

Health, Wellbeing and Adult Social Care Scrutiny Committee

4 February 2025

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Planning Policy & Development Viability Service

Islington's Local Plan: Helping to build a fairer Islington



Local Plan adopted in 2023

- Provides statutory framework for making decisions on planning applications
- We can only seek planning obligations/community benefits if we have policy basis in the Local Plan.

Planning obligations (S106)

Planning obligations secured through S106 legal agreements must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

Since the introduction of Islington's CIL charging schedule in 2014, the use of planning obligations has been scaled back but S106 agreements remain the way to secure affordable housing from new development.

Genuinely Affordable Housing – key priority

- **Strategic target** - 50% of additional housing should be affordable
- **Site-specific target** – sites with capacity of 10 or more homes required to deliver affordable housing on site.
- **Private sites** - 45% without public subsidy, with a further 5% through subsidy.
- **Public land sites** - 50% without public subsidy, with additionality through subsidy. Broad definition of “public land”
- **Tenure split** : 70% social rented housing /30 intermediate housing - increased emphasis on London Living Rent rather than Shared Ownership.
- Review mechanisms may be required if a proposal is below policy requirements. Review mechanisms may offer a second chance to negotiate additional affordable housing or financial contributions .
- **Small sites** under 10 homes – required to pay financial contributions towards affordable housing:
 - £60K per each private unit in the south of the borough,
 - £50K per unit in the rest of the borough

Funds used to support delivery of council housing. Secured over £30 million to date

Specialist accommodation

Planning Policy on meeting the needs of vulnerable older people

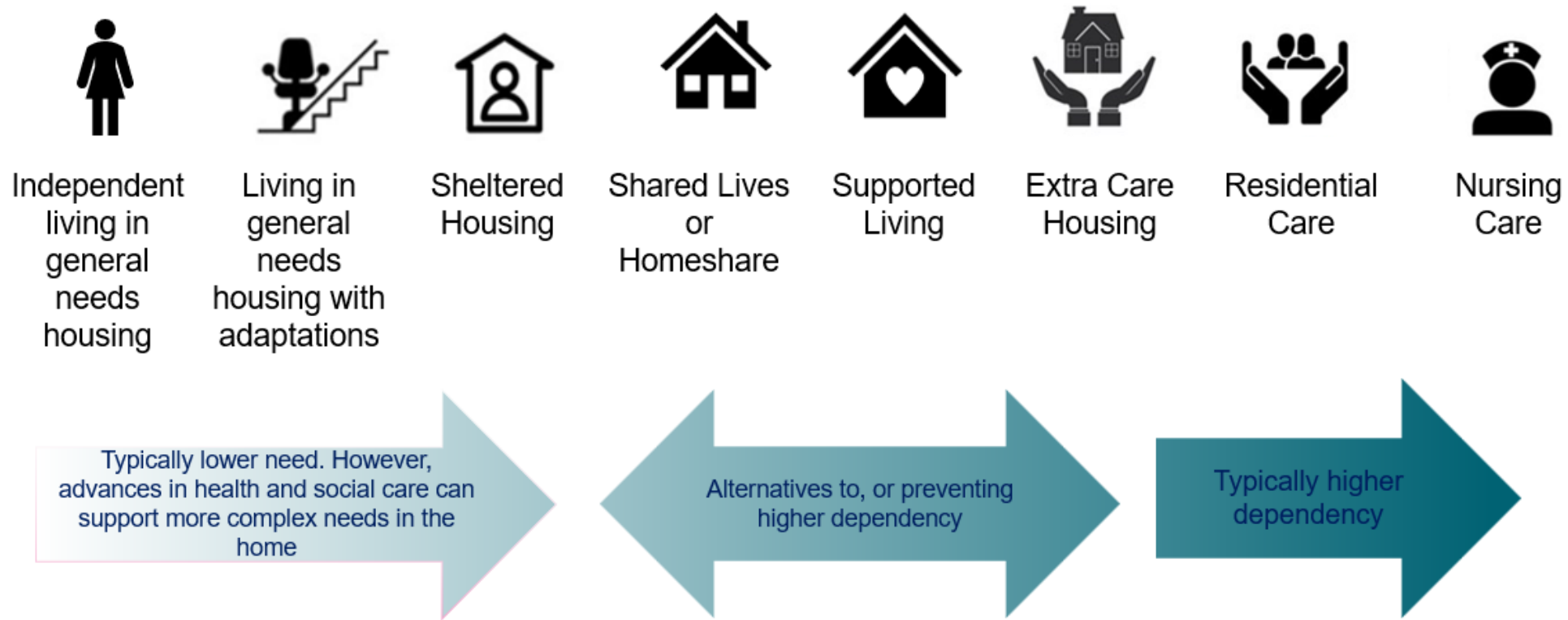
- The need for accommodation for older people will be met primarily through delivery of conventional residential accommodation designed to be adaptable to changing needs over time. Different levels of care may be delivered in conventional accommodation which means there is likely to be a lesser need for certain specialist forms of older persons housing, in particular market extra care housing.
- There is some local need for affordable one and two-bed extra-care units. This specific type of specialist older persons accommodation may be acceptable on certain schemes, but only where the Council's Adult Social Care service consider that the proposed accommodation would meet a defined need.
- Specialist older people's residential accommodation such as care homes and extra care facilities will only be suitable where there is evidence of local unmet need for specialist older people accommodation or it would contribute to meeting the London Plan benchmark figure of 900 dwellings over the plan period;
- and a range of design and locational criteria are met

Older peoples accommodation is represented by a spectrum of housing and housing-related accommodation, some of which are recognised differently by the planning system from conventional housing (use class C3) to specialist nursing care (use class C2/non-C3) depending on the level of care provided, type of accommodation and amount of communal facilities provided.

Planning Policy on Supported Housing (working age adults)

- The Council will support the provision of new supported housing where:
- It meets an identified need,
- it is suitable for the intended occupiers in terms of the standard of facilities and the level of independence, and provides the necessary level of supervision, management and care/support;
- and there is easy access to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers.

Specialist accommodation...



Delivering high quality housing - Design and accessibility requirements

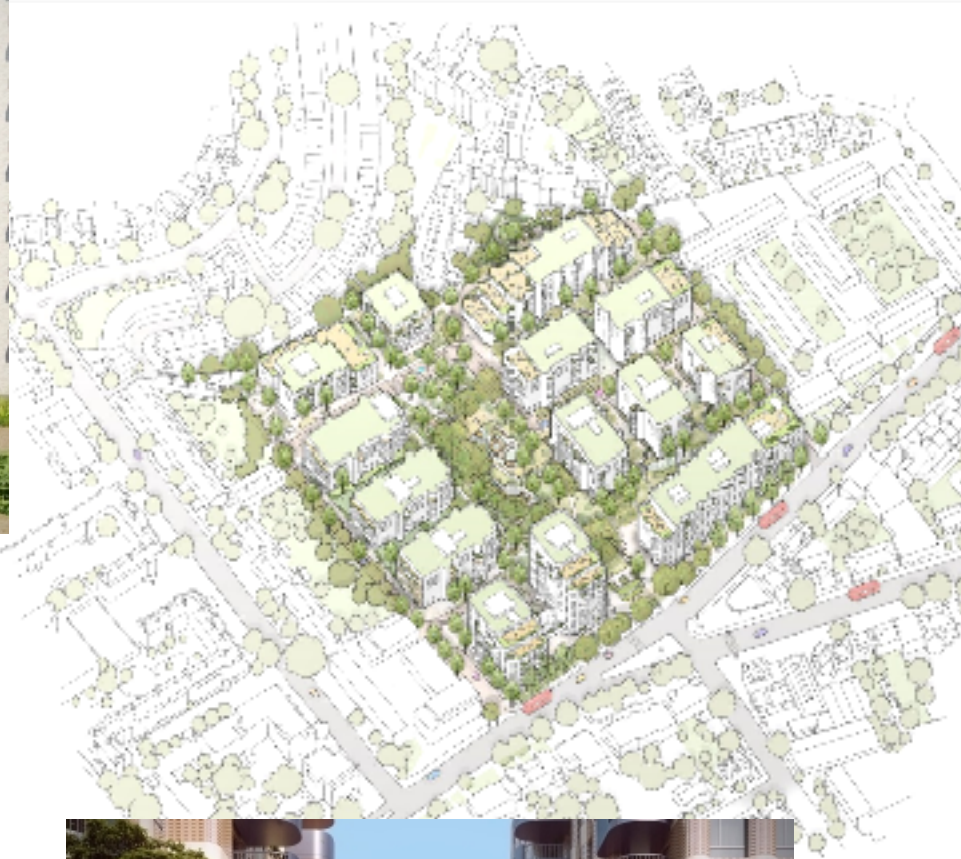
- All residential development including specialist housing must be functional, useable and comfortable space that has good amenity for occupiers of all ages. Regard must be had to the surrounding local context as part of the holistic consideration of inclusive design. Housing must be built to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development.
- Local Plan also sets out detailed requirements on residential design, minimum space standards, accessibility....

For example

- all housing must be built to be accessible and adaptable to meet changing occupier circumstances over the lifetime of the development, and must provide 90% of dwellings to Category M4(2) 'Accessible and Adaptable' standard; and the remaining 10% of dwellings to 'Wheelchair Adaptable Category M4(3)(2)(a)' standard.
- The maximum distances from parking spaces/drop-off points to the main entrance to the residential building and distance to the dwelling itself is specified
- Specifications for communal circulation corridors, and an access control systems.
- All dwellings should be provided with step-free or lift access....
- Inclusive design principles are also embedded in the Local Plan, dealing not just with individual buildings but the wider environment as well.

Examples of what we secured in recent years:

- Holloway Prison (985-unit scheme) – includes 60 ‘social rent extra care units’ plus communal and staff space: the council has 100% nomination rights for these units for the lifetime of the development. The S106 sets out the specification for fitting out the units (e.g. hoist bearing ceilings, assisted bathing area, non-communal staff facilities).
- 250 City Road (up to 995 residential units) – 10 x 1 bed units for people with ‘moderate learning disabilities and in need of care’, and 2 x studio units for on-site carers.



- **Former Holloway Prison scheme – under construction. 1,000 homes, 60% affordable housing**



How to feed into the planning and S106 process?

- A clear idea of need and a list of priorities to raise with applicants at pre-app stage.
- Specifications for the type of accommodation being sought.
- Flexibility - while a block of extra-care units may not be possible, a floor of supported accommodation might be.
- Key: A joined-up council position needed re sharing nominations across supported and conventional housing to facilitate negotiations.
- Adult Social Care Officer Working Group - with officers from different services including Planning – can raise and discuss potential opportunities early on in the planning process

What needs to be considered:

- Any supported accommodation sought by ASC will come out of the same affordable housing 'pot' as conventional dwellings.
- There needs to be an understanding/agreement between Housing and ASC over nominations – the affordable housing will be managed by an RP and tenants nominated by the council.
- Needs assessments are important for justifying what we are asking for – meeting the 3 tests and prioritising what we want. Scale of scheme will influence the outcome.
- Design specifications – is what is required significantly different to conventional housing? Cost implications/financial viability of scheme.
- Limited opportunities – few large-scale residential developments in the borough due to shortage of land.