented	8%	31%	18%	35%	8%
Local authority	8%	39%	25%	21%	7%
Housing association	8%	34%	16%	23%	18%

Source: [DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitable', by dwelling characteristics, 2014](#)

- 6.12 Applying these proportions to the 2011 tenure split in Huntingdonshire shows that there is a lack of accessible homes across all tenures. The greatest need for accessible and adaptable homes (due to the lack of fully visitable homes) is not in the affordable housing sector, but in the owner occupied and private rented sector. Given this, it is clear that any Local Plan policy requiring new dwellings to meet the optional accessibility requirements within Part M4(2) of the Building Regulations should apply to both the private and affordable sectors.

**Table 13 Estimated level of work required to make dwellings fully 'visitable' by tenure in Huntingdonshire**

Tenure	Minor work only	Moderate work only	Major/ problematic	Not feasible	None - dwelling already fully visitable	Total households
Owner occupied	6,433	23,423	5,809	11,869	2,582	50,116
Private rented	792	3,021	1,736	3,440	780	9,770
Local authority	0	0	0	0	0	0
Housing association	765	3,251	1,557	2,145	1,728	9,447

Source: [DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitable', by dwelling characteristics, 2014](#), and Census 2011, Table QS405EW - Tenure – Households

### **Specialist housing should not and cannot meet all of the growing accommodation needs of older people in particular**

- 6.13 There is a significant gap between the need and supply of specialist housing for older people in particular. Comparing specialist housing need figures, prepared by Cambridgeshire Research Group, with current supply figures, suggests that there will be a need in Huntingdonshire between 2016 and 2036 for 4,177 additional specialist housing units for older people, and 2,313 additional residential or nursing care beds. See section 4 for further details.
- 6.14 To provide additional context for these figures, compared with provision in the rest of Cambridgeshire, Huntingdonshire has a relatively low provision of extra care and sheltered schemes, and relatively low provision of care homes. Furthermore, Huntingdonshire also has

an issue with the age profile of the existing sheltered housing stock. In particular, there are a number of schemes with bed-sit accommodation, or for which there is low demand<sup>29</sup>.

- 6.15 Most older people currently live in mainstream housing, rather than in specialist accommodation. Currently 90% of older British people live in general housing, 6% in some form of sheltered housing and 4% in residential institution settings<sup>30</sup>. While development of specialist housing for older people is a growing sector, in the foreseeable future the majority of older people will continue to live outside of specialist housing, and therefore mainstream housing should suit the needs of this group.
- 6.16 As noted in section 3, the current health and social care agenda, affecting future provision of care, promotes independent living rather than institutional care, aiming to enable people with health and social care needs to remain in mainstream housing. This theme emphasises the need for self-contained housing which meets the needs of an ageing population, in preference to institutional care. Accessible dwellings help meet this need.

### **Accessible dwellings have multiple benefits**

- 6.17 As noted above (see Table 10 Performance of M4(1), (2) and (3) dwellings from Building Regulations Approved Document M), homes meeting M4(2) accessible and adaptable dwellings standards, as with previous Lifetime Homes, include design features that enable mainstream housing to be flexible enough to meet the current and future needs of most households. Such homes help meet the particular needs of those with restricted mobility, including older people and those with disabilities, and also families with young children who may need to manoeuvre buggies or children's equipment around<sup>31</sup>. Homes such as these are also visitable for people with restricted mobility.
- 6.18 Accessible dwellings, enabling residents to live independently in their own home for longer, provide a number of benefits in the following areas:
- **Personal health benefits:** Research<sup>32</sup> modelling the potential cost savings of Lifetime Homes, which are roughly equivalent to M4(2) accessible and adaptable dwellings, accepts that the standards are likely to have a number of direct health benefits by reducing the likelihood of injuries. The areas of life where the likelihood of injury is expected to be reduced include:
    - Access
    - Falls on stairs
    - Falls on the level
    - Falls associated with baths
    - Personal hygiene
    - Ergonomics (relating to controls, fixtures and fittings)
- The same study accepts that the standards are likely to have additional benefits for factors that can influence health and wellbeing indirectly:
- Increased independence
  - Reduced need for external assistance
  - Reduced stress-related illnesses
  - Reduced fear of crime
  - Improved psychological wellbeing
  - Creates stable communities

<sup>29</sup> Cambridgeshire County Council, 2015. Older Persons' Accommodation Strategy, 3.4

<sup>30</sup> Kings College London, 2015. *An age friendly city – how far as London come?* p10. N.B. This report does not clarify how it defines 'older people'.

<sup>31</sup> [GLA, 2006. Accessible London: achieving an inclusive environment: Lifetime Homes, p.vi](#)

<sup>32</sup> DCLG. 2012. Assessing the health benefits of Lifetime Homes, p7, p9

- Personal psychological benefits: Accessible dwellings enable older and disabled people to visit and stay with friends and family, thereby supporting informal care networks and social inclusion, and helping to prevent loneliness<sup>33</sup>.
- Social cost benefits: The Housing Standards Review – Final Implementation Impact Assessment<sup>34</sup> identifies a number of personal, public health and social care cost savings of providing more accessible housing<sup>35</sup>:
  - reduced cost of and need for care assistance in the home
  - reduced costs to the health service arising from unsuitable housing and including trips, falls and injury to carers
  - reduced cost or need for adaptations
  - reduced cost of removing adaptations
  - reduced administration costs in re-housing older or disabled people
  - reduced residential care costs by delaying long term need to move in to residential accommodation
  - avoiding temporary residential costs by enabling early return from hospital
  - reduced bed blocking in primary health care due to inappropriate housing preventing return home

6.19 The above-mentioned research modelling the potential cost savings of Lifetime Homes (which as noted above are roughly equivalent to M4(2) accessible and adaptable dwellings) suggests that the cost saving to society over a 60-year building lifespan of a dwelling built to the Lifetime Homes Standard, compared to the average for the current housing stock, could be £1,600. Dwellings meeting Lifetime Homes standards, and indeed M4(2) requirements, are accessible to a wide range of occupants, but also include features which enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling. If these further potential adaptations were made, the research calculated the cost savings to society to be as much as £8,600 over a 60-year building lifespan.

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<sup>33</sup> DCLG, 2008. Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society, pp. 88

<sup>34</sup> DCLG, 2015. Housing Standards Review – Final Implementation Impact Assessment, para 252

<sup>35</sup> referring generally to the Lifetime Home standard and the Wheelchair Housing Design guide

## Part 2: Local evidence for applying housing accessibility standards in Huntingdonshire

### Evidence of need for M4(2) Accessible and Adaptable dwellings in Huntingdonshire

#### Methodology

- 6.20 As noted above at 6.17, M4(2) dwellings meet the needs of a diverse range of people, including in particular older people with restricted mobility, working age people with restricted mobility, and families with young children. The diversity of needs within these groups makes it difficult to calculate a requirement for a specific proportion of new housing to meet M4(2) standards based upon a single evidence source. On the other hand, identifying at least a rough estimate of the scale of need is helpful in justifying selected policy requirements.
- 6.21 Acknowledging these conflicting considerations, the below section sets out two approaches evidencing the need for M4(2) housing:
- a. a broad approach not seeking to identify a particular requirement for M4(2) housing. This approach incorporates a wide range of evidence sources, acknowledging that M4(2) dwellings meet the needs of a diverse range of people; and
  - b. a calculated approach identifying a requirement for M4(2) housing as a proportion of the need for all housing remaining to be built 2011 and 2036. This approach relies upon the assumption that all households aged 65+ would benefit from a dwelling meeting M4(2) Accessible and Adaptable standards.
- 6.22 The exact proportion of M4(2) housing to be required through policy is determined via the Local Plan viability assessment, discussed below.

#### Broad evidence approach

##### Older people

- 6.23 Huntingdonshire, in common with the UK as a whole, has a significant and increasing older population: population forecasts for Huntingdonshire show that by 2036 the number of people aged 65+ as a proportion of the total population will have increased from 16% to 26%<sup>36</sup>. While in 2011, this proportion was lower than that for the East of England (18%) and the same as for England as a whole, by 2036 the Huntingdonshire proportion will be higher than that for the East of England (26%) and the national proportion (24%)<sup>37</sup>.
- 6.24 In terms of population growth, the number of people aged 65 or over is projected to increase 2011-36 by around 30,150 people, which equates to 64% of the overall growth. This increase includes an extra 8,530 people aged 85+. Most of these older people will already live in the area and many will not move from their current homes; but those that do move home are likely to need accessible dwellings.
- 6.25 A significant proportion of the 65+ age group lives with a disability that limits day-to-day activities and which may require adaptations to the home. Census 2011 data shows that 11,960 residents in Huntingdonshire aged 65+ have a long term disability or health condition that limited their day to day activities, around 45% of all residents aged 65+. Using different data and a different approach to identifying disability, applying national proportions to local

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<sup>36</sup> Cambridgeshire County Council Research Group, 2015. *Local Authority Population Forecasts by Age, 2011 to 2036*. These locally produced forecasts are based upon planned development and are therefore the most accurate for the local area. The Research Group do not produce figures for the East of England or England as a whole, so ONS projections are used here as a comparator.

<sup>37</sup> ONS 2012. *Population Estimates for UK, England and Wales, Scotland and Northern Ireland, Mid-2011*, and ONS 2014-based *Subnational Population Projections by age*.

population projections (known as prevalence data) suggests that in 2017 there are around 6,100 Huntingdonshire residents aged 65+ unable to manage at least one daily activity on their own. By 2035 this is projected to have increased to 11,100<sup>38</sup>. On average, males aged 65 in Cambridgeshire are expected to live to 84, and are likely to be living with a disability for the last 9 years of life. Females aged 65 are expected to live to 87, living with a disability for the last 11 years of life<sup>39</sup>.

#### Adults of working age with disabilities

- 6.26 Separate from the older population, Census 2011 data shows that 10,637 residents in Huntingdonshire aged 20-64 had a long term disability or health condition that limited their day to day activities, around 6% of the total population in 2011<sup>40</sup>. While the age groups don't match exactly, this data supports the validity of prevalence data which suggests that in 2017 there are around 11,200 adults aged 18-64 resident in Huntingdonshire with a moderate or serious physical disability; around 6% of the total population<sup>41</sup>. By 2035 this is projected to have increased by around 300 to 11,500<sup>42</sup>; which will then form just under 6% of the total population. While in the future this group will fall slightly as a proportion of the total population, it will still include a significant number of people.

#### Families

- 6.27 A significant proportion of Huntingdonshire households comprise families with children. In 2011, 20,925 households in Huntingdonshire comprised a family with one or more dependent children<sup>43</sup>. This is 30% of all households in the district. Projections suggest that by 2037, 24,200 households in Huntingdonshire will comprise a family with one or more dependent children<sup>44</sup>; 28% of all households in the district. While the proportion of total households comprising one or more dependent children will fall between 2011 and 2037, there will be an overall growth in the number of such households, creating additional need for accessible dwellings.

#### Those in need of affordable housing

- 6.28 21% of households on Huntingdonshire's Housing Need Register (HNR) self-identify as requiring a home with additional accessibility features. This group ranges from people who are able to manage 1 or 2 steps or stairs to people requiring wheelchair user standards throughout the dwelling.

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<sup>38</sup> Housing Learning Information Network, 2017, *Projecting Older People Population Information*, based on ONS 2014-based Sub-national Population Projections for Huntingdonshire and national prevalence data. People aged 65 and over unable to manage at least one mobility activity on their own, by age and gender, projected to 2035. Activities include going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed. N.B. Figures are provided at 2017 and then in five year bands to 2035; figures for 2011-36 are not provided.

<sup>39</sup> ONS, 2014. *Disability-Free Life Expectancy (DFLE) and Life Expectancy (LE) at age 65 by Upper Tier Local Authority, England: Disability-free life expectancy (DFLE), life expectancy (LE), expected years with a disability, proportion of life with and without a disability and ranks for men and women at age 65, 2012 to 2014*. Figures shown are for 2012-14. 'Disability' here is defined as a limiting persistent illness (disability) which may relate to problems with mobility, dexterity, sight, speech and hearing, physical coordination, memory and the ability to concentrate, which limit day-to-day activities.

<sup>40</sup> Census 2011. *LC3101EWIs - Long term health problem or disability by sex by age*

<sup>41</sup> Compared against ONS, 2014. *Sub-national Population Projections 2012-based*.

<sup>42</sup> Housing Learning Information Network, 2016, *Projecting Adult Needs And Service Information*, based on ONS 2012-based Sub-national Population Projections for Huntingdonshire and national prevalence data for moderate and serious disability by age and sex included in the Health Survey for England, 2001

<sup>43</sup> Census 2011. *QS113EW - Household composition - Households*

<sup>44</sup> [CLG, 2015. Table 424: Household projections by numbers of dependent children and district, 2012 & 2037. N.B. This table shows data for 2012 and 2037 only; figures for 2011 and 2036 are not provided.](#)

**Table 14 Households on Huntingdonshire Housing Need Register identifying a requirement for additional accessibility features**

Mobility Level required	Mobility Level explanation	Number of households on Housing Need Register (HNR)	Number of households as a proportion of all households on HNR
1	Suitable for wheelchair user inside and outside	20	1%
2	Suitable for people who cannot manage steps or stairs and may use a wheelchair some of the day	236	10%
3	Suitable for people only able to manage 1 or 2 steps or stairs	232	10%
Subtotal: All households requiring a dwelling with mobility level 1, 2, or 3		488	21%
No additional mobility requirements		1,809	79%
Total: All households on Huntingdonshire Housing Need Register		2,297	100%

Source: [Homelink, 1<sup>st</sup> June 2016](#)

#### Demand for adaptations to the home

- 6.29 Planning Practice Guidance notes that applications for Disabled Facilities Grant (DFG), which is used to adapt homes (both market and affordable) for individuals with health and/or mobility needs, “provide an indication of levels of expressed need” for households requiring adaptations to their home, “although this could underestimate total need”<sup>45</sup>. In 2013-14, 238 households in Huntingdonshire accessed the DFG<sup>46</sup>. This represents 30% of the overall annual housing need identified, (which is 804 new homes per year to 2036)<sup>47</sup>. It should be noted that DFGs typically relate to adaptations to the existing housing stock rather than new housing provision.

#### **Calculated evidence approach**

##### Key assumption

- 6.30 As noted above, this approach assumes that all households aged 65+ would benefit from a dwelling meeting M4(2) Accessible and Adaptable standards. The core justification for this assumption is that it helps cater for the needs of any long-term health problems associated with ageing. In reality, clearly not everyone aged 65+ will need such housing at any point in their lifetime. On the other hand, a diverse range of other social groups under the age of 65 may do (see broader evidence approach above), and so overall this assumption is considered to provide a reasonable basis to inform a rough calculation need for dwellings for M4(2) Accessible and Adaptable standards.

- 6.31 Methodology

Gross need for M4(2) Accessible and Adaptable standards (current and future)

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Current supply of accessible dwellings

<sup>45</sup> Department for Communities & Local Government, March 2015. *Planning Practice Guidance, ID 2a-021*

<sup>46</sup> Cambs Home Improvement Agency, 2014. *Annual Review 2013/14, p3*

<sup>47</sup> Cambridgeshire County Council Research Group, 2017. *Huntingdonshire Objectively Assessed Housing Need Update*

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Household increase to 2036 that could be affected by a Local Plan policy requirement for M4(2) Accessible and Adaptable standards

6.32 Gross need for accessible housing (current and future)

- In 2011 17,562 households in Huntingdonshire were headed by someone aged 65 or over<sup>48</sup>.
- Over the period 2011-36, in Huntingdonshire there will be an increase in households headed by someone aged 65 or over of 17,583<sup>49</sup>.

The current and future gross need for M4(2) Accessible and Adaptable standards to 2036 is therefore 35,145 households.

This gross household need is then translated into a gross dwellings need 2011-36 using the 2011 Huntingdonshire dwelling:household ratio:

- The 2011 Huntingdonshire dwelling:household ratio is 1.03<sup>50</sup>.

Multiplying the household need by the dwelling:household ratio results in a gross dwellings need 2016-36 of 36,192.

6.33 B. Current supply of accessible housing

- As noted above at paragraph 6.9, nationally, 7% of all dwellings had all four accessibility features that provide visitability, and so could be considered accessible<sup>51</sup>.
- In 2015 there were 74,080 dwellings in Huntingdonshire<sup>52</sup>.

Multiplying the national proportion by the district dwellings estimate results in an estimated current supply of accessible housing in Huntingdonshire of 5,186 dwellings.

6.34 C. Net need for accessible housing

Subtracting the current supply of accessible housing from the gross need results in a net need for dwellings meeting M4(2) Accessible and Adaptable standards in the period 2011-2036 of 31,007 dwellings.

6.35 D. Household increase to 2036 that could be affected by a Local Plan policy requirement for M4(2) Accessible and Adaptable standards

- The objectively assessed need for housing of all kinds in Huntingdonshire in the period 2011-2036 is 20,100 dwellings<sup>53</sup>.
- In Huntingdonshire, the number of dwellings built in the period 2011-12 to 2015-16 was 2,996. None of these dwellings met M4(2) Accessible and Adaptable standards.

Subtracting the number of dwellings built in the period to 2011-16 from the overall objectively assessed need results in a dwellings increase in the period 2016-36 of 17,104.

6.36 E. Net need for M4(2) Accessible and Adaptable standards as a proportion of the household increase to 2036 that could be affected by a Local Plan policy requirement for M4(2) Accessible and Adaptable standards

<sup>48</sup> Census 2011, Table QS404EW - Tenure - Household Reference Person aged 65 and over

<sup>49</sup> CLG, 2016. 2014-based household projections in England, 2014-39

<sup>50</sup> Dwelling:household ratio = number of dwellings / number of households. The number of dwellings in Huntingdonshire in 2011 was 71,339 (Census 2011, KS401EW - Dwellings, household spaces and accommodation type). The number of households in Huntingdonshire in 2011 was 69,333 (Census 2011, QS113EW - Household composition – Households). The Huntingdonshire 2011 dwelling:household ratio is therefore 71,339 / 69,333 = 1.03.

<sup>51</sup> English Housing Survey Adaptations and Accessibility Report, 2014-15, page 2

<sup>52</sup> Cambridgeshire County Council Research Group 2015-based dwelling estimates

<sup>53</sup> Cambridgeshire County Council Research Group, 2017. Huntingdonshire Objectively Assessed Housing Need Update 2017

- Net need for M4(2) Accessible and Adaptable standards in the period 2011-2036 is 31,007 dwellings
- Huntingdonshire dwellings increase 2016-36 is 17,104

The net need for M4(2) standards is equivalent to 181% of the objectively assessed need for housing remaining to be delivered between 2016 and 2036.

### 6.37 Summary of calculation

Stage	Components	Calculations	Figures
A.	A1 Household Reference Person aged 65+ @ 2011		17,562
	A2 Change in households aged 65+ 2011-36		17,583
	A3 Gross Household Need (existing and future)	A1 + A2	35,145
	A4 Dwelling:household ratio		1.03
	<b>Gross Dwellings Need (existing and future)</b>	<b>A3 x A4</b>	<b>36,192</b>
B.	<b>Estimated Supply</b> (current estimated number of dwellings that are fully visitable)		5,186
C.	<b>Net Need</b>	<b>A - B</b>	<b>31,007</b>
D.	D1 Dwellings increase 2011-36		20,100
	D2 Dwellings built between 2011/12 and 2015/16		2,996
	<b>Dwellings increase 2016-36</b>	<b>D1 – D2</b>	<b>17,104</b>
E.	<b>Net need as a proportion of household increase</b>	<b>C / D</b>	<b>181%</b>

### 6.38 Conclusion

Taken together, the broad evidence approach and calculated evidence approach provide justification for including a Local Plan policy requirement for a very high proportion of new homes to meet M4(2) Accessible and Adaptable standards. The calculated approach in particular points towards a requirement for 100% of new dwellings to meet such standards.

## Evidence of need for M4(3) wheelchair adaptable dwellings in Huntingdonshire

### Methodology

6.39 In contrast to the diverse range of groups with a need for M4(2) accessible and adaptable dwellings which makes it difficult to base a need figure on a single evidence source, data is available identifying the national proportion of households by age group that includes a wheelchair user, and who therefore have a need for M4(3) wheelchair adaptable dwellings. The evidence below therefore identifies a need for a certain proportion of new dwellings to meet M4(3) standards, by applying this national data to household projections for Huntingdonshire. As with the need for M4(2) dwellings, this need has been tested via the Local Plan viability assessment, discussed below, in order to determine the proportion of M4(3) housing to be required in the Local Plan policy.

### Evidence

6.40 Nationally, 2.8% of households in England have at least one wheelchair user (2.3% in private owner occupied households, and 7.1% in social rented households)<sup>54</sup>. National data shows the proportion of households with a wheelchair user by tenure of housing and age of household representative:

<sup>54</sup> Department for Communities & Local Government, 2009. *Housing in England 2007-08: a report principally from the 2007-08 Survey of English Housing*, table 1.1 and table 1.27, in [CLG guide to available disability data](#)

**Table 15 Percentage of households with a wheelchair user by type of housing and age of household representative**

Age of household representative	Market housing	Affordable housing
15-24	<0.1%	0.3%
25-34	0.4%	2.0%
35-44	1.0%	2.9%
45-54	1.6%	6.0%
55-64	3.0%	6.0%
65-74	4.0%	10.3%
75-84	6.1%	12.7%
85+	9.3%	19.9%

Source: Department for Communities & Local Government, 2015. *English Housing Survey 2013-14*, taken from ORS, 2015. *Bedford Strategic Housing Market Assessment*)

- 6.41 The above proportions can be applied to household projections for Huntingdonshire, to derive an estimate for the need for new market and affordable housing to meet M4(3) Wheelchair User standards during the local plan period 2011-36. These need figures can then be compared to the objectively assessed need 2011-36 for market and affordable housing to derive a recommended proportional policy requirement which should be tested for viability. The table below identifies an indicative need for 10% of new market housing to meet M4(3) Wheelchair User standards, and for 32% of new affordable housing to meet the same standard. Detailed figures and an explanation of the methodology behind these tables can be found at Appendix B: Detailed figures informing estimated level of work needed to make dwellings fully 'visitable' by tenure in Huntingdonshire

**Table 17: Level of work required to make homes 'visitable', by tenure (England): figures**

Tenure	Minor work only	Moderate work only	Major/ problematic	Not feasible	None - dwelling already fully visitable	Total
Owner occupied	1,894	6,897	1,710	3,495	760	14,757
Private rented	371	1,415	813	1,611	365	4,575
Local authority	131	661	417	360	109	1,679
Housing association	191	812	389	536	432	2,360
Total	2,587	9,785	3,330	6,002	1,667	23,371

Source: DCLG, 2016. *English Housing Survey Adaptations and Accessibility Report, 2014-15*, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitable', by dwelling characteristics, 2014

**Table 18: Level of work required to make homes 'visitable', by tenure (England): proportions**

Tenure	Minor work only	Moderate work only	Major/ problematic	Not feasible	None - dwelling already fully visitable
Owner occupied	13%	47%	12%	24%	5%
Private rented	8%	31%	18%	35%	8%

Local authority	8%	39%	25%	21%	7%
Housing association	8%	34%	16%	23%	18%
Total	11%	42%	14%	26%	7%

Source: DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitabile', by dwelling characteristics, 2014

**Table 19: Number and percentage of households in Huntingdonshire by tenure**

Tenure	Number of households	Percentage of households
Owner-Occupier	49,398	71%
Lives Rent Free	718	1%
Rents Privately	9,770	14%
Rents from Local Authority	1,811	3%
Shared Ownership	508	1%
Rents from Housing Association /Registered Social Landlord	7,128	10%
<b>Total</b>	<b>69,333</b>	

Source: Census 2011, QS405EW - Tenure - Households

N.B. Huntingdonshire District Council transferred its local authority rented stock to housing associations prior to 2011, and yet over 2,000 households classified themselves as renting from local authority. This may reflect a lack of awareness of this change. For this reason, in the below table households shown in the Census as living in local authority dwellings are attributed to housing associations.

**Table 20: Translation of Census tenure categories to one matching the categories used in the English Housing Survey, and resulting number of households**

Census Tenure	Translated tenure matching English Housing Survey	Number of households
Owner-Occupier	Owner Occupied	50,116
Lives Rent Free		
Rents Privately	Private Rented	9,770
Rents from Local Authority	Housing Association	9,447
Shared Ownership		
Rents from Housing Association /Registered Social Landlord		

Source: Census 2011, QS405EW - Tenure - Households

**Table 21: Estimated level of work required to make dwellings fully 'visitabile' by tenure in Huntingdonshire**

Tenure	Minor work only	Moderate work only	Major/ problematic	Not feasible	None - dwelling already fully visitabile	Total number of households
Owner occupied	6,433	23,423	5,809	11,869	2,582	50,116
Private rented	792	3,021	1,736	3,440	780	9,770
Housing association	765	3,251	1,557	2,145	1,728	9,447

Source: DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitabile', by dwelling characteristics, 2014; and Census 2011, QS405EW - Tenure - Households

6.42 Appendix C: Detailed figures informing estimated requirement for wheelchair adaptable housing in Huntingdonshire.

**Table 16: Estimated requirement for wheelchair adaptable housing in Huntingdonshire**

	Market housing (All homes minus affordable housing need): 12,113				Affordable housing: 7,897			
	2011	2036	2011-36	% of 12,113	2011	2036	2011-36	% of 7,897
<b>Under 75</b>	1,166	1,444	278	2%	4,450	3,884	693	9%
<b>75+</b>	598	1,483	885	7%	1,259	3,130	1,871	24%
<b>Total</b>	1,764	2,927	1,163	10%	5,709	7,014	2,564	32%

Source: Huntingdonshire Objectively Assessed Housing Need 2017; English Housing Survey 2013-14, taken from ORS, 2015. Bedford Strategic Housing Market Assessment), applied to CLG 2014-based household projections for Huntingdonshire

## Further considerations in relation to setting a requirement for new dwellings to be accessible

### The impact on the wider housing market of providing accessible dwellings

6.43 Even if all new dwellings between 2016 and 2036 were to meet optional accessibility standards, this might not fully meet the needs of the current and future population. The reality of the housing market means that it is unrealistic to assume that all those with restricted mobility would move into new accessible housing stock, freeing up existing accessible stock for those without restricted mobility. Overall then, even a significant increase in provision of new dwellings to meet optional accessibility standards is unlikely to fully meet the needs of all those who could benefit from such housing.

6.44 On a related note, the lack of provision of suitable accommodation to meet older people's needs, including specialist housing, has a follow-on impact on the wider housing market, in that older people without an attractive alternative housing option are likely to remain in their own home, which may lead to under-occupation of family homes. Under-occupation<sup>55</sup> is an issue in Huntingdonshire, seen particularly among older households:

- 61% of Huntingdonshire households headed by a resident aged 65+ have two or more spare bedrooms, in comparison to 51% nationally;
- Of particular relevance to the need for accessible housing, 52% of Huntingdonshire households headed by a resident aged 65+ with a lifestyle-limiting health problem (day to day activities limited a little or a lot) have two or more spare bedrooms, in comparison to 44% nationally<sup>56</sup>.

6.45 New homes meeting optional accessibility standards M4(2) and M4(3) would add to the range of attractive alternative accommodation for older people to move into, thereby releasing less accessible larger family housing into the market<sup>57</sup>.

### Viability of requiring the optional accessibility standards

6.46 The viability of requiring M4(2) and M4(3) dwellings has been tested in Huntingdonshire Local Plan Viability Study (2017), which shows that:

- there is headroom across a number of value areas and sizes of development for new development to meet M4(2) Category 2 - Accessible and Adaptable dwellings; and

<sup>55</sup> Defined here as having two or more spare bedrooms.

<sup>56</sup> Census 2011. *Table DC3404EW - General health by long-term health problem or disability by occupancy rating (bedrooms) by age*

<sup>57</sup> [DCLG, 2007. The Future of the Code for Sustainable Homes. Page 18](#)

- there is headroom within the highest value areas and for some sizes of development to meet M4(3) Category 3 - Wheelchair Adaptable dwellings.

6.47 On this basis, and noting the fact that further analysis will enable a more definitive view to be taken, it is proposed to require the following, unless it can be demonstrated that site-specific factors make achieving this impractical or unviable:

- ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards); and
- within a large scale development proposals<sup>58</sup> the construction standards of a proportion of new market dwellings should be further enhanced to meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards);

Current practice within affordable housing provision is that requirements for wheelchair adaptable dwellings are negotiated with the Council's Housing Strategy team. It is not proposed to add further requirements affecting this approach.

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<sup>58</sup> For dwellings, a large scale development is one where the number of residential units to be constructed is 10 or more.

### Part 3: Conclusion & summary of evidence

100% of new dwellings in Huntingdonshire should be required to meet the optional standard M4(2) accessible and adaptable dwellings. On large scale developments, the construction standards of 10% of new market dwellings should be further enhanced to meet Building Regulation requirement M4(3) wheelchair adaptable dwellings.

6.48 These requirements are justified by the following evidence:

#### Providing dwellings meeting the optional accessibility standards M4(2) and M4(3) is an important way of meeting the accommodation needs of a changing population

- Only 7% of current homes in England can be visited by someone with restricted mobility.
- Adaptations to existing dwellings can have a high cost and are often not practicable.
- The greatest need for accessible and adaptable homes (due to the lack of fully visitable homes) is not in the affordable housing sector, but in the owner occupied and private rented sector. Given this, it could be argued that all housing stock irrespective of tenure should meet the optional accessibility requirements within Part M4(2) of the Building Regulations.
- There is a significant gap between the need and supply of specialist housing for older people: between 2016 and 2036 Huntingdonshire has an estimated need for 4,177 additional specialist housing units for older people, and 2,313 additional residential or nursing care beds.
- 90% of older British people currently live in mainstream housing, rather than specialist accommodation.
- The current health and social care agenda, affecting future provision of care, promotes independent living, rather than institutional care.
- M4(2) – Accessible and adaptable dwellings standards meet the needs of a wide range of social groups, including older people, some disabled people, and non-disabled people including families with children.
- Accessible dwellings, enabling independent living, can provide personal health benefits; personal psychological benefits; and social cost benefits.

#### Evidence of need for M4(2) Accessible and Adaptable dwellings in Huntingdonshire

- Older people: 16% of Huntingdonshire's population is aged 65+; this is due to increase to 26% by 2035. A significant proportion of this age group will have restricted mobility and/or a disability.
- Disabled people: Separate from the older population, 11,200 working age people in Huntingdonshire have a physical disability.
- Families: 30% of Huntingdonshire's households comprise families with children.
- Those in need of affordable housing: 21% of households in Huntingdonshire seeking affordable housing require a home with additional accessibility features
- Annual demand for adaptations to the home is equivalent to 30% of the annualised objectively assessed need for all homes in the district.
- Using a rough calculated approach, the net need for M4(2) Accessible and Adaptable dwellings in Huntingdonshire is equivalent to 180% of the objectively assessed need for housing remaining to be delivered between 2016 and 2036.

#### Evidence of need for M4(3) Wheelchair User dwellings in Huntingdonshire

- There is an estimated need for 2011-31 for 10% of new market homes, and 32% of new affordable homes, to meet M4(3) wheelchair adaptable standards.

### **Further considerations in relation to setting a requirement for new dwellings to be accessible**

- The nature of the housing market means that even if all new dwellings 2011-31 were to meet optional accessibility standards, a large proportion of Huntingdonshire's housing stock would remain less accessible to those with restricted mobility.
- New homes meeting optional accessibility standards would add to the range of attractive alternative accommodation for older people to move into, thereby releasing larger family housing into the market.
- The Local Plan Viability Study shows that requiring the above proportions of accessible dwelling standards M4(2) and M4(3) is viable for developers.

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## Appendix B: Detailed figures informing estimated level of work needed to make dwellings fully 'visitable' by tenure in Huntingdonshire

Table 17: Level of work required to make homes 'visitable', by tenure (England): figures

Tenure	Minor work only	Moderate work only	Major/ problematic	Not feasible	None - dwelling already fully visitable	Total
Owner occupied	1,894	6,897	1,710	3,495	760	14,757
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Source: DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitable', by dwelling characteristics, 2014

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Housing association	765	3,251	1,557	2,145	1,728	9,447

Source: DCLG, 2016. English Housing Survey Adaptations and Accessibility Report, 2014-15, Annex Table 2.2: 'Visitability' features, by dwelling characteristics, 2014 and Annex Table 2.3: Level of work required to make homes 'visitable', by dwelling characteristics, 2014; and Census 2011, QS405EW - Tenure - Households

## Appendix C: Detailed figures informing estimated requirement for wheelchair adaptable housing in Huntingdonshire

Table 22 Percentage of households with a wheelchair user by type of housing and age of household representative

Housing type	Market housing	Affordable housing
15-24	<0.1%	0.3%
25-34	0.4%	2.0%
35-44	1.0%	2.9%
45-54	1.6%	6.0%
55-64	3.0%	6.0%
65-74	4.0%	10.3%
75-84	6.1%	12.7%
85+	9.3%	19.9%

Source: English Housing Survey 2013-14, taken from ORS, 2015. Bedford Strategic Housing Market Assessment

Table 23: CLG 2014-based household projections: detailed data for modelling and analytical purposes: households by age

Age of household representative	2011	2036	2011-36
15-24	2,024	1,862	-162
25-34	8,882	8,703	-179
35-44	13,564	13,608	44
45-54	14,346	14,383	37
55-64	12,402	13,663	1,261
65-74	9,799	15,788	5,989
75-84	6,188	12,237	6,049
85+	2,377	7,922	5,545
<b>Under 75</b>	<b>61,017</b>	<b>68,007</b>	<b>6,990</b>
<b>75+</b>	<b>8,565</b>	<b>20,159</b>	<b>11,594</b>
<b>Total</b>	<b>69,582</b>	<b>88,166</b>	<b>18,584</b>

Source: CLG 2014-based household projections: detailed data for modelling and analytical purposes Household projections stage 1: households

Table 24: Households needing Wheelchair Adaptable Housing

Age of household representative	Market housing (All homes minus affordable housing need): 12,113				Affordable housing: 7,897			
	2011	2036	2011-36	% of OAN (12,113)	2011	2036	2011-36	% of OAN (7,897)
15-24	0	0	0	0%	6	6	0	0%
25-34	36	35	-1	0%	178	174	-4	0%
35-44	136	136	0	0%	393	395	2	0%

<b>45-54</b>	230	230	0	0%	861	863	2	0%
<b>55-64</b>	372	410	38	0%	744	820	76	1%
<b>65-74</b>	392	632	240	2%	1,009	1,626	617	8%
<b>75-84</b>	377	746	369	3%	786	1,554	768	10%
<b>85+</b>	221	737	516	4%	473	1,576	1,103	14%
<b>Under 75</b>	1,166	1,443	277	2%	4,450	3,884	693	9%
<b>75+</b>	598	1,483	885	7%	1,259	3,130	1,871	24%
<b>Total</b>	1,764	2,926	1,162	10%	5,709	7,014	2,564	32%

Source: CLG 2014-based household projections

Note: Figures may not sum due to arithmetic rounding

The proportion of market housing required to be wheelchair adaptable is calculated by comparing the household need for such housing against the latest published demand for all homes in Huntingdonshire 2011-36 (20,100), minus the affordable housing need figure for the period 2011-36 (7,897), as set out in Huntingdonshire Objectively Assessed Housing Need 2017, which is an update to the SHMA 2013 (20,100 – 7,897 = 12,113). Table 25 in the SHMA chapter 12 identifies issues with comparing the all homes figure to the affordable need figure, noting that the methodologies for arriving at the respective numbers are not comparable. However, the demographics taken from the English Household Survey identify proportions of households with a wheelchair user for market and affordable housing separately. It is therefore considered that the approach described above is as consistent and robust as it can be for identifying a proportional need for wheelchair user market housing, given the data available.

## Appendix C: Sources identified in Government's Guide to available disability data

Dataset	Source	Comment on dataset
<b>National level datasets</b>		
Vulnerable and disadvantaged households as percentage of total households	English Housing Survey 2011 to 2012, household report, annex table 6.1 & 6.11	Not considered directly relevant.
Disabled persons using wheelchair by tenure, 2007-08	Housing in England 2007-08	Equivalent used which provides more detail: English Housing Survey 2013-14, taken from ORS, 2015. Bedford Strategic Housing Market Assessment
Household demographics by tenure	English Housing Survey 2012 to 2013	More up to date version of the same dataset used: English Housing Survey 2014-15
Household Projections by age	Household interim projections in England, 2011 to 2021, table 2a	More up to date data used: CLG 2014-based household projections by age
Housing Stock by visitability features	English Housing Survey 2012 to 2013: housing report, annex table 2.9	More up to date version of the same dataset used: English Housing Survey 2013-14 and 2014-15
<b>Local authority level datasets</b>		
Numbers of households that are on the housing waiting list that have had to move on medical grounds or welfare grounds, including grounds relating to disability	Local Authority Housing Statistics	Number of households on Housing Need Register with need for accessibility features sourced from Homelink
Data on social housing statistics	COntinuous REcordings (CORE)	
Numbers claiming Personal Independence Payments	Personal Independence Payments (PIP)	Projecting Adult Needs and Service Information used
Data on workforce characteristics including whether people are sick or disabled, and the kind of disability benefit claimed	Labour Force Survey	
Self-reported information on long term health problems and disabilities	Census Data	
Population estimates, including breakdown by age cohort	ONS Population Estimates	ONS 2014-based Sub-national population projections used
Household projections based on population estimates, including breakdown by age cohort.	CLG Household projections	CLG 2014-based household projections by age