



# HAPPI Hour

Delivering specialist housing in a  
climate of growth: Planning  
policy and practice developments

**3 December 2024**

**Rowan Gilbert**



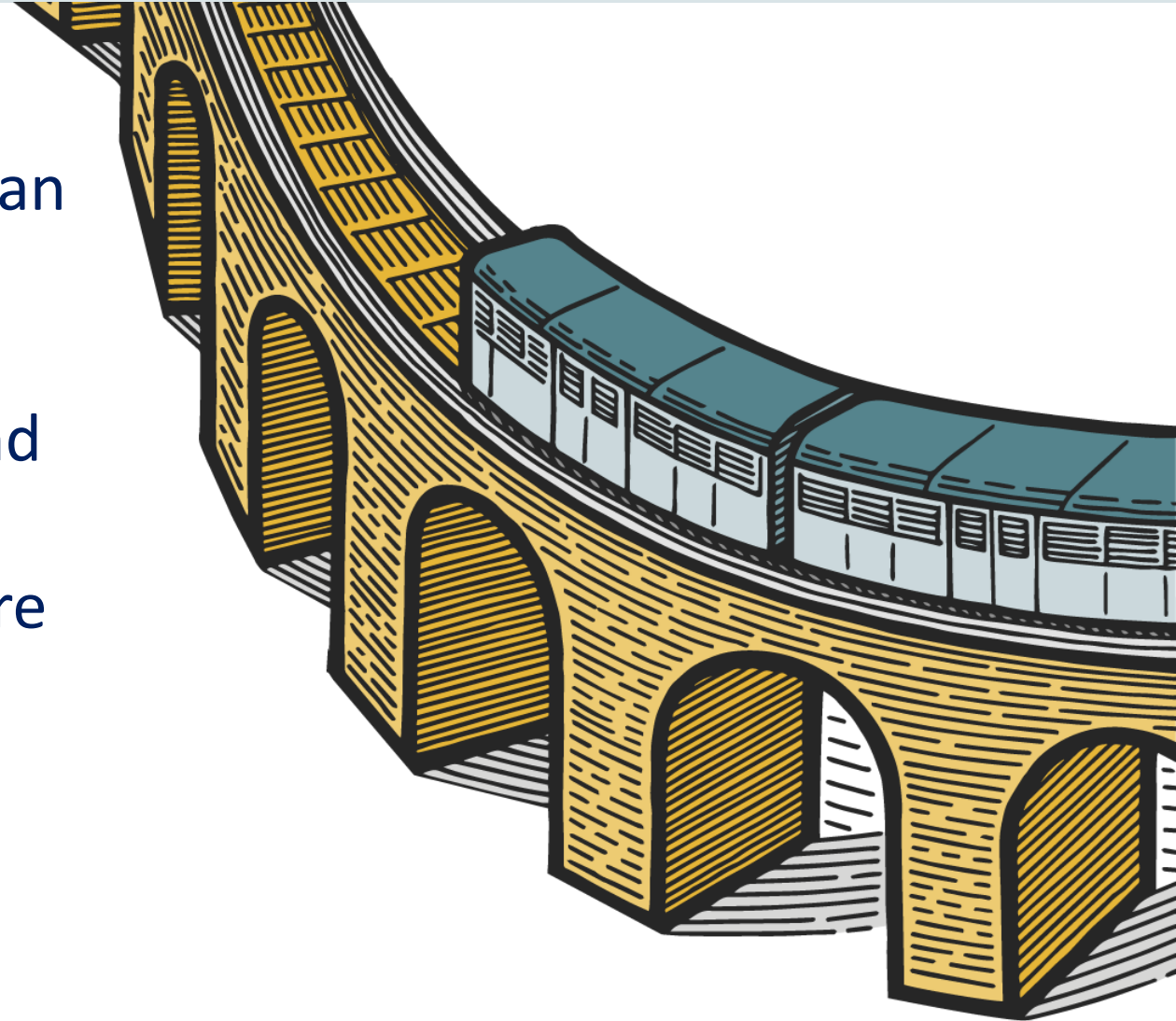
# Town and Country Planning Association

The **TCPA's vision** is for homes, places and communities in which everyone can thrive.

**Our mission** is to challenge, inspire and support people to create healthy, sustainable and resilient places that are fair for everyone.



**tcpa**



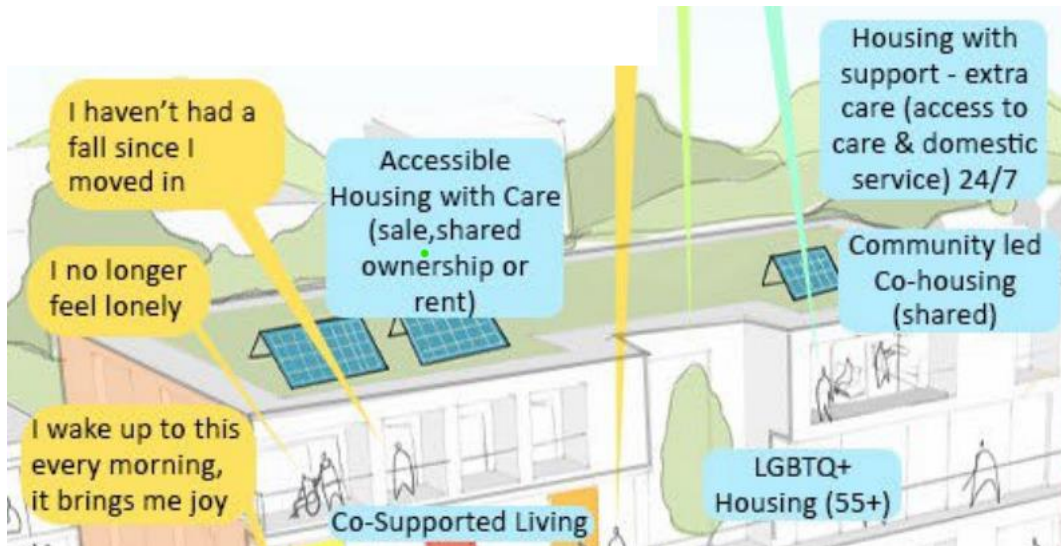
# Why plan for an ageing population?



- **In less than 20 years, one in four of us will be over 65** - equating to around 17 million people
- **2 million over-55s people** live in homes that endanger their health, safety and wellbeing, accounting for almost half of the 4.3 million non-decent homes in England
- Only **9% of mainstream housing meets visitable standards**
- **Poor housing costs the NHS £513 million for households headed by individuals aged 55 and above** - £117 million of which comes from people falling in their homes
- **Around one third of all non-decent homes could be repaired for £1,000**, making the cost of addressing the nation's poor housing condition relatively affordable
- **Crisis of loneliness** and the potential of the built environment in tackling this

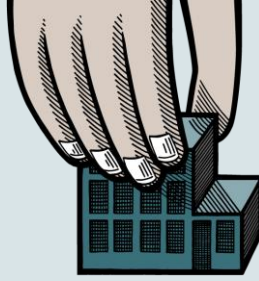
**Housing is a  
corner stone of  
independent  
living**

# Housing designed for older people

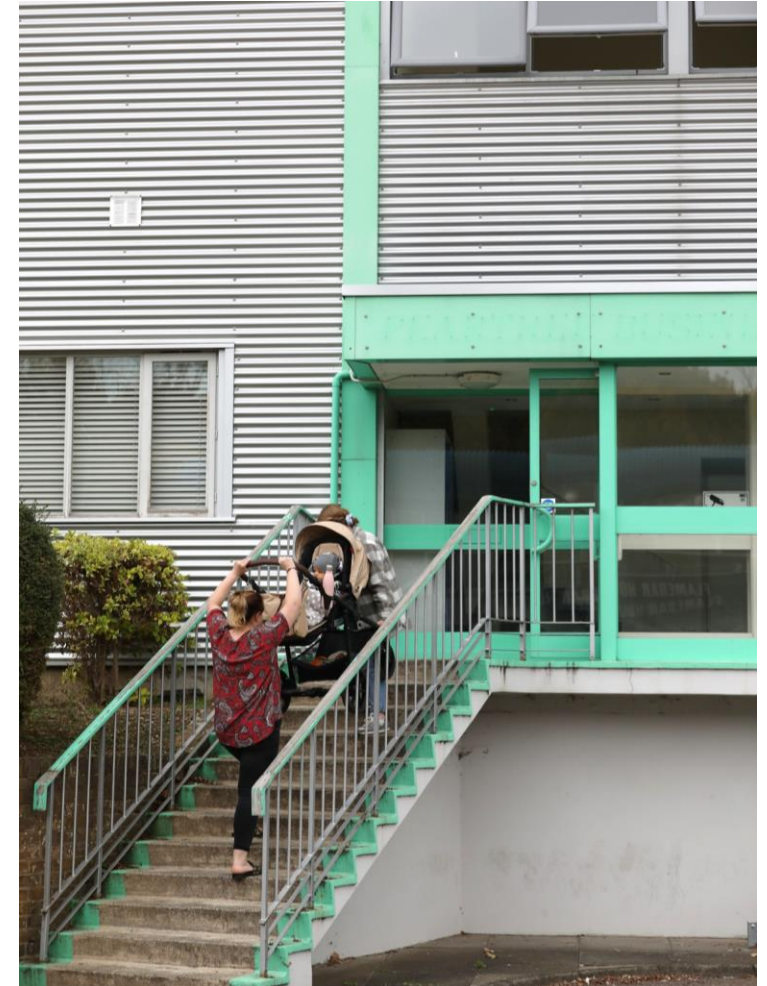


- **Our Future Homes: Housing that promotes wellbeing and community for an ageing population** - Report of the Older People's Housing Taskforce
- **Visions:**
  - Ensure more housing is designed for later life
  - Ensure it is affordable to live in and viable to finance, build and operate
  - Strengthen Planning policies to incentivise and accelerate the development of new forms of OHP/LLH
- **Well-designed, suitable housing can help improve the quality of life, health and wellbeing of senior citizens,** including by reducing loneliness and helping people live with dementia.

# Delivery of accessible homes



- **91% of the existing housing stock does not provide the most basic accessibility features** despite an increasingly aging population and 11.6 million disabled people in England
- **There are currently 104,000 disabled people on councils' waiting lists for accessible and adaptable homes**
- **Building regulation M4 on inclusion and accessibility do not apply through PDR**, leading to poor quality and non-accessible converted dwellings
- **Weak accessibility standards, construction skills shortage and poor enforcement in new build housing** (and existing housing stock)
- **Accessibility needs to be paired with affordability**

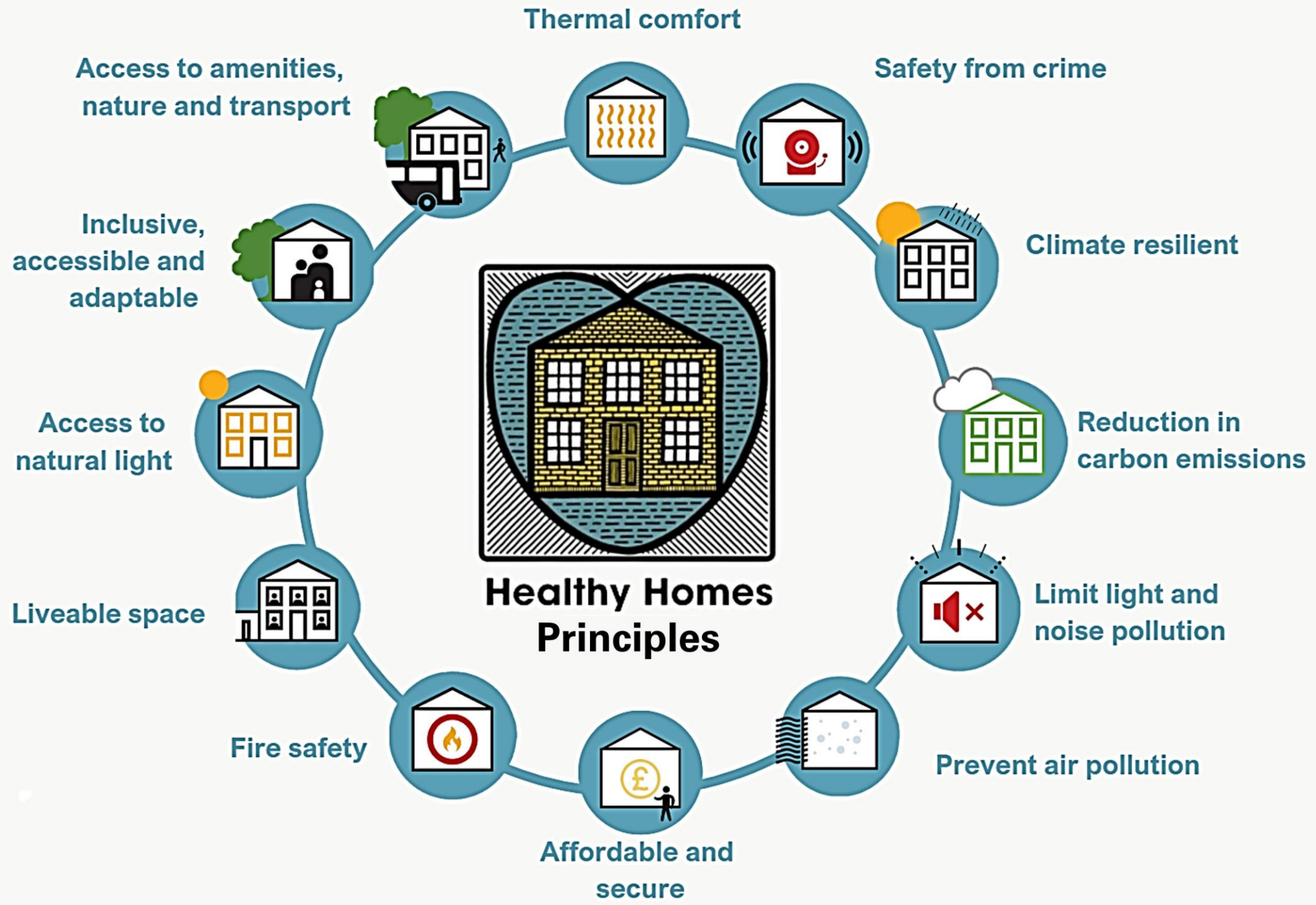


Peartree Business Centre, Harlow, Essex

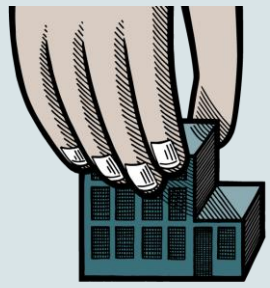
# Housing, mental health and neurodivergency

- **We need more affordable and accessible homes and neighbourhoods that are inclusive for people with ‘invisible’ disabilities like autism and dementia**
- **Individuals with poor mental health and neurodivergent traits can suffer from systemic discrimination from social landlords and associations**

*The average stay in psychiatric hospitals for people with learning disabilities and autism was five years, ‘because of a lack of individually tailored support and housing’*



# Local campaign: supporting authorities to embed Healthy Homes



## Securing Healthy Homes at a local level – technical guide

- Council motion
- Corporate plan
- Local Plan policies
  - > Broad and targeted local policies for each HH Principle
- Supplementary Planning Documents
- Design codes
- Neighbourhood plans
- PDR regulatory levers

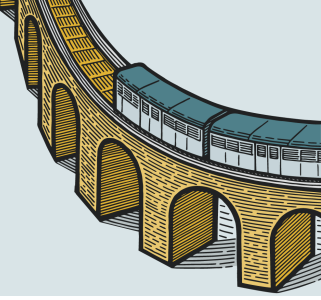
## Need for local policies on specialised housing and new accessible affordable housing:

- E.g. Brighton and Hove (Local Plan part 2) – DM 1 Housing Quality, choice and mix, DM4 Housing and accommodation for older persons



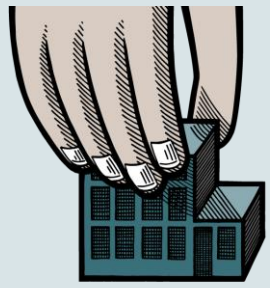


# Creating homes and communities to meet specialised needs and ensure health outcomes

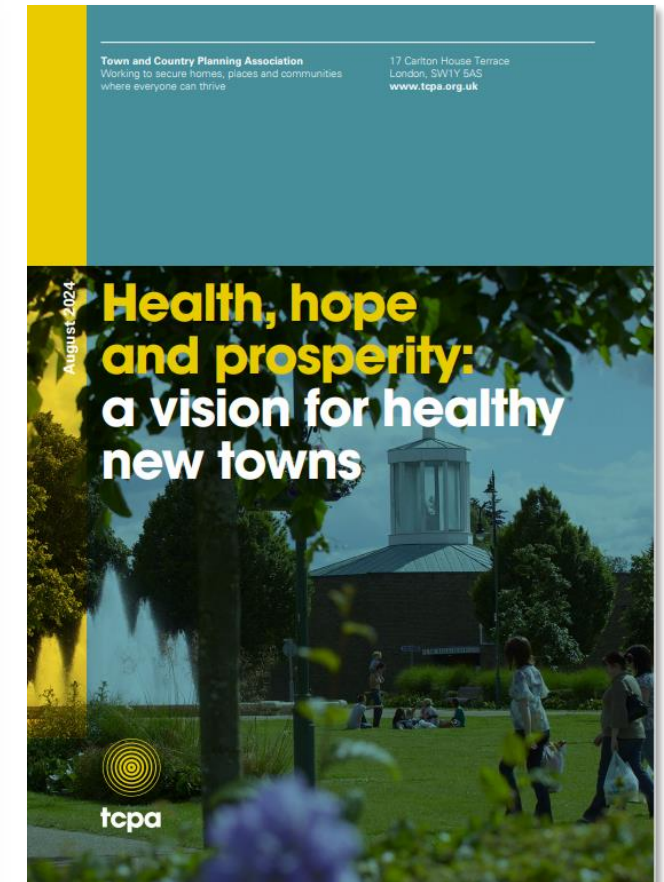
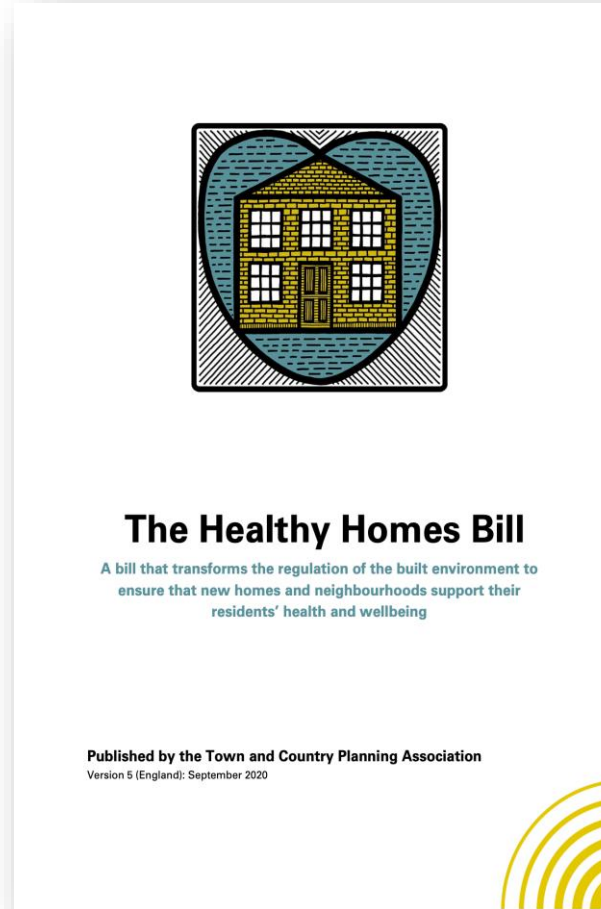


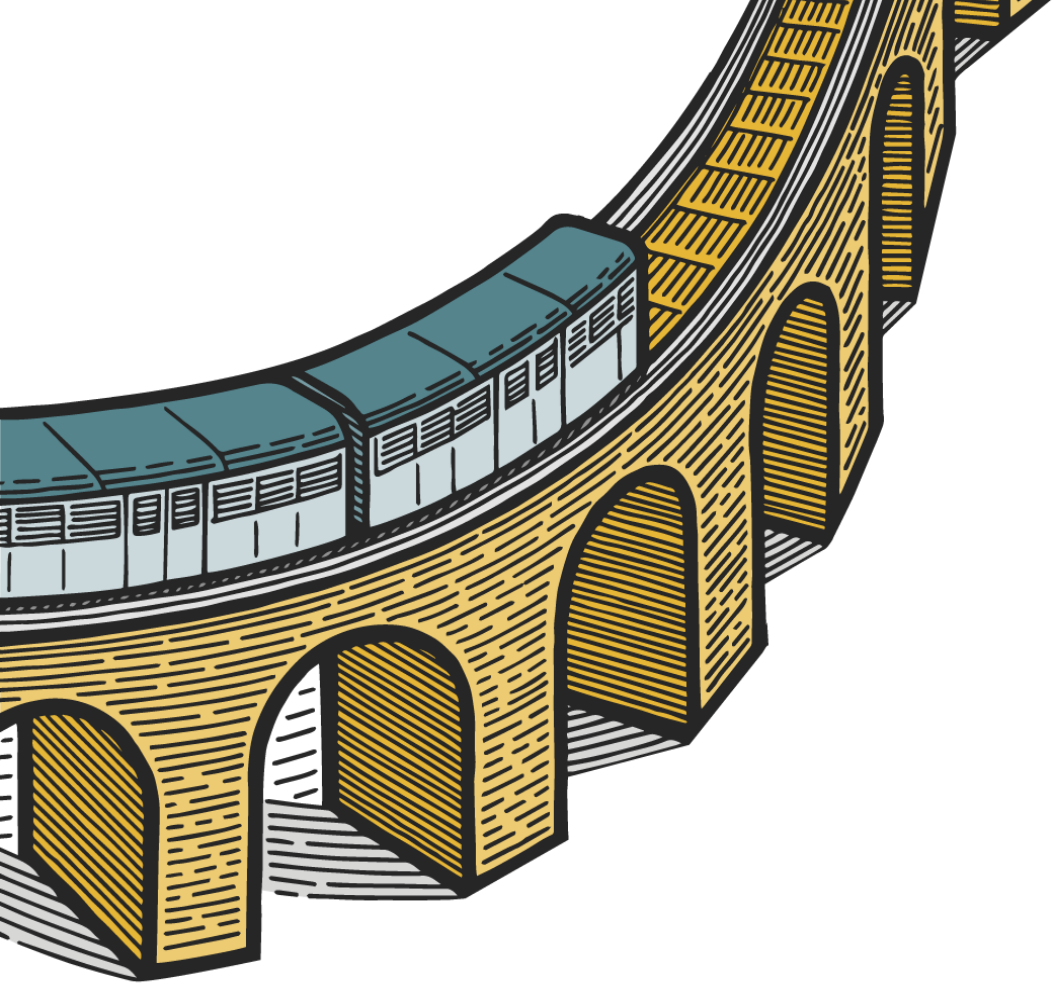
Oakfield, Swindon – designed to be an intergenerational community, 239 homes (30% affordable) by PRP with Metropolitan Workshop for Nationwide Building Society. PRP designed a range of intergenerational dwellings and an inclusive masterplan, suitable for all ages.

# National campaign: Clear and comprehensive housing standards



- Future national housing strategy
- Future NPPF (para 63 establishing housing need)
- Revoke PDR housing rules
- A clear vision for the next generation of healthy new towns and communities
- Healthy Homes Bill / amendment to Planning and Infrastructure Bill





# Find out more

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