

## LP06 –Supported and Special Needs Housing

### Policy background and explanation

- 13.14 This policy is to ensure that supported and special needs housing is provided in an appropriate manner, so that it contributes to the quality of life for its residents and meets wider sustainable development requirements. Supported and special needs housing includes accommodating care for older, disabled or vulnerable people and care leavers, people with learning difficulties, mental illness and physical disabilities.
- 13.15 The SHMA<sup>19</sup> identifies the population of older persons is 26.2% in Babergh and 24.8% in Mid Suffolk, and cites that the OAN projections indicate the population aged 65 or over is going to increase dramatically, by 57.8%, within the Ipswich Housing Market Area over the Plan period. In addition to the predicted rise in the older population, it is also expected that a growing number of households will include one or more persons with a disability, and more households will contain people living with long-term health conditions.
- 13.16 The SHMA<sup>20</sup> recognises that there is an increasing need for the provision of older people accommodation; 1,369 additional specialist units will be needed in Babergh by 2036 comprising of 1,125 sheltered housing, 106 enhanced sheltered housing and 138 extra care housing units. There is also an additional requirement for registered care (nursing and residential care homes). The SHMA identifies (up to 2036) there will be a requirement from 1,591 people in Babergh, which means an additional 572 registered care accommodation spaces will be required.
- 13.17 The SHMA<sup>21</sup> identifies that 1,005 additional specialist units will be needed in Mid Suffolk comprising of 755 sheltered housing, 73 enhanced sheltered housing and 176 extra care housing units. There is also an additional requirement for registered care (nursing and residential care homes). The SHMA identifies (up to 2036) there will be a requirement from 1,670 people in Mid Suffolk, which means an additional 1,004 registered care accommodation spaces will be required.
- 13.18 It is also recognised that the numbers and type of specialised accommodation needed may depend on changes in patterns of demand and expectations it includes the following types of accommodation: residential institutions with care, including residential and nursing care homes; housing with care and support, including sheltered, enhanced sheltered or extra care housing; and, other housing identified for those with specific housing-related care or support needs, such as physical or sensory disabled people, people with learning difficulties, care leavers or people with mental health support needs. SCC are developing further accommodation typologies to respond to future care needs. It is considered suitable to plan towards this target currently with the knowledge that accommodation to be delivered should not be too prescriptive.
- 13.19 Supported and special needs housing must comply with Building Regulations (M4 (2)) requirements.

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<sup>19</sup> Census 2011 data cited in the Strategic Housing Market Assessment Part 2 Section 6 (Sept 2017)

<sup>20</sup> Strategic Housing Market Assessment, Appendix 6 (September 2017)

<sup>21</sup> Strategic Housing Market Assessment, Appendix 6 (September 2017)

- 13.20 Opportunities should be taken to integrate older persons housing into the community, in order to address potential issues of isolation and to promote inclusivity. For example, older persons housing on sites that are well related to schools, community centres or other focal points can help to create integrated communities. The Suffolk Healthy Ageing Needs Assessment (2018) identifies tackling social isolation and loneliness as one of its recommendations. There is a particular need for older and vulnerable people to have opportunities to access sustainable transport and modes of travel other than the car.

## **Policy LP06 – Supported and Special Needs Housing**

- 1. Proposals for supported and special needs housing will be supported where they:**
  - a) Are located within a settlement boundary and where there is good access to services and facilities, especially health services and public transport;**
  - b) Have access to open space designed to meet the needs of residents;**
  - c) Have a high quality of design that meets the specific needs of the intended occupiers and is sympathetic to the surrounding townscape and/or landscape; and**
  - d) Meet, as a minimum, the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).**