



**Powys Replacement Local
Development Plan (LDP)
(2022-2037)**

Background Paper

Specialist Housing

March 2024



CONTENTS

1. Introduction.....	4
Aim	4
Structure	4
2. Context	5
Planning (Wales) Act	5
Well-being of Future Generations Act	5
Future Wales – the National Plan 2040	5
Planning Policy Wales, Edition 12 (February 2024).....	6
Welsh Government Local Housing Market Assessment Guidance (March, 2022).....	7
Powys Well-being Assessment (March 2022)	8
Powys Well-being Plan (June 2023)	9
Market Position Statement on Accommodation for an ageing population Powys County Council (March 2017).....	9
Older People’s accommodation choices for the citizens of Powys (August 2020).....	11
Population Needs Assessment, Regional Partnership Board (March 2022)	11
Assessment of the demand for specialist housing and accommodation for older people in Wales by the Housing Learning and Improvement Network (LIN) (January, 2020)	12
RTPI Housing for Older People Practice Advice (November 2022)	13
Housing for Ageing Population Panel for Innovation (HAPPI).....	14
3. Evidence of need for specialist housing	16
Accessible and adapted housing	16
Housing, care and support needs	18
4. Recommendations.....	21

TABLES

Table 1. Households registered on the common housing register in need of wheelchair accessible housing, by locality and maximum number of bedrooms required, March 2023	16
Table 2 Households registered on the common housing register in need of level access housing, by locality and maximum number of bedrooms required, March 2023.	17
Table 3: Number of households registered with ‘Homes in Powys’ with the primary household member of the age of 65 or over; assessed as in need and ready to move (band 1-3), by 1 st preferred housing market to live, by average number of bedrooms required, June 2024. Figures may not sum due to rounding.	18
Table 4 Existing specialist housing provision by accommodation type in Powys.....	18
Table 5 Existing provision by type of provision and community area.....	19

Table 6 Indicative existing and additional need for extra care accommodation 2016 - 2035, June 2018
..... 20

Table 7 forecasted additional need for supported housing, April 2022..... 20

1. Introduction

1.1 This background paper has been produced as part of the evidence base to support the Powys Replacement Local Development Plan (LDP). It focuses on the need for specialist housing to accommodate Powys' ageing population and people with disabilities.

1.2 Specialist housing is housing intended and designed for older people (in most cases for those over 55 or 60) or people with disabilities. It includes a range of different housing types including age restricted general market housing, accessible and adapted housing, sheltered housing, extra care housing, supported housing, residential care homes and nursing homes.

Aim

1.3 This paper looks at the evidence of need for specialist housing and makes recommendations as to the planning policy approaches that can be used to address these needs. It will inform the housing requirement, strategy, policies and allocations of the Replacement LDP.

Structure

Section 2 sets out the policy context for specialist housing.

Section 3 sets out the evidence of need for specialist housing in Powys.

Section 4 sets out recommendations for addressing specialist housing needs through the Replacement LDP.

2. Context

Planning (Wales) Act

2.1 This Act introduces a statutory purpose for the planning system in Wales. Any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as defined in the Well-being of Future Generations Act.

Well-being of Future Generations Act

2.2 The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development. It establishes seven well-being goals which are intended to shape the work of all public bodies in Wales, as follows:

1. A Prosperous Wales
2. A Resilient Wales
3. A Healthier Wales
4. A More Equal Wales
5. A Wales of Cohesive Communities
6. A Wales of Vibrant Culture and Thriving Welsh Language
7. A Globally Responsible Wales.

2.3 The Act also establishes the Five Ways of Working which public bodies need to demonstrate they have carried out in undertaking their sustainable development duty. These require consideration of involvement; collaboration; integration; prevention; and long-term factors. It also requires Local Planning Authorities to set Well-being objectives and have regard to Well-being Plans.

Future Wales – the National Plan 2040

2.4 Future Wales – the National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of Wales' communities.

2.5 The Plan explains that 'we are an ageing nation. Between 1998 and 2018, the proportion of the population aged 65 and over increased from 17.4% to 20.8% and the proportion of the population aged 15 and under fell from 20.6% to 17.9%. We will have 30.6% more people aged 65 and over, and 64.9% more people aged 75 and over by 2043.'

'Our society is ageing. We need to think about the type of homes in which we will live in the future; where they are; the social and healthcare services that will support us; and the type of places that we as an ageing population would like to live in.'

2.6 Responding to different needs is identified as a challenge and opportunity:

'Good quality affordable homes are the bedrock of communities and form the basis for individuals and families to flourish in all aspects of their lives. Future Wales provides evidence of the need for housing across Wales at both a national and regional level. This evidence demonstrates the need for a focus on increasing the delivery of social and

affordable homes. The Welsh Government is targeting its housing and planning interventions towards achieving this aim within the broader context of increasing supply and responding to different needs, including our ageing society and climate change.’

2.7 Future Wales adopts a four-regions approach, with the counties of Powys and Ceredigion forming the Mid Wales region. The majority of the Brecon Beacons National Park is also included in the Mid Wales region. The following Regional Growth Areas are identified for the Mid Wales Region, where development is expected to meet the regional housing, employment and social needs of Mid Wales

- The Teifi Valley, including Cardigan, Newcastle Emlyn, Llandysul and Lampeter;
- Brecon and the Border;
- The Heart of Wales, including Llandrindod Wells and Builth Wells;
- Bro Hafren, including: Welshpool and Newtown;
- Aberystwyth.

2.8 Future Wales requires the Mid Wales region to consider the needs of all residents, including older people and people with disabilities, and to plan for specialist housing provision:

‘Population change and ageing populations can impact on the balance of a community. The societal issues that drive these changes are wider than the planning system and are not easy challenges to address. The Welsh Government wishes to see Strategic and Local Development Plans in Mid Wales play a central role in shaping how rural communities can sustain themselves. Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing, employment and the provision of services. Local Development Plans should support and co-ordinate their decisions with those of economic policy-makers, health, education and other essential service providers. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for.’

Planning Policy Wales, Edition 12 (February 2024)

2.9 Planning Policy Wales (PPW) sets out the national land use planning policy of the Welsh Government. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales. It sets a presumption in favour of sustainable development and considers a Plan-led approach to be the most effective means of securing sustainable development through the planning system. It has a strong focus on promoting placemaking, which is considered instrumental to achieving sustainable places, delivering socially inclusive development and promoting more cohesive communities. Placemaking is deemed a holistic approach that “...*considers the context, function and relationships between a development site and its wider surroundings*” (page 14).

2.10 PPW explains that development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children.

Under the Active and Social Trends and Issues, the key issues in this theme include ‘assisting in the delivery of cohesive communities which will meet the needs and are accessible to all members of society, including older people.’

2.11 Planning authorities must clearly set out the housing requirement in their development plan. These requirements must be based on evidence and clearly express the number of market and affordable homes the planning authority considers will be required in their area over the plan period. Planning authorities should plan for a mix of market and affordable housing types to meet the requirement and specifically consider the differing needs of their communities; this should include the housing requirements of older people and people with disabilities.

2.12 Planning authorities should also identify where interventions may be required to deliver the housing supply, including for specific sites. There must be sufficient sites suitable for the full range of housing types to address the identified needs of communities, including the needs of older people and people with disabilities. In this respect, planning authorities should promote sustainable residential mixed tenure communities with ‘barrier free’ housing, for example built to Lifetime Homes standards to enable people to live independently and safely in their own homes for longer.

Welsh Government Local Housing Market Assessment Guidance (March, 2022)

2.13 In 2022, the Welsh Government published its new approach towards undertaking Local Housing Market Assessments. The approach involves a new LHMA tool, guidance and template.

2.14 This guidance supports local authorities on how to produce a Local Housing Market Assessment (LHMA) and to use the LHMA tool to estimate the number of additional housing units required by tenure, in the future.

2.15 Chapter 4 of the guidance considers the specific housing need requirements of the full diversity of households within a local authority to better support people to live well and with dignity, and to live independently for as long as possible.

2.16 The guidance advises engagement and consultation with social services staff to inform the understanding of need for specialist accommodation in the LHMA.

2.17 It is advised that the review of specific housing needs should be undertaken by following the steps below and involving the completion of the specific housing need templates within the LHMA template report:

Step 1 - Understanding of the evidence (statistics, research, national and local policy, and stakeholder consultation) and at what geography they will be required.

Step 2 - Gather the evidence to populate the standard templates.

Step 3 - Consultation with key stakeholders or gain bespoke data to address any evidence gaps in the specific housing need.

Step 4 - Analyse the data and outputs from the consultations to populate the templates.

Step 5 - Reflect any stakeholder feedback in the templates.

2.18 The guidance lists resources and organisations that can be used to better understand the specific housing need requirements in the area.

2.19 The research and evidence will need to satisfy the following five points:

- 1) Identifies the contribution that specific housing needs provision plays in enabling the full diversity of people to live well, with dignity and independently for as long as possible.
- 2) Identifies any shortfall in provision or where there is no or inadequate provision currently and the future level and type of provision required.
- 3) Considers evidence regarding property needs; housing, care and support needs; and locational / land needs.
- 4) Undertakes engagement and consultation with all appropriate stakeholders who represent the views of those people who this chapter may impact upon and reports on the findings of such consultation.
- 5) Gives due consideration to the provisions of the Equality Act (2010) and those with protected characteristics within the Act, and the Public Sector Equality Duty.

Powys Well-being Assessment (March 2022)

2.20 This assessment has been produced by the Public Service Board and focuses on the general needs of the population under four key themes:

- Social
- Economy
- Environment
- Culture

2.21 The assessment splits the county into 13 localities, centred around Powys' largest towns and their surrounding areas using boundaries set by the Office for National Statistics.

2.22 The assessment notes that Powys has an older age population than both the Welsh and UK average. Powys residents aged 65 and over make up 28% of our population (Welsh average is 21% and UK average is 19%). In the next 20 years, the older population will increase by 25.2%. Over the same period, the aged 80 and over population is expected to increase by 63.7%.

2.23 It goes on to talk about supporting people to live at home or providing suitable accommodation options. Older people in Powys are entitled to be supported in several accommodation settings, ranging between sheltered housing, extra care, or care homes.

2.24 In terms of accommodation, there are three main supported accommodation types in Powys – sheltered housing, care homes (residential or nursing) and extra care units. There are 29 care homes, 58 extra care units, and 2,710 sheltered homes in Powys. Two more extra care housing schemes are being developed at Neuadd Maldwyn, Welshpool to provide 66 care units and at Pont Aur, Ystradgynlais, which will have 41 units, 10 of which are new extra care apartments.

Powys Well-being Plan (June 2023)

2.25 The Powys Well-being Plan contains 3 local objectives and 3 well-being steps setting out what the Public Service Board wants Powys to look like in the future. It sets out the vision for a fair, sustainable and healthy Powys. The three well-being objectives which shape the work to achieve the vision are:

- People in Powys will live happy, healthy, and safe lives.
- Powys is a county of sustainable places and communities.
- An increasingly effective Public Service for the people of Powys.

2.26 Three well-being steps are identified:

- Responding to the Climate Emergency.
- Taking a whole systems approach to health weight.
- Shaping the future by improving our understanding of what matters to the people of Powys through evidence and insight.

2.27 LPAs have a duty to have regard to the Well-being Plan during LDP review and it forms a key part of the evidence base.

Market Position Statement on Accommodation for an ageing population Powys County Council (March 2017)

2.28 This document is a guide for providers about Powys' housing and care related services for older people, explaining the current situation and future requirements that older people in Powys have.

2.29 According to this Statement, 34,158 people are aged 65 and over in Powys and by 2036, this is predicted to increase by 38% to 47,1651. It goes on to say that 'there is a projected increase in the 75 plus range, with the 85 plus population more than doubling. This means that we need to plan ahead and ensure we have a market that offers good quality specialist housing that meets the needs of our citizens and enables them to live independently for as long as they can. We currently have insufficient accommodation choice to meet the projected demand. Improving accommodation choices should result in a reduced requirement for health and social care services.'

2.30 The Statement sets out some key principles:

- Choice of lifestyle and accommodation for all regardless of personal financial circumstances
- Accommodation that is appropriate and meets need.
- An environment that supports and enables lifestyle choice.
- Able to move to appropriate accommodation when the time is right.
- Living at home with your own front door in your community.
- Enable a real community of mixed ages, tenures and abilities.
- Well located accommodation with easy access to local amenities, services and transport.
- Accommodation developed and provided through partnership working.
- Future proofing new developments which are built to lifetime homes standards.
- To achieve the above with the best use of resources.

2.31 It also sets out the following outcomes that they want:

- Increase independence by improving our responsiveness to individuals' needs in their own home.
- Improved choices over accommodation, care and support that enables independent living for older people (within their own self-contained accommodation).
- Individuals will receive appropriate care and support in the right place at the right time, which will optimise their potential for recovery and recuperation.
- Mixed community developments supporting people with different levels of ability including different tenures.
- Reinvestment of resources into preventative services, offering a range of accommodation choices.

2.32 The following issues are identified:

- The current supply of accommodation available across the county is limited and there is a clear message from Powys citizens that they generally want to stay at home and therefore require alternative provision to residential care.
- Research suggests that inaccessible or inappropriate housing can significantly reduce the ability of people who have ill-health or a disability to lead, good quality lives and in many cases is a direct contributor to unnecessary entry into long-term care.
- Home ownership is high so any developments need the opportunity for people to purchase as well as rent.
- A percentage of newly built sheltered and extra care need to be 2 bedroom and be considerate of physical and sensory disability.
- Poor housing can trigger problems of anxiety, stress, depression, respiratory disease which may develop more quickly into a chronic or life threatening illness amongst older people. Information is required from the market in respect of the quality of housing in Powys.
- 83% projected increase in dementia requires appropriate new housing solutions to meet demand for quality, joined up housing and care.

2.33 The Statement looks at the local picture across Powys by splitting the County into 7 community areas to help better understand differences in supply and demand.

2.34 Engagement has taken place with people aged 50 or over and providers, organisations and members to identify views on what is needed.

2.35 The Older Person's Perspective expressed:

- the need for mixed housing tenures (35% would prefer to own their own home).
- provide more bungalows.
- need to feel safe and secure.
- located near local amenities and groups.
- variety and choice.
- warden's service.

2.36 The Provider's perspective expressed:

- the need to ensure people live and feel safe in their own homes for as long as possible – avoiding care homes unless absolutely necessary.
- the need for more 2-bedroomed ground floor accommodation.
- low maintenance long-term housing that will suit changing needs.
- good access to services (GP / bus stop).

- suitable housing that older people can own as many people would prefer this.
- dementia-friendly communities that will support the carers of those with dementia.
- communities where older people live together and support one another.

2.37 The statement explains that the current care provision is no longer suitable and other options need to be explored such as specialist housing with and without care, sheltered housing and/or extra care, to support people to live independent lives and remain in the community of their choice.

Older People's accommodation choices for the citizens of Powys (August 2020)

2.38 The aim is for older people to have suitable choice of living in local accommodation that meets their needs. Powys provides 1,140 residential care beds across the County. Extra care housing is designed with the needs of frailer older people in mind and with varying levels of care and support available on site. The Integrated Commissioning of Care Homes will review existing residential care for older people to make sure there is enough residential and nursing care for the Powys current population and future generations. This will be based on the market analysis of requirements and that longer term they want to offer more choice.

2.39 People who live in extra care housing have their own self-contained homes, their own front doors. The first extra care scheme in Powys is at Llys Glan yr Afon in Newtown. A further two schemes are under development at Welshpool and Ystradgynlais and being part funded by Powys County Council and Welsh Government funding. The plan is to reorganise and modernise long-term care through developing extra care and by making best use of older people's accommodation.

Population Needs Assessment, Regional Partnership Board (March 2022)

2.40 This assesses the care and support needs in Powys and is a joint exercise undertaken by Powys Teaching Health Board and Powys County Council in partnership with the third and independent sectors, overseen by the Regional Partnership Board.

2.41 This Assessment aims to provide a focused view of current and future health and social care needs in Powys from three key perspectives:

1. Identifying existing and future care and support needs (including the needs of carers)
2. Looking at the services and assets available to meet those needs
3. Identifying actions required to address any gaps in services or unmet needs

It looks at need in this way across eight core themes:

1. Children and young people
2. Older people
3. Health
4. Physical disabilities and sensory impairment
5. Learning disability and autism

6. Mental health

7. Carers who need support

8. Violence against women, domestic abuse, and sexual violence

2.42 According to Welsh Government population figures, 27% of Powys residents are aged 65 and over which is significantly higher than the Welsh average of 21% and UK average of 19%. In the 65 and over age group, this population age band has seen an increase between 2010 and 2020 of 23%. This age group is projected to increase by 25% by 2043. The aged 80 and over age group has seen the largest increase in Powys over the last 20 years with a 53% increase. This age group is projected to increase by 63% by 2043.

2.43 The aim is to support older people to live independent lives by supporting people to live at home or providing suitable accommodation options. It is recognised that there are challenges for independent living, especially isolation and loneliness, with extra challenges in rural areas. Approximately two thirds of older people are being supported in their own homes.

2.44 In terms of accommodation, there are three main supported accommodation types in Powys – sheltered housing, care homes (residential or nursing) and extra care units. There are 29 care homes, 58 extra care units, and 2,710 sheltered homes in Powys. Two more extra care units are being developed at Welshpool to provide 66 care units and at Ystradgynlais, which will have 41 units.

2.45 In Powys, 35.67 people per 1,000 of the population are recorded as having a physical disability. There are 401 people on the register for a learning disability, 94% of which are living within their communities. 15% are living in their own home, 34% are living with parents or family, 0.5% are living in foster homes, 45% are living in lodgings and supported living, and 5% are in a local authority residential accommodation. In terms of supported housing, there are 188 placements in county and 18 placements out of county, with 27 placements in residential care in county and 87 placements out of county. According to the demand forecast in the Powys Accommodation and Support Delivery Plan for 2021-2026, the demand is as follows:

Welshpool – 15

Newtown – 18

Llandrindod Wells – 12

Brecon – 16

Ystradgynlais – 11

Total – 72

Assessment of the demand for specialist housing and accommodation for older people in Wales by the Housing Learning and Improvement Network (LIN) (January, 2020)

2.46 This report identifies current provision of and future demand to 2035 for different types of specialist housing and accommodation for older people. It uses the 'Strategic Housing for Older People' model, SHOP@4 to estimate future demand for specialist housing

and accommodation for older people. It estimates the demand for specialist housing and accommodation for older people, for each local authority to 2035.

2.47 The specialist housing and accommodation services covered by this demand assessment are defined as:

- Housing for Older People: contemporary sheltered housing and age-designated housing for social rent and retirement housing for sale. This will include schemes with on-site staff support, those with locality-based support services and schemes with no associated support services.
- Housing with Care: includes extra care housing for social rent and extra care housing for sale (often called 'assisted living' in the private sector), with 24/7 care available on-site.
- Residential care: residential accommodation together with personal care, i.e. a care home.
- Nursing care: residential accommodation together with nursing care i.e. a care home with nursing.
- 'Step up' is an intermediate care function to receive patients from home/community settings to prevent unnecessary acute hospital admissions or premature admissions to long term care. 'Step down' is an intermediate care function to receive patients from acute care for rehabilitation and to support timely discharge from hospital.

2.48 This is a desktop exercise using secondary data to produce high level estimates of future demand for specialist housing and accommodation for older people. Therefore, this assessment should be treated as a guide to future demand for specialist housing and accommodation for older people.

2.49 In summary the Report indicates that the estimated net requirements for Powys to 2035 are:

- Housing for older people: 893 units of which 581 for rent and 313 for sale.
 - o Of the 581 units for rent, approximately 50% (291) age designated social housing and approximately 50% (291) contemporary sheltered housing.
- Housing with care: 206 units of which 134 for rent and 72 for sale.
 - o Approximately 3% of these rented housing with care units (4) are suggested for use as step up/step down units.
- Residential care: ±0 beds.
- Nursing care: 440 beds.

RTPI Housing for Older People Practice Advice (November 2022)

2.50 This practice advice by the Royal Town Planning Institute demonstrates how the planning system can enable the development of accessible, well-maintained, and affordable homes in locations that provide access to essential local services and opportunities for social connections.

2.51 It also outlines key principles for how professionals from all parts of the older people's housing sector – town planning, housing, adult social care, registered housing providers and specialist housing developers - should work collaboratively to provide the best outcomes for older people.

2.52 It sets out the following principles for delivering housing for older people:

Partnership – take a collaborative, joined up approach to delivery and management. This can take many forms, from early consultation with housing and social care colleagues when drafting the local plan.

Strong policies – include measurable policies in plans and strategies. The local plan and housing strategy should contain strong measurable policies that align with each other and wider corporate objectives.

Evidence – back up policies with a good evidence base. To meet the scrutiny of the local plan inquiry, the policies need to be supported by a strong evidence base. By working collaboratively with other sectors, for example commissioning research, the evidence can be strengthened.

Engagement – understand what local residents want and need. Qualitative data on the views of local people is important when planning future housing. Older people need to be fully engaged in the planning of older peoples' housing for it to meet their needs. Engagement in the development process promotes confidence in the quality of the housing, encouraging older people to downsize into specialist housing before they reach a crisis point. Confidence is further enhanced by industry standards like the ARCO Consumer Code.

Accessible – homes should conform to HAPPI principles or meet the M4(2) 'accessible and adaptable dwellings' standards and are built within accessible neighbourhoods. Houses for older people must conform to national guidelines on accessibility, Part M Building Regulations and BS 8300. They must also be built in accessible locations that give people the ability to age in place. Easy, safe access to local shops and services can help people to remain independent. The principles of the 20-minute neighbourhood apply when locating housing for older people.

Equitable – housing for older people should be affordable for all. There needs to be a supply of older people's housing across tenures, affordability and location, that is inclusive and meets the needs of diverse backgrounds to reduce inequalities.

2.53 The document includes case studies to demonstrate how these principles can be put into practice and presents options around the tools and approaches that can be used to ensure plans, decisions and places work towards meeting the housing needs of older people.

Housing for Ageing Population Panel for Innovation (HAPPI)

2.54 HAPPI was commissioned by the Homes and Communities Agency, on behalf of the Communities and Local Government and the Department of Health to consider how best to address the challenge of providing homes that meet the needs and aspirations of the older people of the future. Their report recommends the following for the design of housing for older people:

- New retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts.
- Care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces.

- Building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants.
- In the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed.
- Building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence, and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'.
- In all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities - perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families.
- In giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter.
- Homes are energy-efficient and well insulated, but also well-ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys.
- Adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier.
- Shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

3. Evidence of need for specialist housing

3.1 The Local Housing Market Assessment (LHMA) is a fundamental part of the evidence base for the Replacement LDP. The assessment provides an estimate of the overall housing need. Every five years, local authorities are required to rewrite their LHMA and refresh their LHMA once during that five-year period (between years two and three). The draft LHMA for Powys 2022 includes a section on specific housing need requirements, which covers a range of different housing needs.

Accessible and adapted housing

3.2 This includes dwellings that meet the needs of people with a limited mobility and/or dexterity, users of wheelchairs and people with a disability. Most of the provision will be met by adapting existing dwellings for all tenures to meet the assessed needs of the occupants, regardless of tenure.

3.3 New build dwellings provided by social housing providers meet the lifetime home standard, to future proof if needs of the occupants change in the future. Social housing providers also provide several new built wheelchair accessible dwellings.

3.4 The Census 2021 data shows that one in five persons is limited in their day-to-day activities due to long term health issue or disability.

3.5 The common housing register gives the option for households to indicate they need accessible social housing. In March 2023, there were 99 households in housing need that indicated they need wheelchair accessible housing. Table 1 below sets out this need by locality.

Table 1. Households registered on the common housing register in need of wheelchair accessible housing, by locality and maximum number of bedrooms required, March 2023

	1	2	3	4	5	Total
Brecon	3	8				11
Builth and Llanwrtyd	1	4				5
Crickhowell	1	2		1		4
Hay and Talgarth	2	2				4
Knighton and Presteigne	2	1		1		4
Llandrindod and Rhayader	1	3	3		1	8
Llanfair Caereinion	1	4				5
Llanfyllin		1	1	1		3
Llanidloes		3		1		4
Machynlleth	2	2				4
Newtown	1	11	8	4	1	25

Welshpool and Montgomery	2	10	4	1		17
Ystradgynlais	1	3	1			5
Grand Total	17	54	17	9	2	99

3.6 In addition to wheelchair accessible housing, there are 668 households that indicate they need level access social housing. Table 2 below sets out this need by locality.

Table 2 Households registered on the common housing register in need of level access housing, by locality and maximum number of bedrooms required, March 2023.

	1	2	3	4	5	Total
Brecon	33	33	3	2	0	71
Builth and Llanwrtyd	4	20	2	2	0	28
Crickhowell	13	21	3	0	0	37
Hay and Talgarth	9	16	2	0	0	27
Knighton and Presteigne	19	13	1	0	0	33
Llandrindod and Rhayader	21	32	4	2	0	59
Llanfair Caereinion	0	19	0	3	2	24
Llanfyllin	8	17	1	1	0	27
Llanidloes	7	32	5	1	1	46
Machynlleth	8	20	0	0	0	28
Newtown	26	77	10	10	1	124
Welshpool and Montgomery	42	76	13	4	0	135
Ystradgynlais	14	11	4	0	0	29
Grand Total	204	387	48	25	4	668

3.7 In 20% of households registered on the Common Housing Register in bands 1-3, the primary household member is 65 years of age or over. Table 3 shows how this percentage varies across the localities and is at its highest in the Llanfair Caereinion locality at 42%.

Table 3: Number of households registered with 'Homes in Powys' with the primary household member of the age of 65 or over; assessed as in need and ready to move (band 1-3), by 1st preferred housing market to live, by average number of bedrooms required, June 2024. Figures may not sum due to rounding.

	1 bed	2 beds	3 or more beds	total	% 65+ age of all age groups
Brecon	34	20	-	54	26%
Builth and Llanwrtyd	11	9	-	19	32%
Crickhowell	11	13	1	24	34%
Hay and Talgarth	8	7	-	14	18%
Knighton and Presteigne	17	8	-	24	27%
Llandrindod and Rhayader	22	10	-	32	18%
Llanfair Caereinion	11	9	-	19	42%
Llanfyllin	9	6	-	15	23%
Llanidloes	18	21	1	39	31%
Machynlleth	11	12	-	22	24%
Newtown	29	27	1	56	11%
Welshpool and Montgomery	37	36	1	73	23%
Ystradgynlais	2	2	-	3	2%
Powys	215	176	3	394	20%

Housing, care and support needs

3.8 According to information within the Population Needs Assessment, there are three main supported accommodation types for older people in Powys – sheltered housing, care homes (residential or nursing) and extra care units. Table 4 below sets out the existing number per accommodation type.

Table 4 Existing specialist housing provision by accommodation type in Powys

Accommodation type	Existing number
Care homes	29
Extra care units	58
Sheltered homes	2,710

3.9 According to data within the Market Position Statement, existing provision varies across the communities of Powys. There are care homes in all localities apart from within the Llanfair Caereinion locality. 48 extra care units are located in Llys Glan yr Afon, Newtown and 10 extra care units are located in Bodlondeb, Llanidloes. Table 5 is based on figures set out within the Market Position Statement.

Table 5 Existing provision by type of provision and community area

Community area	Residential beds per 1,000 of the 75+ population	Nursing beds per 1,000 of the 75+ population	Number of care homes	Number of extra care units per 1,000 of the 75+ population	Number of sheltered housing units per 1,000 of the 75+ population
Llanfyllin, Welshpool and Montgomery	8	12	5	0	115
Machynlleth	25	0	2	0	132
Newtown, Llanfair Caereinion and Llanidloes	16	9	4	19	130
Knighton and Presteigne	3	0	2	0	83
Llandrindod and Rhayader, Builth and Llanwrtyd	35	7	6	0	97
Brecon, Hay and Talgarth, Crickhowell	17	20	8	0	144
Ystradgynlais	29	27	4	0	218

3.10 In terms of planned provision, two more extra care units are being developed at Welshpool to provide 66 care units and at Ystradgynlais to provide 41 care units, which will total 107 extra care units. Further schemes are also being planned in Machynlleth and Builth Wells.

3.11 The council's "Accommodation for an ageing population" of 2018 estimated the additional need for extra care accommodation until 2035. Table 6 sets out need by community area.

Table 6 Indicative existing and additional need for extra care accommodation 2016 - 2035, June 2018

Community area	Need	Committed or provided, April 2023	Remaining need
Llanfyllin, Welshpool and Montgomery	116	66	50
Machynlleth	25	0	25
Newtown, Llanfair Caereinion and Llanidloes	106	48	58
Knighton and Presteigne	44	0	44
Llandrindod and Rhayader, Builth and Llanwrtyd	90	0	90
Brecon, Hay and Talgarth, Crickhowell	118	68	50
Ystradgynlais	45	41	4
Powys	544	223	321

3.12 The council is reviewing the need for an ageing population through extra care and housing suitable for older people.

3.13 The council is also reviewing the needs for supported housing for people with a learning disability and/or autism spectrum disorder, and the needs of young people coming out of the care system. Support needs can be permanent or temporary to enable people to live without support afterwards.

3.14 In September 2022, there was provision of 264 accommodation units or bedspaces for people with learning disabilities, neuro-diverse and neurodevelopmental conditions. 89 of these are outside of Powys.

3.15 In April 2022 social services forecasted need for supported housing as per Table 7:

Table 7 forecasted additional need for supported housing, April 2022.

Area	units
Welshpool area	15
Newtown area	18
Llandrindod Wells area	12
Brecon area	16
Ystradgynlais area	11
Total	72

4. Recommendations

4.1 It is recommended that the Replacement LDP:

- Enables specialist housing provision for older people and those with disabilities.
- Includes a strategic policy supporting provision of special housing to meet the needs of older people and those with disabilities.
- Includes a detailed policy for assessing specialist housing developments.
- Promotes the use of Lifetime Homes Standards in new build developments by requiring a proportion of the open market element of market developments to meet Lifetime Homes Standards.
- Considers identifying allocations for specialist housing in sustainable locations.