



Housing for older people

Housing for older people comes in many different forms: nursing and residential care homes; 'extra care' housing; sheltered housing; co-housing; private retirement housing; housing that has been adapted; and an extension or annex to a family member's house. The Local Plan must plan for the right types of housing to meet the particular needs of older people in Lambeth whilst striking a balance with all the other types of housing need in the borough.

What you told us

- We should support specialist retirement housing to encourage older people to downsize to release larger family sized homes.
- There were mixed views on whether specialist housing providers for older people should be exempt from contributions to affordable housing.
- Semi-communal living is a way of preventing loneliness and isolation among older people which can reduce the burden on the health service and improve the quality of life for residents.

What our evidence tells us

- The population of older people in Lambeth is projected to increase over the next 20 years.
- We have a significantly higher proportion of older people in social rented accommodation when compared with national and London-wide averages.
- In June 2017 there were 809 places in residential care and 2,613 units of self-contained accommodation for older people in Lambeth.
- There is currently little specialist accommodation for older people available for sale or private rent in the borough.
- The new London Plan sets a benchmark of 70 units of specialist older persons accommodation (across all tenures) to be provided in Lambeth each year until 2029.





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Lambeth

What we are proposing to do

- Support the delivery of housing to meet specific needs, including those of older people.
- Cross-reference new London Plan policy that sets out specific requirements for specialist older persons' housing.
- Require developers of specialist older persons' housing to address the needs of people with dementia and other long-term health conditions in the design of their proposals.
- Encourage co-housing schemes for older people.
- Monitor delivery of older people's housing in Lambeth against the London Plan benchmark.

Your chance to shape Lambeth's future

Find out how to have your say on the Draft Revised Lambeth Local Plan at lambeth.gov.uk/draftrevisedlocalplan2018

Comments should be made between 22 October and 17 December 2018.

