

## **Housing supply and delivery**

Guidance on 5 year housing land supply and Housing Delivery Test.

### **How can authorities count older people's housing in the housing land supply?**

Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market. Further guidance is set out in [Housing for Older and Disabled People](#).

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## **Housing for older and disabled people**

Guides councils in preparing planning policies on housing for older and disabled people.

### **Why is it important to plan for the housing needs of older people?**

The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is [projected to double to 3.2 million](#). Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.

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### **What factors should decision makers consider when assessing planning applications for specialist housing for older people?**

Decision makers should consider the location and viability of a development when assessing planning applications for specialist housing for older people. Local planning authorities can encourage the development of more affordable models and make use of products like shared ownership. Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.

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