

Supplementary information in support of Policy H2

Statistical outcomes and free-form comments analysis from responses to Q7, Q8, Q10, Q11, Q12 Q14, Q15 and Q16 in the completed NDP Community Questionnaires can be found in the documents, [Analysis of Houghton on the Hill Neighbourhood Plan Community Questionnaire \(January 2016\)](#) and [Houghton on the Hill Neighbourhood Plan Community Questionnaires \(January 2016\) – Graphical analysis of free-form comments](#).

In 74 returned Questionnaires the respondents, at Q10, said they now live in a house too large for their needs. This is often age related as offspring grow up and move away, or people simply don't want to continue with the expense burden of a large under-occupied property. Conceivably, if appropriate alternatives were available, that could then free up to 74 houses for larger, or growing, families to move into, and at the same time enable established residents to remain and continue to contribute to the community.

Similarly people who develop mobility issues often, though not exclusively, age-related may have sound reasons for seeking alternative smaller, more appropriate accommodation. A small proportion of homes built to Building Regulations Part M standards for accessibility, should be made available within new development for any needing such specification, regardless of age.

Bungalows, warden assisted accommodation, and an independent complex are the three most favoured types of retirement housing in that order ([Q14 free-form comments](#)). There has also been considerable comment that older members of the community, able to live independently, may prefer to be in homes distributed through the community and not concentrated in any one area. We support this view and encourage developers to provide homes suitable for people in later life within their developments.

In response to Q15, just over one third of respondents feel there is a need for 'whole life' homes in Houghton. These are properties designed so that the internal layout can be modified as occupants age and their needs change. Developers should be prepared to include this type of construction in their plans. A similar number of respondents at Q16 feel there is a need for a Residential Care Home in Houghton. This number in favour is considered large enough to encourage developers to consider such provision in their schemes.

The need for providing re-housing opportunities for those described in Policy H7 is recognised in the Government white paper, [Fixing our Broken Housing Market](#), Department for Communities and Local Government (February 2017).

The NPWP takes note of the statement in §5.12 of Harborough District Council's Supplementary Guidance – Planning Obligations Document (January 2017) that, *"...The Council's Housing Enabling and Community Infrastructure Officer will be able to discuss and seek to agree site/locality specific requirements. There is strong demand for single level development for older people and we encourage apartment and bungalow type development to meet this need."*

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2016-2026 suggests there should be 170 sheltered homes per 1000 of population over 75 years of age. Houghton currently has 160 people over 75, so using that basis the need is for 27 independent places. With the existing 17 sheltered places in Houghton this would suggest a need for an additional 10 private or affordable sheltered places in new developments over the period of this plan (see HousingCare.org for definition of sheltered housing).

In 153 (36.3%) of returned NDP Community Questionnaires respondents at Q15 said they feel there is a need for 'whole life' homes in Houghton. These are properties designed so that the internal layout can be modified as occupants age and their needs change. Developers should be prepared to include this type of construction in their plans. In 147 (34.9%) of returned questionnaires respondents at Q16 feel there is a need for a Residential Care Home in Houghton. This is considered to be a sufficiently large number in favour to encourage developers to consider such provision in their schemes.

References:

Analysis of Houghton on the Hill Neighbourhood Plan Community Questionnaire (January 2016)
<http://www.houghtononthehillpc.org.uk/uploads/houghton-np-questionnaire---analysis.pdf>

Houghton on the Hill Neighbourhood Plan Community Questionnaires (January 2016) – Graphical analysis of free-form comments
<http://www.houghtononthehillpc.org.uk/uploads/graphical-analysis-of-free-form-comments.pdf>

Fixing our Broken Housing Market, Department for Communities and Local Government White Paper (February 2017).
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

Adaptive Flexibility in Housing – The Whole Life House, John Brennan (2010)
<https://sites.eca.ed.ac.uk/ekep/files/2012/05/WholeLife-House-KT-print.pdf>

Definition of Sheltered Housing, HousingCare.org (accessed February 2017)
<http://www.housingcare.org/jargon-sheltered-housing.aspx>

Leicestershire Adult Social Care - Accommodation strategy for older people 2016-2026 (2016)
https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2016/7/4/Q0205_ASC_ACCOMMODATION_STRATEGY_FOR_OLDER_PEOPLE_05_LR.pdf