

**SUMMARY of an INITIAL DESKTOP REVIEW  
for PROPOSED PROVISION TO MEET HOUSING & CARE NEEDS  
in HUTTON RUDBY, NORTH YORKSHIRE**

**29<sup>th</sup> May 2020**

---

**A. Introduction**

This note summarises the findings and recommendations of an Initial Desktop Review dated 26<sup>th</sup> May 2020 as prepared for Broadacres Housing Association and Mulberry Homes Yorkshire Ltd.

The recommendations were based on both the responses to the Housing Needs Survey (HNS) carried out by Broadacres Housing Association in January 2020 and the subsequent data analysis carried out in the Initial Desktop Review (IDR) during May 2020.

**B. Housing Needs Survey outcomes**

The HNS responses identify a clear demand for new homes in Hutton Rudby to meet the housing needs and preferences of existing local residents, particularly to enable older owner occupiers to downsize - which would make existing larger family homes available to meet the needs of younger local households.

In addition, there is also demand for both more affordable tenure homes and specific housing types which not only enable ageing in place (delaying or even avoiding a subsequent move to a carehome) but also meet current care or mobility needs. Finally, the diversity of demand warrants consideration of both a self build offer and live / work provision within new homes, such as a dedicated home office / studio.

**C. Gaps in provision identified by the Housing Needs Survey and Initial Desktop Review**

The following gaps in provision emerge from the HNS and IDR processes:

- i. Due to Hutton Rudby's location near the intersection of multiple local authorities, it's likely catchment area is considered to extend beyond Hambleton into the adjoining Middlesbrough and Stockton-on-Tees areas. Our catchment calculations incorporate a relatively high allowance of 7.5% for inward migration due to the relative attractiveness of Hutton Rudby and this is intended to incorporate movement from Redcar & Cleveland.*
- ii. The supply and demand analysis has identified a current under supply of age restricted units for all tenures within the Hambleton part of the catchment for Hutton Rudby – demand for which will grow significantly over the next 20 years due to the catchment's ageing population.*

- iii. *The supply & demand analysis identified a current under supply of beds for dementia care and residential care, and the demand for all types of care beds is forecast to grow over the next 20 years, largely due to the very large increase in the number of people who are in the 85+ age group - noting that specialist / supported housing which maintains individual capabilities, autonomy and control is now a proven alternative to the institutional residential care model of provision.***
- iv. *While the numbers of those with higher care & health needs in the 18-64 age group are forecast to remain similar or even fall, their expectations and lifestyles are different to those of their older peers and there will still be changes in their needs as they age, again there is no specialist / supported housing provision in Hutton Rudby that would be suitable for their needs.***
- v. *The Housing and Economic Development Needs Assessment prepared for Hambleton District Council dated June 2018 set the Objectively Assessed Need for new housing across the district at 315 new homes per annum until 2035 and within that total there is a requirement for 68 new homes per annum of housing suitable for older people, i.e. 247 of the annual target housing delivery rate is for general needs / all age housing.***
- vi. *The Site Selection process undertaken by the District Council will have apportioned annual housing delivery across the available sites, rather than solely allocating housing delivery according to localised demand, therefore proposed development in many areas will be mismatched with actual demand in that area.***
- vii. *Hambleton District Council's 'Size, Type and Tenure of New Homes' Supplementary Planning Document (SPD) dated September 2015 precedes our work in identifying the need to respond to an ageing population, under occupation and high houseprices with a wider choice of housing types and tenures, specifically smaller units to enable downsizing and reflect reducing household sizes, promoting the inclusion of bungalows.***
- viii. *The Hambleton SPD also recognised the importance of new owner occupied purpose built housing provision for older people who are ineligible for social housing, while promoting increased choice through a variety of tenure offers.***
- ix. *Finally, the Hambleton SPD highlighted the potential of the Hub & Spoke model of Extra Care development to both provide a wider variety of unit types and meet a wider range of needs, including those of younger people.***

#### **D. Recommended development type**

The recommended response to the findings of the Hutton Rudby Housing Needs Survey and Initial Desktop Review is higher functionality new housing, based on Lifetime Homes principles and compliant with Building Regulations M4(2).

This type of housing is able to meet a wide range of preferences and needs, it is both more flexible and has wider appeal than is typical for new age restricted / specialist housing developments, and is not subject to rigid occupancy restrictions based on age or care need.

Developing new housing which complies with Lifetime Homes &/or HAPPI standards and Building Regulations M4(2) creates a valuable additional choice for both older people to age in place and younger people with mobility, support, care or health needs who wish to live in the community, subject to the availability of care and support services which enable people to maintain independent living.

#### **E. Recommended development scale**

In terms of quantum, the supply and demand assessment identified a current unmet demand of 340 units for age restricted housing in the Hambleton part of the catchment, however it is inadvisable to attempt to meet this demand in one scheme. Adopting the Lifetime Homes approach would have the twin benefits of meeting both part of this demand and the demand for general needs/all age housing in Hutton Rudby identified by the Housing Needs Survey.

The scale of achievable development would then arise from the adopted housetype mix and developable site area rather than from a calculated target figure. We understand that the two areas of land at Embleton Farm and south of Paddocks End have a total site gross area of circa 17 acres, therefore the net developable area could be approximately 11 acres and this could yield a multi tenure housing scheme of anywhere between 100 and 125 units depending on what mix of housetypes and self build plots were incorporated.

Based on the combined outcomes of the Housing Needs Survey and the analysis in this report, we consider that there is sufficient demand for a multi tenure Lifetime Homes scheme of between 100 and 125 units in Hutton Rudby, and this demand will increase substantially over the next 20 years.

However, the choice of development type and scale will also be dependent on other factors, including the client's capabilities and preferences, funding arrangements and each site's specific planning situation.

Finally, note that while the supply and demand assessment identified a current unmet demand for 515 care beds in the Hambleton part of the catchment, it is considered that the adoption of a housing based alternative such as Lifetime Homes is more appropriate in this location as it can offer an equivalent care & support capability to the institutional model of a residential care home but with proven advantages to residents in terms of maintaining their independence, capabilities, autonomy, dignity, health and wellbeing. In addition, the combination of a domiciliary care service as part of the Lifetime Homes model should be far more resilient and sustainable in this location than a traditional care home, avoiding the operational challenges that many rural care homes have been faced with.

---

**END**