

## 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 shared ownership/outright sales by 2041	Extra care affordable rent by 2041	Supported living by 2035
<b>Additional units required</b>	182	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 85,957<sup>1</sup> spread over an area of 226 square miles.<sup>2</sup> 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.<sup>3</sup> **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. 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.<sup>4</sup> 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.<sup>5</sup>

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

<sup>2</sup>[https://www.cheltenham.gov.uk/info/4/about\\_the\\_council/839/cheltenham\\_borough\\_by\\_numbers](https://www.cheltenham.gov.uk/info/4/about_the_council/839/cheltenham_borough_by_numbers)

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

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

<sup>5</sup><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.<sup>6</sup> 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.<sup>7</sup> 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) Meet 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.<sup>8</sup> 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.<sup>9</sup> This is a continuing deterioration, with the district ranked 155 in 2015 and 186 in 2010.<sup>10</sup> The Forest of Dean has an extensive regeneration programme which will contribute positively to reducing inequality in the district.<sup>11</sup>

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

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

<sup>8</sup>[https://www.gloucestershire.gov.uk/media/1521160/forest\\_of\\_dean-1.pdf](https://www.gloucestershire.gov.uk/media/1521160/forest_of_dean-1.pdf)

<sup>9</sup>[https://www.gloucestershire.gov.uk/media/2094524/gloucestershire\\_deprivation\\_2019\\_v13.pdf](https://www.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf)

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

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

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

### IMD domain ranks (Forest of Dean out of all authorities in England)

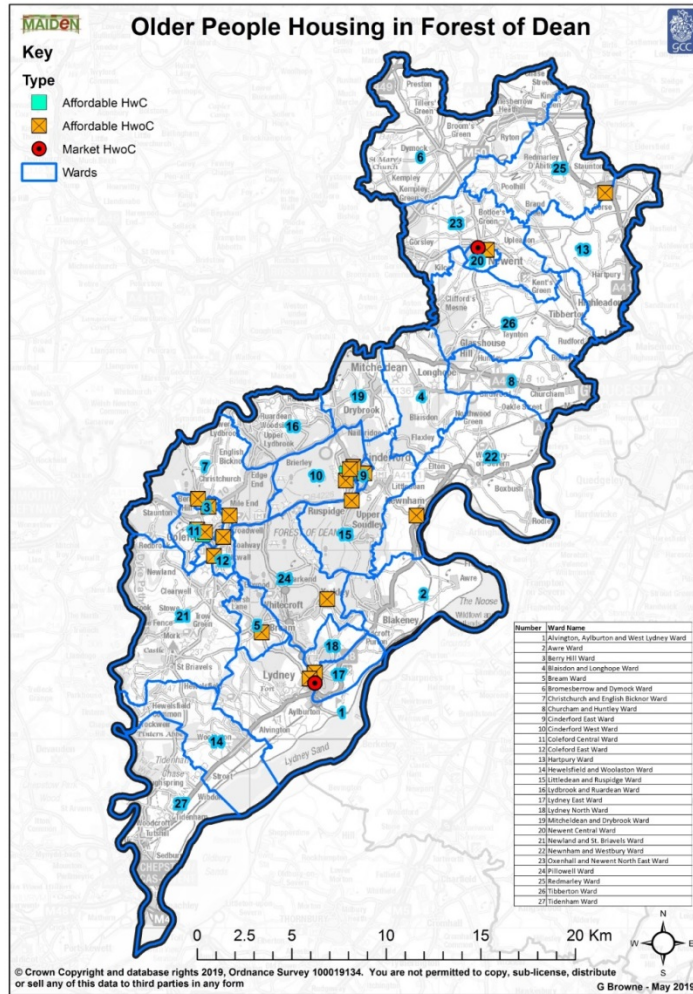


The Forest of Dean is the most deprived area in Gloucestershire for ‘Living Environment and Deprivation’, with five areas in the most deprived 10% nationally. The district is the third most deprived area for ‘Barriers to Housing and Services’, after the rural areas of the Cotswold and Tewkesbury, with 6 areas in the most deprived 10% nationally.<sup>12</sup> 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.

Housing with care is part of a programme of initiatives under the Joint Housing Action Plan (JHAP). The higher levels of deprivation relating to Living Environment indicate the JHAP should focus support where possible on initiatives aimed at reducing these areas of deprivation, including use of Disabled Facilities Grants, Better Care Fund and Warm and Well initiatives.

<sup>12</sup> [https://www.gloucestershire.gov.uk/media/2094524/gloucestershire\\_deprivation\\_2019\\_v13.pdf](https://www.gloucestershire.gov.uk/media/2094524/gloucestershire_deprivation_2019_v13.pdf)

**Map 1: Current location of Older Peoples Housing in the Forest of Dean**



## 2. Housing with Care for Older People

**Map 1:** shows the location of housing for older people in the Forest of Dean. The Forest of Dean has the lowest level of housing for older people in Gloucestershire. Most recent development of market housing for older people has 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 Forest of Dean has the third highest level of modelled demand for extra care housing in Gloucestershire. Future developments of extra care housing 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, to ensure they provide a real opportunity for local older people to move into more appropriate housing. 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.

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

with housing availability, type, supply and access to facilities all identified as key to meeting the projected housing needs of an ageing population in the

district.<sup>13</sup> This reflects the HAPPI 4 recommendation that new, purpose built, accessible accommodation in rural areas could free up family homes and enable older people to remain close to family, friends and networks which help preserve health and independence. However, some extra care housing will be required to meet the housing and care needs of older people in the Forest of Dean (**Table 2**).

**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).

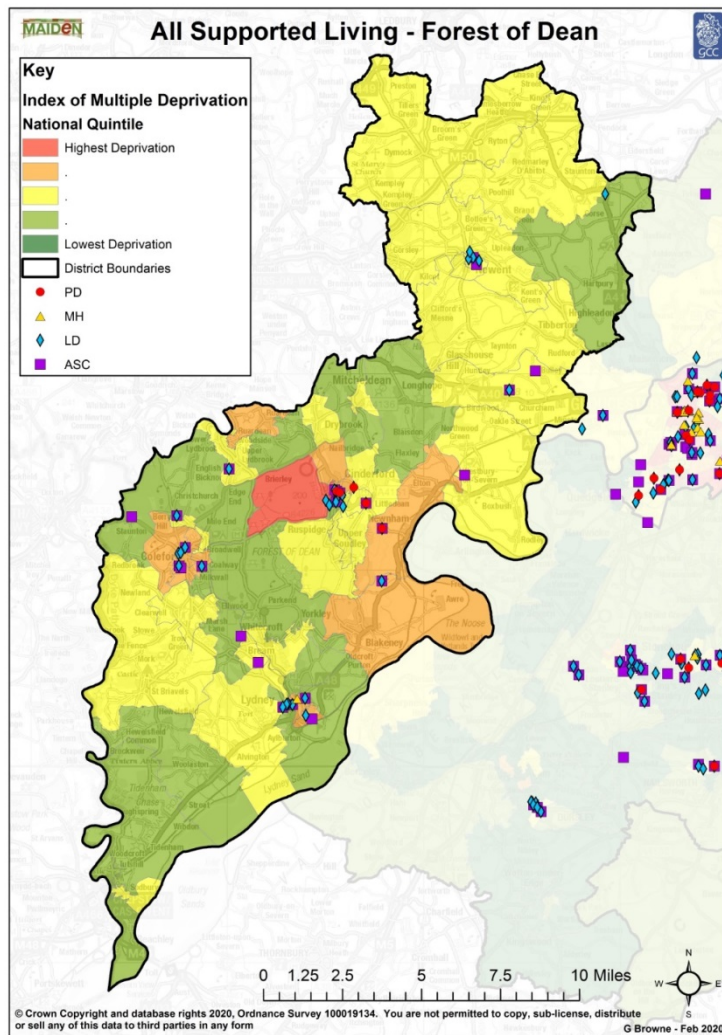
Local Authority	Tenure	Rate per 1,000 person aged 75+	Gross need	Existing supply	New need by 2041
Forest of Dean	Owned	10	182	0	182
	Rented	5	91	94	0

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 developments can serve the surrounding rural area to alleviate the dilemma of delivering care services to older people in remote locations. Reflecting the recommendations in HAPPI 4 and the challenges set out in the Forest of Dean emerging plan, the provision of more suitable housing within villages and towns across the district is an important part of relieving pressure on housing, health and social care services in the district.

<sup>13</sup> <https://www.fdean.gov.uk/media/metf0th/issue-and-options-document.pdf>

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



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

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 or mental health need in the district.

The current high level of provision in the Forest of Dean includes supported living accommodation provided by Camphill Trust at the Grange Village, Oaklands Park and Lydney Community Support.<sup>14</sup> 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.

<sup>14</sup> <https://www.camphillvillage.org.uk/locations/>

This is reflected in the number of disability benefit claims in the borough. 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.

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

	Current Supported living placements	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	*
<b>Total</b>	<b>228</b>	<b>160</b>	<b>20</b>

\*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. This reflects the higher level of deprivation of health and disability across the district, percentage of disability benefit claims and the higher number of individuals receiving a service from GCC in the Forest of Dean compared to other districts.

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			✓
Coleford Central	3,541	2,907	451	15%	<30	2 under 65/65+ LD 40 65+ 11 under 65 LD	45		✓
Coleford East	5,540	4,439	552	12%	<15				
Hartpury	2,996	2,325	223	10%	<5				✓



<b>Hewelsfield and Woolaston</b>	1,756	1,491	203	14%	<5				
<b>Littledean and Ruspidge</b>	4,076	3,261	368	11%	<15	7 LD 8 LD			✓
<b>Lydbrook and Ruardean</b>	4,848	3,950	425	11%	<15	20 under 65/65+ LD PD 6 under 65 LD/PD			✓
<b>Lydney East</b>	5,618	4,377	503	11%	<15	43 under 65/65+			✓
<b>Lydney North</b>	1,819	1,519	186	12%	<10	5 LD/PD			✓
<b>Mitcheldean and Drybrook</b>	4,839	3,838	509	13%	<10	48 65+ 40 under 65/65+			
<b>Newent Central</b>	4,461	3,603	454	13%	<10	27 under 65/65+			✓
<b>Newland and St Briavels</b>	3,514	2,906	366	13%	<10				
<b>Newnham and Westbury</b>	3,050	2,581	368	10%	<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			✓
<b>Oxenhall and Newent North East</b>	1,688	1,475	238	16%	<5				
<b>Pillowell</b>	3,653	3,010	357	12%	<5				

<b>Redmarley</b>	1,878	1,518	189	12%	<5	19 LD/MH			
<b>Tibberton</b>	1,648	1,375	202	15%	<5				
<b>Tidenham</b>	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