



HOUSING WITH CARE STRATEGY

► Overview of the Forest of Dean





1. Overview of the Forest of Dean

The modelled demand for future developments of housing with care in the Forest of Dean has highlighted an additional requirement as detailed in **Table 1**.

Table 1: Modelled demand for housing with care

| Housing with care model | Extra care owned by 2041 | Extra care affordable rent by 2041 | Supported living by 2035 |
|---------------------------|--------------------------|------------------------------------|--------------------------|
| Additional units required | 181 | 0 | 20 |

Future developments of housing with care in the Forest of Dean need to consider the specific challenges and opportunities that delivering housing with care in the Forest of Dean presents:

- The Forest of Dean has a population of roughly 85,957¹ spread over an area of 226 square miles.² The district takes its name from the Forest of Dean itself, which forms a large part of the district and is the largest landscape feature. As well as the forest, the main geographical influences are the Severn Estuary and the Wye Valley, all of which are natural boundaries but also barriers to development. The district is adjacent to Wales and the West Midlands. Although some parts are closest to Gloucester, other parts are closer to Bristol, Newport and Hereford.
- The Forest of Dean is made up of 27 wards.³ **Appendix 1** provides a breakdown of ONS population data; current levels of domiciliary care funded by Gloucestershire County Council (GCC); residential/nursing care; extra care and supported living at ward level.⁴
- The Forest of Dean Core Strategy (FoDCS) indicates that the majority of growth within the district is likely to be planned in and around Bristol, Newport and Cardiff. The regeneration of the four major towns; Cinderford, Coleford, Lydney and Newent, is central to the FoDCS. This is further detailed in the emerging Local Plan for the Forest of Dean which will replace the FoDCS in due course.⁵

¹ <http://www.ons.gov.uk/filter-outputs/f7fa67bf-132c-4491-a960-1701d6caebce>

² https://www.cheltenham.gov.uk/info/4/about_the_council/839/cheltenham_borough_by_numbers

³ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/wardlevelmidyearpopulationestimatesexperimental>

⁴ <https://www.fdean.gov.uk/media/szpzpxj/core-strategy.pdf>

⁵ <https://www.fdean.gov.uk/planning-and-building/planning-policy/emerging-local-plan/emerging-local-plan-issues-and-options/>

- 24.4% of the population of the Forest of Dean is of state pension age and over.⁶ The old age dependency ratio in the district is 415 (the ratio of the number of people of pensionable age and over, per 1,000 people aged 16 years to state pension age), the second highest in Gloucestershire after the Cotswolds, reflecting the growing older population.⁷ This has implications for the structure of communities, places demand on housing, health and public services and impacts on the availability of care providers in the district.

As a statutory planning consultee, proposals for specialist older people accommodation will only be supported by GCC and Gloucestershire Clinical Commissioning Group (GCCG) if it:

- a) Meets an identified need
- b) Aligns to the aims and objectives of the Housing with Care Strategy

These requirements will be updated to reflect any additional requirements in the emerging Local Plan for the Forest of Dean.

In the Forest of Dean the largest proportion of residents are classified as Comfortable Communities.⁸ This means they are middle-of-the-road Britain, generally owner occupiers of average value properties. **Diagram 1** shows the Indices of Multiple Deprivation for the Forest of Dean. The Forest of Dean is the second most deprived district in Gloucestershire, after Gloucester City for overall deprivation, and ranks 143 out of 317 English authorities.⁹ This is a continuing deterioration, with the district ranked 155 in 2015 and 186 in 2010.¹⁰ The Forest of Dean has an extensive regeneration programme which will contribute positively to reducing inequality in the district.¹¹



⁶ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/populationofstatepensionageandworkingageandoldagedependencyratiosforlocalauthoritiesandregionsinengland>

⁷ <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/populationofstatepensionageandworkingageandoldagedependencyratiosforlocalauthoritiesandregionsinengland>

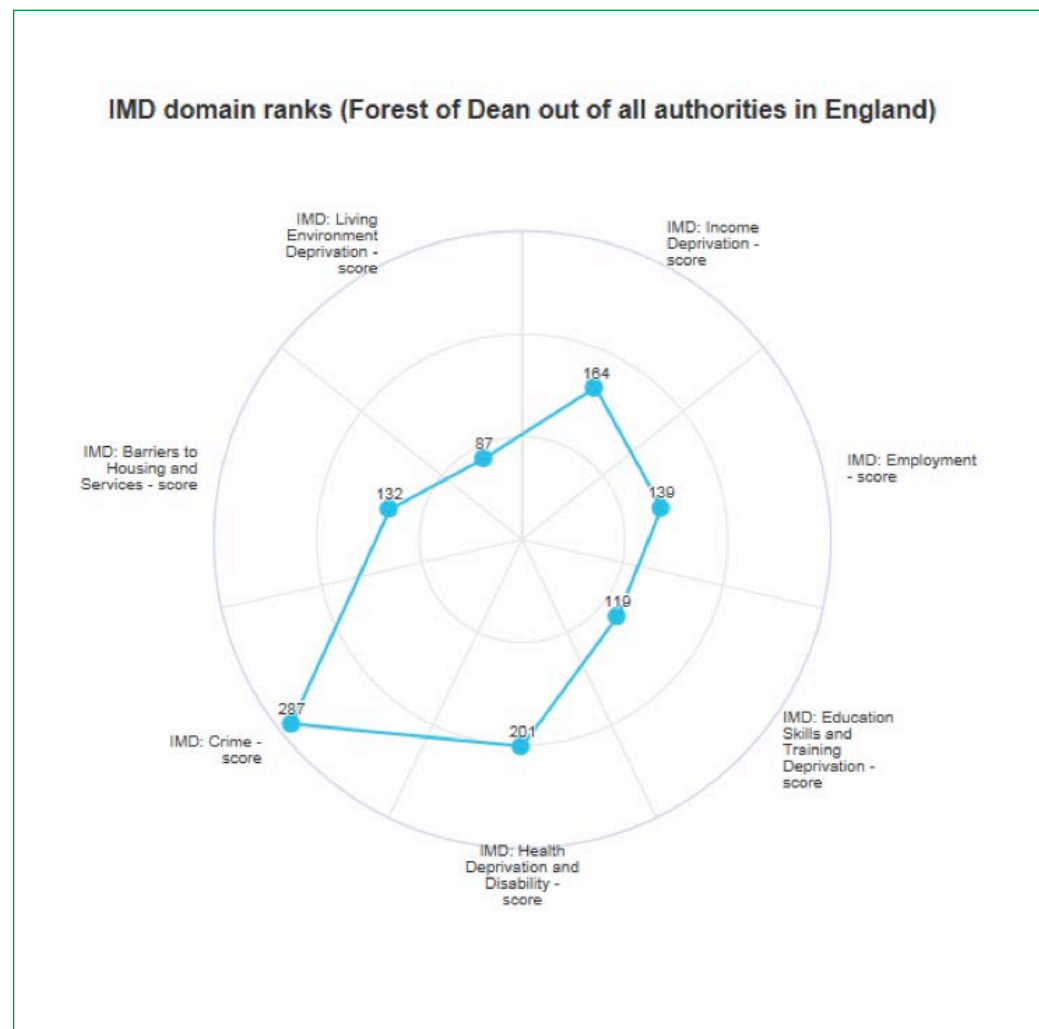
⁸ https://www.gloucestershire.gov.uk/media/1521160/forest_of_dean-1.pdf

⁹ https://www.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf

¹⁰ <https://www.fdean.gov.uk/media/hgwfyfbv/corporate-plan-2019-to-2023.pdf>

¹¹ <https://www.fdean.gov.uk/planning-and-building/regeneration/>

Diagram 1: Indices of Multiple Deprivation (IMD) – Forest of Dean



The Forest of Dean is the most deprived area in Gloucestershire for 'Living Environment and Deprivation', with five areas in the most deprived 10% nationally. The district is the third most deprived area for 'Barriers to Housing and Services', after the rural areas of the Cotswold and Tewkesbury, with 6 areas in the most deprived 10% nationally.¹² Additionally, the Forest of Dean is the third most deprived area in Gloucestershire for 'Health and Deprivation', after the two urban centres of Gloucester and Cheltenham, with no areas in the most deprived 10% nationally.

Living Environment Deprivation has two sub-domains. 'Indoors' living environment measures the quality of housing, 'outdoors' living environment contains measures of air quality and road traffic accidents. It is notable that the worst areas for this domain in the Forest of Dean are areas with good quality housing, however, they are areas through which two of the main roads run and a number of road traffic accidents occur, impacting the deprivation ranking.

Housing with care is part of a programme of initiatives under the Joint Housing Action Plan (JHAP) that includes creative use of Disabled Facilities Grants, Better Care Fund and Warm and Well initiatives aimed at enabling people to be supported in their home for longer. The JHAP should focus support to help address the future housing needs of an ageing population and the specific issues of delivering housing with care in rural areas.



Map 1 shows the location of housing for older people in the Forest of Dean. The Forest of Dean has low levels of housing with care for older people. Most recent developments of market housing for older people have been concentrated in Cheltenham, the Cotswolds and Gloucester. Reflecting this, a review of market retirement living in the Forest of Dean, using Rightmove, indicated a limited range of properties available from £79,000 to £180,000, depending on size, location, and desirability. Most of the available properties are bungalows. Local engagement identified bungalows as a popular choice of housing for older people.

The emerging Local Plan for the Forest of Dean highlights the importance of incorporating the housing needs of an aging population into the design and delivery of new developments. Housing availability, type, supply and access to facilities are all identified as key to meeting the projected housing needs of an ageing population in the district.¹³ This reflects the HAPPI 4 recommendation that new, purpose built, accessible accommodation in rural areas would free up family homes and enable older people to remain close to family, friends and networks which help preserve health and independence.



MAIDEN

Older People Housing in Forest of Dean

Key

Type

- Affordable HwC
- Affordable HwC
- Market HwC
- Wards

Number Ward Name

| | |
|-----|---|
| 1 | Arconington, Arconington and West Lydney Ward |
| 2 | Barnes Ward |
| 3 | Barnes Hill Ward |
| 4 | Chewton and Longhope Ward |
| 5 | Brown Ward |
| 6 | Chewton and Longhope Ward |
| 7 | Chewton and Longhope Ward |
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| 100 | Chewton and Longhope Ward |

0 2.5 5 10 15 20 Km

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The National Building Regulations include specific nationally agreed construction standards (M4(2) standard) which enable the delivery of accessible and adaptable homes. Homes built to this standard are more flexible and readily adaptable as people's needs change. In line with the ethos of the Housing with Care Strategy the provision of accessible and adaptable homes will enable people to maximise independence and remain part of their community.

While increasing the number of accessible and adaptable homes is an important element of addressing the housing needs of an aging population some additional extra care housing will be required in the Forest of Dean (**Table 2**). Future developments of extra care needs to be affordable, both in property price/rent and ongoing costs including service charges, ground rents, parking and any other costs at a local level. This will ensure they provide a real opportunity for local older people in the Forest of Dean to move into extra care. Through local engagement, uncertainty of service charges associated with extra care housing was identified as a barrier to moving. Transparency of service charges will be important in ensuring local older people feel confident about the long-term affordability of moving into extra care housing.

Table 2: Modelled demand for extra care housing in the Forest of Dean

(for a detailed rationale please refer to the Housing with Care Strategy, section 6).

| Local Authority | Tenure | Rate per 1,000 person aged 75+ | Gross need | Existing supply | New need by 2041 |
|-----------------|--------|--------------------------------|------------|-----------------|------------------|
| Forest of Dean | Owned | 10 | 181 | 0 | 181 |
| | Rented | 5 | 91 | 94 | 0 |

Gloucestershire Local Housing Needs Assessment (LHNA) highlights that 71% of older homeowners, 41% social renters and 31% of private renters in the Forest of Dean have two or more spare rooms. Data from Homeseeker plus indicates that there are 329 households aged 65 and over, registered for social housing in the Forest of Dean. Of these,

24 households are allocated to the band 'downsize to non-family home'

19 to 'significant medical or welfare need' and

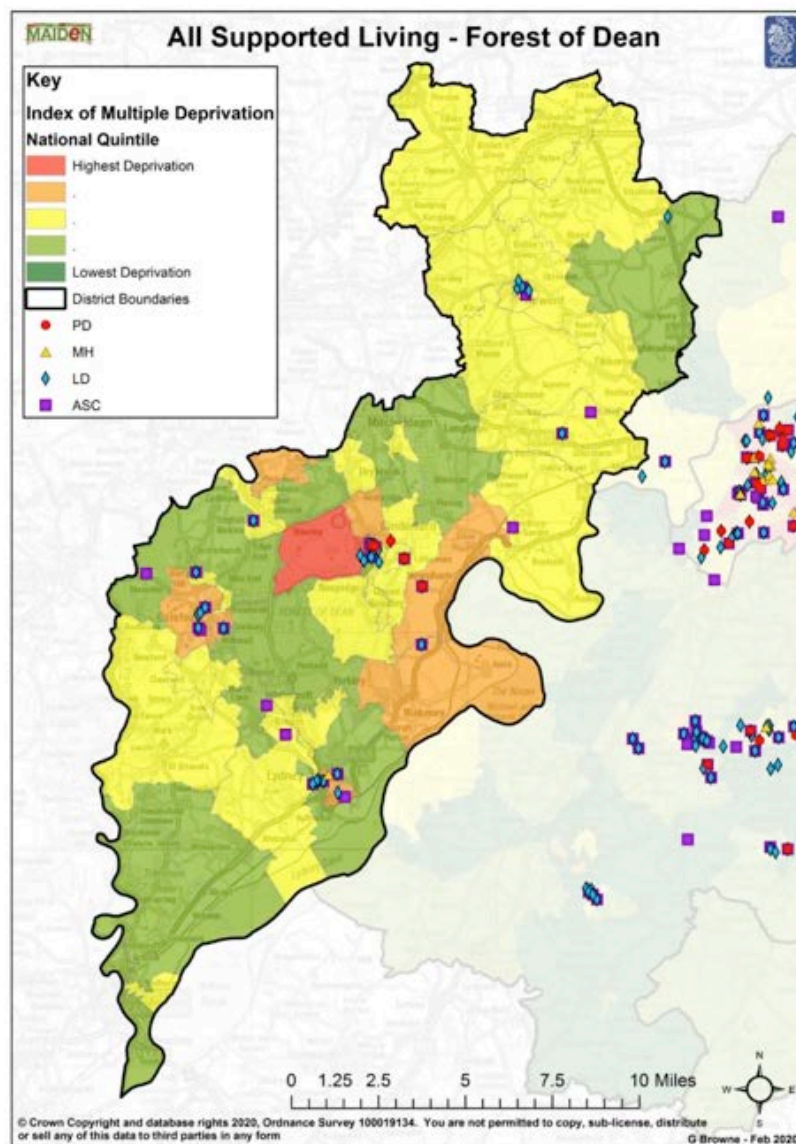
2 to 'urgent medical or welfare need'.

Developing extra care in the right location would provide suitable housing for older people with a range of abilities, freeing up larger housing in the district that could provide homes for younger families in the Forest of Dean. Consideration needs to be given to how any future development can serve the surrounding rural area to alleviate the dilemma of delivering care services to older people in remote locations.

3. Housing with Care for people with a disability and mental health needs



Map 2: Location of supported living in the Forest of Dean



The location of current supported living for people with a disability or mental health need in the Forest of Dean is highlighted in **Map 2**. The current provision of supported living in the Forest of Dean is varied and offers a range of accommodation across all disabilities.

GCC has not been approached in the last 12 months to endorse any new developments of supported living in the Forest of Dean. This reflects the analyses presented in the Housing with Care Strategy and further detailed in this plan, that there is currently sufficient supported living for people with a disability health in the district.

The current high level of provision in the Forest of Dean includes supported living accommodation provided by Camphill Trust at Grange Village, Oaklands Park and Lydney Community Support.¹⁴ Camphill Trust is an intentional community that offers opportunities for adults with learning disabilities and other support needs by providing accommodation and work

opportunities. The accommodation provided by Camphill Trust offers an alternative to the more standard models of supported living and provides a range of housing, mostly shared, that people choose to live in and make a long-term home.

The Forest of Dean has the second highest number of working age adults receiving a service from GCC, after Gloucester City, compared to the other districts in Gloucestershire. This is reflected in the number of disability benefit claims in the district. Disability Living Allowance (DLA) and Personal Independence Payment (PIP) claims account for 17% of the total claims made in Gloucestershire, with just Gloucester City (27%) having a higher percentage of disability claims.

The modelled demand for supported living in the Forest of Dean for people with a disability or mental health need is presented in **Table 3**. For a detailed rationale refer to the Housing with Care Strategy, section 7.

¹⁴ <https://www.camphillvillagetrust.org.uk/locations/>

Table 3: Modelled demand for supported living for people with a disability or mental health need in the Forest of Dean

| | Current supported living | Modelled demand required by 2035 | New supply required by 2035 |
|----------------------------|--------------------------|----------------------------------|-----------------------------|
| Autism | 88 | 47 | 0 |
| Learning disability | 113 | 66 | 0 |
| Mental Health | 19 | 39 | 20 |
| Physical disability | 8 | 8 | * |
| Total | 228 | 160 | 20 |

*To be considered as part of all development of housing with care and general needs housing.

The number of supported living units required in the Forest of Dean is 160 units, representing 13 % of the total number (1,248) of supported living units required in Gloucestershire by 2035. The Forest of Dean has been proactive in developing specialist supported living to meet the needs of local people with Autism and a Learning Disability. This proactive approach has resulted in the Forest of Dean requiring the second lowest number of new supported living accommodation by 2035 in Gloucestershire.

On average 19.5% of voids in supported living are within the Forest of Dean. Future development of supported living in

the Forest of Dean is likely to be focused in and around the larger towns where the availability and access to services that support people to maintain health and wellbeing are located.

Flexibility will be required within the built environment to ensure that any additional units of supported living can meet a range of needs across all disabilities as people age, ensuring financial viability for housing providers and care providers, as well as meeting the needs of local people with a disability in the Forest of Dean.





Appendix 1: Forest of Dean data

| Ward | Total population | Population 18+ | Population 75+ | Population 75+ as percentage of overall population 18+ | *GCC Domiciliary care packages | Residential care provision | Extra care | | Supported living |
|--------------------------------------|------------------|----------------|----------------|--|--------------------------------|--------------------------------------|------------|-------|------------------|
| | | | | | | | Rented | Owned | |
| Alvington, Aylburton and West Lydney | 3,035 | 2,499 | 411 | 16% | <15 | | | | |
| Awre | 1,626 | 1,318 | 156 | 12% | < | | | | |
| Berry Hill | 1,738 | 1,387 | 184 | 13% | <10 | | | | ✓ |
| Blaisdon and Longhope | 1,862 | 1,526 | 262 | 17% | <5 | 8 under 65 LD 34 65+ 29 65+ PD | | | |
| Bream | 3,273 | 2,618 | 319 | 12% | <10 | 4 under 65 LD | | | ✓ |
| Bromesberrow and Dymock | 1,914 | 1,629 | 252 | 15% | <5 | 36 65+ 11 65+ PD/Dementia | | | ✓ |
| Christchurch and English Bicknor | 1,517 | 1,305 | 206 | 16% | <5 | | | | |
| Churcham and Huntley | 1,818 | 1,494 | 243 | 16% | <5 | 11 under 65 LD 8 65+ Dementia | | | ✓ |
| Cinderford East | 3,621 | 2,863 | 293 | 10% | <10 | 3 under 65 LD | | | ✓ |

| | | | | | | | | | |
|---------------------------|-------|-------|-----|-----|-----|---|----|--|---|
| Cinderford West | 5,437 | 4,339 | 507 | 12% | <35 | 4 under 65 LD 3 under 65 LD 9 under 65/65+ LD/MH/PD | 45 | | ✓ |
| Coleford Central | 3,541 | 2,907 | 451 | 15% | <30 | 2 under 65/65+ LD 40 65+ 11 under 65 LD | 49 | | ✓ |
| Coleford East | 5,540 | 4,439 | 552 | 12% | <15 | | | | |
| Hartpury | 2,996 | 2,325 | 223 | 10% | <5 | | | | ✓ |
| Hewelsfield and Woolaston | 1,756 | 1,491 | 203 | 14% | <5 | | | | |
| Littledean and Ruspidge | 4,076 | 3,261 | 368 | 11% | <15 | 7 LD 8 LD | | | ✓ |
| Lydbrook and Ruardean | 4,848 | 3,950 | 425 | 11% | <15 | 20 under 65/65+ LD PD 6 under 65 LD/PD | | | ✓ |
| Lydney East | 5,618 | 4,377 | 503 | 11% | <15 | 43 under 65/65+ | | | ✓ |
| Lydney North | 1,819 | 1,519 | 186 | 12% | <10 | 5 LD/PD | | | ✓ |

| | | | | | | | | | |
|--------------------------------|-------|-------|-----|-----|-----|--|--|--|---|
| Mitcheldean and Drybrook | 4,839 | 3,838 | 509 | 13% | <10 | 48 65+ 40 under 65/65+ | | | |
| Newent Central | 4,461 | 3,603 | 454 | 13% | <10 | 27 under 65/65+ | | | ✓ |
| Newland and St Briavels | 3,514 | 2,906 | 366 | 13% | <10 | | | | |
| Newnham and Westbury | 3,050 | 2,581 | 368 | 14% | <10 | 10 LD 19 65+ 13 LD 9 LD 36 65+ LD 5 LD 14 under 65/65+ LD 45 65+ 13 LD 33 LD/PD 6 LD | | | ✓ |
| Oxenhall and Newent North East | 1,688 | 1,475 | 238 | 16% | <5 | | | | |

| | | | | | | | | | |
|-----------|-------|-------|-----|-----|----|----------------|--|--|---|
| Pillowell | 3,653 | 3,010 | 357 | 12% | <5 | | | | |
| Redmarley | 1,878 | 1,518 | 189 | 12% | <5 | 19 LD/MH | | | |
| Tibberton | 1,648 | 1,375 | 202 | 15% | <5 | | | | |
| Tidenham | 5,777 | 4,596 | 650 | 14% | 0 | 41 65+ 9 LD | | | ✓ |

*Domiciliary care code – number of care packages in the community

<under 5

<10 between 9 and 5

<15 between 14 and 10

<20 between 19 and 15

<25 between 24 and 20