

# Place-Shaping for Older People

Tobin Stephenson

# Place-shaping - Not just for Planners

- Local Authorities have the responsibility, teams and expertise to influence place-shaping.
- Mostly delivered through specialist teams including planners.
- But there is opportunity for others to get involved.
- Adult Social Care in Central Bedfordshire Council identified this opportunity and grasped it.
- This is enabling us to get upstream of demand in a creative and positive way.
- We wanted to place-shape in a way that enabled older people to live in their communities for longer and avoid residential care.

# Evidenced and Expressed

## Phase 1

- 2017 – Commissioned research and delivered a report.
- This provided the evidence-base locally.

## Phase 2

- Created a Market Position Statement based on the evidence:
  - Clear statement of requirements
  - Clear articulation of our commitment
  - Including the delivery of 6 Independent Living Schemes (Extra Care)

[Research](#)

[MPS](#)

# Direct

We can't do it all. We shouldn't try to do it all.

We had evidence to support a market for 6 large Independent Living Schemes – a mix of Affordable Rent and Shared Ownership.

We had a need to replace 7 outdated Council Care Homes.

We needed more short-stay accommodation for respite and reablement.

We focus our energy on these.



Priory House,  
Dunstable. CBC

Greenfields,  
Leighton Buzzard.  
Inclusion housing



All Saints View,  
Houghton Regis.  
CBC

Chamomile Gardens,  
Biggleswade. Grand  
Union Housing Group



Name TBC,  
Flitwick. CBC



# Learning

Each scheme built teaches us something to take to the next one.

Other priorities are incorporated. Quality is revisited.

Latest scheme in Flitwick includes:

- Inside/Outside design
- 9 public and private gardens/green spaces (using upper levels too)
- PassivHaus (likely to be the largest PassivHaus building in the UK)
- A Community Development workstream

# Indirect

The Market Position Statement encouraged investment by developers into older persons housing.

Uptake was slow.

As part of discussions with planners, and with the benefit of our evidence base, we secured the inclusion of friendly policies in the new Local Plan.

# Policy H3

## Policy H3: Housing for Older People

All development proposals for 100 dwellings or more will be required to provide bungalows, level-access accommodation or low-density flats for older people as part of the mix of housing required by Policy H1, unless an alternative approach can be demonstrated to be more suitable having regard to site suitability or viability constraints.

On larger sites of 300 units or more, the provision of an Extra Care Facility will be required, unless an alternative approach can be demonstrated to be more suitable having regard to site suitability or viability constraints. Extra care schemes will be restricted by S106 to ensure that the occupants are those in need of care and support in perpetuity



# Conclusion

- Place-shaping in our area supports older people to live in their communities for longer.
- Using a combination of DIY and market influencing.
- High-quality is increasingly built in e.g. PassivHaus.
- Consideration of in-use by community as well as the buildings gives the best chance for our new places to be a success.