



**BRENT LOCAL PLAN
ADDENDUM ON POLICY BH8 (OLDER PERSON'S HOUSING)**

Policy BH8 indicates that the Council will seek provision of an element of housing for older people on larger developments, as follows:

"To support achieving the London Plan annual benchmark monitoring provision target of 230 dwellings per annum the council will require provision of specialist older people's accommodation in the following circumstances:

a) Within all Growth Areas except South Kilburn developers will be expected to work together to identify sites on which as a minimum 10% of all the Growth Area's additional dwellings over those which already have planning permission will be delivered as specialist older people's accommodation;

b) Elsewhere, sites with a capacity of 500 or more dwellings."

The Viability Study tests the viability of older person's housing and this is shown to be viable in most cases. The imposition of housing for older people within a larger scheme exceeding 500 units will therefore not adversely affect the viability of the wider scheme. However, the policy will need to be applied flexibly as care scheme providers have certain requirements in terms of 'critical mass' and a crude 10% apportionment of units may result in a number of units that does not fit with their operating model. For example, a scheme of 500 units would result in a requirement for 50 units for older people, which would be the size of scheme typically provided by retirement living providers, including McCarthy & Stone and Churchill. C2 care village providers may require a larger number of units to deliver a scheme that is of sufficient scale to sustain the range of services provided, including the care function.

BNP Paribas Real Estate
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