

Making the case for care,
retirement and sheltered housing

LICHFIELDS

Care Capacity



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Carecapacity

Making the case for care, retirement and sheltered housing

Britain's population is ageing and the implications are wide-ranging. For the first time ever in the UK, the number of people aged over 65 exceeds those under the age of 16.

As the population profile changes, so do housing needs. This poses challenges and opportunities.

Local authorities approach older people's housing in a variety of ways. Whilst there is an increasing need to deliver housing for older people, this is often not fully recognised. This means that proposals for older people's housing can encounter obstacles in the planning system.



Retirement and sheltered housing needs in national planning policy

Local planning authorities should... assess their full housing needs... for all types of housing, including... the needs of older people
NPPF, para I59

Local planning authorities are required to consider the need for specialist provision that cover accessible and adapted housing... to support independent living for elderly people
Scottish Planning Policy, para I32

Local authorities must understand their whole housing system... they should ensure that development plan policies are based on an up-to-date assessment of the full range of housing requirements...
Planning Policy Wales, para 9.1.4

How Lichfields can help

Carecapacity helps developers assess the potential for older people's housing and presents the best possible case for development.

Carecapacity provides a helping hand through the planning system to assist the delivery of much needed housing for older people. We understand the unique nature of this type of development, the challenges faced in delivering such schemes and the ways to overcome them.

Carecapacity can identify and appraise sites. We provide a full range of planning services to help identify development opportunities, appraise their planning potential and define a strategy for promoting the site through the Local Development Plans process or a planning application. Carecapacity offers a package of tools that assesses the potential and then demonstrates the case for development by:

- Evaluating the need;
- Quantifying the benefits and impacts; and
- Enabling delivery.

The allocation of sites specifically to deliver housing for older people would reduce risk and protect sites for this use against market housing proposals. However, local authorities often fail to have clear strategies and allocations to deliver housing for older people.

Differences in types of provision can be subtle but the impacts on investment and delivery can be hugely significant. This means both developers and local planning authorities need up-to-date evidence in order to set clear strategies and make choices about delivering housing for older people.

Example outputs



Lichfields' mapping tools help clients identify the extent of provision of housing for older people in their area

Carecapacity toolkit

Assessing the potential

Using spatial analysis of the demographic structure of an area, together with an understanding of the existing provision of housing for older people, we identify areas of search for development sites. This analysis helps identify and appraise sites.

SERVICES OFFERED

- Site finding and appraisals
- Planning strategy
- Urban design and masterplanning
- Socio-economic analysis



Evaluating the need

Drawing upon our market-leading Headroom framework, the Carecapacity package includes a specific approach to objectively assessing the need for housing for older people. Our approach draws upon household and care need factors to identify likely future demand. This approach provides robust evidence of need.

SERVICES OFFERED

- Requirement for older person's housing (Headroom)



Carecapacity services



Quantifying benefits and impacts

To support the planning case, Carecapacity takes account of the wider social benefits of housing for older people, such as reducing social exclusion, releasing under-occupied homes for families and improving health and well-being, drawing upon our Evaluate framework.

SERVICES OFFERED

- Economic and social benefits (Evaluate)



Enabling delivery

Carecapacity can assess the economic viability of development, taking into account the implications of CIL liabilities, Planning Obligations (S106 / S75) and any developer contributions. This is a key area of consideration for care proposals, particularly where distinctions need to be made between Use Classes.

SERVICES OFFERED

- Viability assessment
- Section 75 and developer contribution advice
- Section 106 and CIL advice

Carecapacity in action

North Tyneside Quality Homes for Older People

Within four months, we secured planning permission for 26 high quality sheltered buildings.



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Slater Street, Middleport
Lichfields secured full planning permission for a residential and extra-care development at Middleport, Stoke-on-Trent.

Grove Farm Care Community, Monmouthshire
We presented a considered and articulate case promoting the site as Wales' first Care Village.



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Site Assessment Work
Using spatial analysis, Lichfields assessed existing care facilities against the client's business requirements.

Eight reasons to use Carecapacity

- 01 Gives developers and providers the practical advice to make clear choices about delivering housing for older people
- 02 Offers Local Planning Authorities up-to-date evidence to set clear deliverable strategies
- 03 Draws on market-leading expertise that we have developed through 50 years of planning advice
- 04 Employs a tried and tested package of tools and services
- 05 Tailored to reflect particular stages in the planning and development process
- 06 Transparent and easy to understand outputs, suitable for communicating with different stakeholder groups
- 07 Robust underlying assumptions apply best practice methodologies and the latest data
- 08 Innovative approach to reflect local challenges and opportunities



Lichfields has led the process from the outset and the Trust has been impressed by their professional approach.

Paul Brayson, Head of Capital Development, Northumbria Healthcare NHS Foundation Trust

Contacts

Speak to your local office or visit our website.

Bristol

Andrew Cockett
andrew.cockett@lichfields.uk
0117 403 1980

Cardiff

Gareth Williams
gareth.williams@lichfields.uk
029 2043 5880

Edinburgh

Nicola Woodward
nicola.woodward@lichfields.uk
0131 285 0670

Leeds

Justin Gartland
justin.gartland@lichfields.uk
0113 397 1397

London

Neil Goldsmith
neil.goldsmith@lichfields.uk
020 7837 4477

Manchester

Simon Pemberton
simon.pemberton@lichfields.uk
0161 837 6130

Newcastle

Michael Hepburn
michael.hepburn@lichfields.uk
0191 261 5685

Thames Valley

Daniel Lampard
daniel.lampard@lichfields.uk
0118 334 1920

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