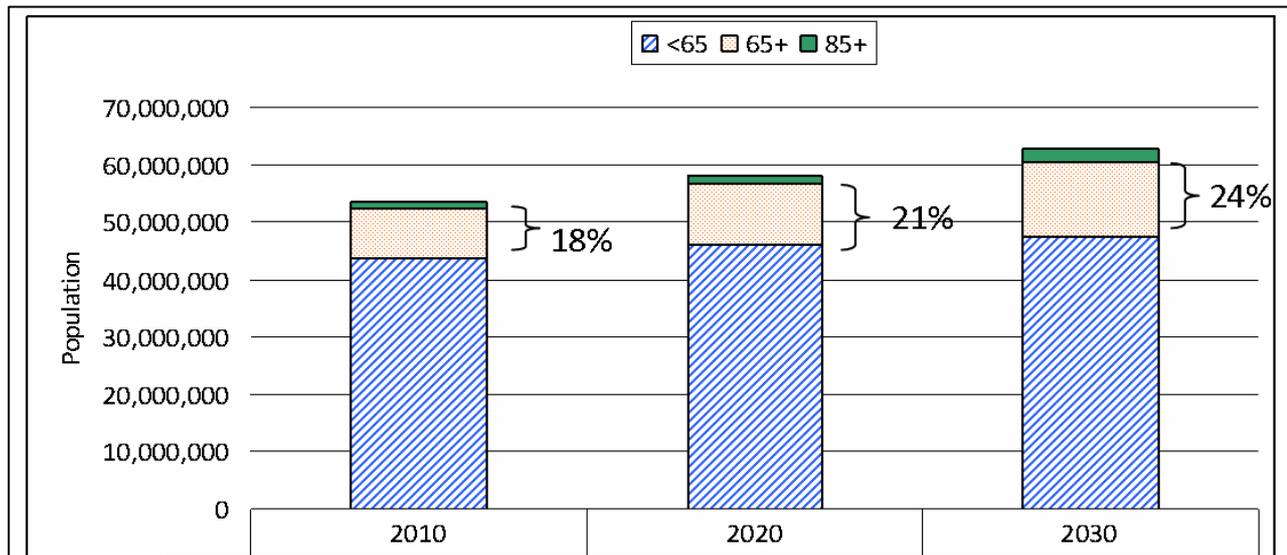# Housing for an Ageing Population – Planning Ahead

United Kingdom Advisory Forum on Ageing – 19th March 2014

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Department for
Communities and
Local Government

- Population of older people in England growing much faster than any other group

- Numbers aged 65 and over projected to grow at over four times rate of those under 65

- Particularly important for housing policy - nearly two thirds (60%) of projected increase in number of households from 2008 to 2033 will be headed by someone aged 65 or over

- Continues to be a lack of suitably designed mainstream housing as well as purpose built assisted and specialised housing in England for disabled, older and vulnerable people

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Communities and
Local Government

- 7.3 million older households in England living in either mainstream or specialist housing

- 18% of older households are housing association or council tenants

- 6% of older households are private sector tenants

- 76% of older households owner-occupiers

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- Currently around 5% of older households live in specialist housing

- Estimated around 500,000 units, of which 57,000 provide on site care:

  ➢ 100,000 private sector
  ➢ 400,000 in public sector

- This breaks down roughly into:

  ➢ 75% social rented
  ➢ 25% private leaseholds
  ➢ negligible number of private rents to date

Supply and demand

- Demographics and policy expectations continue to drive demand for specialist housing

- High level estimates might suggest a supply gap of up to 45,000 units a year of specialist housing suitable for people with varied support needs

- Extra 3.5 million older households by 2033 (60% of household growth)

- Around 40% of those in the UK aged 60 to 74 report having a limiting life time illness and this rises to almost 60% at 75 and over, meaning increased demand on social care, housing and support services

- Revised needs assessments suggest growing demand for suitable housing from almost all groups, particularly around older people and those with physical, or learning disabilities, those with mental health needs and the homeless

- Some demand will be catered for through adaptation, floating support and churn, but industry claims demand from around 6million older people considering specialist housing

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- Limited choice for older households moving to accommodate support needs

- Around 70% of private supply is from one provider

- Moving to specialist retirement housing can improve quality of life – both physical health and social well-being

- Broadly three types of movers:
  - ➢ lifestyle movers - typically younger, seeking a better quality of life
  - ➢ planners - typically middle age range move before they need to
  - ➢ crisis movers - frequently older and often move because of accident or ill-health

Age 29 – average age of first time buyers. 1 or 2 bed flat

Age 35 – small family seeks 2/3 bed flat or house

Age 45 – large family seeks 3/4 semi or detached house

Age 55+ - nearing retirement, family leaves home

Age 80+ - requires full time care in residential setting
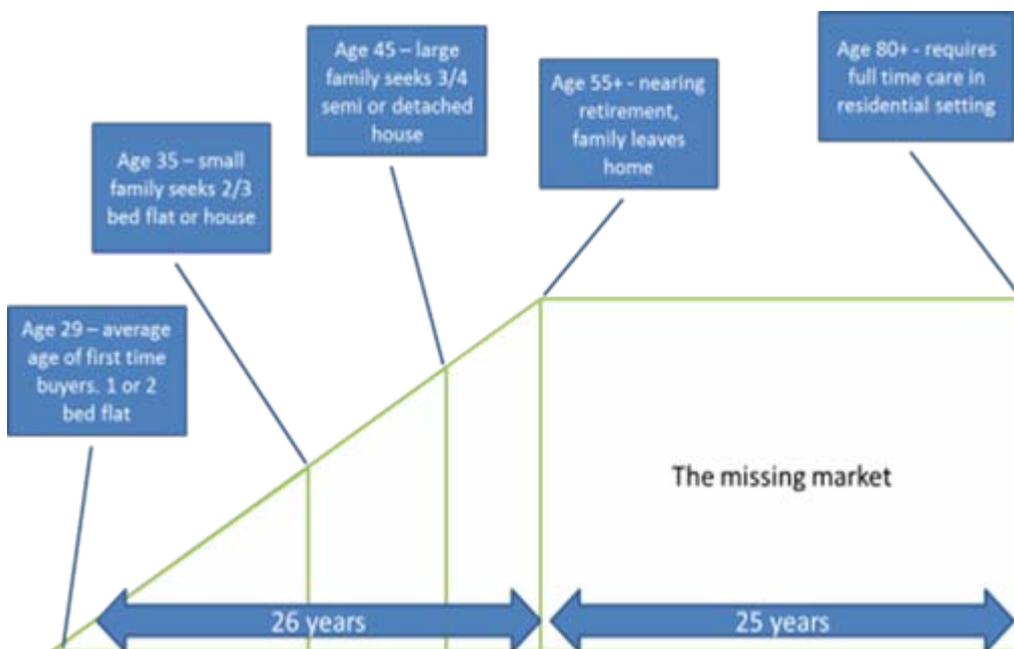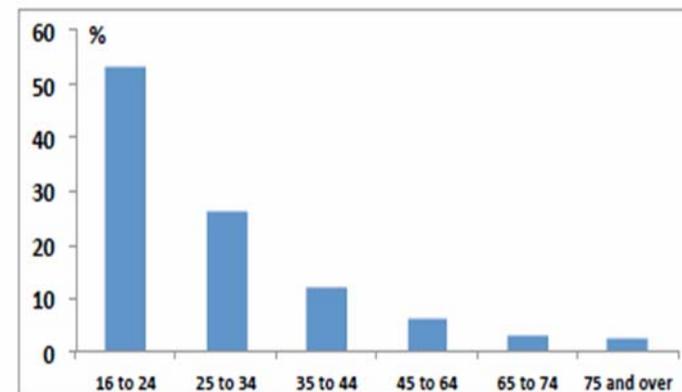
The missing market

26 years | 25 years

Figure 2.2: Percentage of households moving in the previous year by age

England, 2008, all movers

Source: CLG

Potential barriers to planning ahead (untested assumptions)

- Not always aware of types of housing that may be attractive to them

- Cost barrier and difficulties with availability of mortgages

- Less likely to buy new property off-plan

- Not able or not willing to make use of small scale equity release to fund adaptations enabling them to remain independently at home

Department for Communities and Local Government

FirstStop provide advice for people to plan for the future

provide national information and advice service on housing and related support, care and finance for older people:

- **Over 200,000 website and 4 million linked to the HousingCare information site;**

- **Over 20,000 telephone enquiries dealt with**

They are rolling out Local Partners:

- **24 pilots which will provide intensive advice to over 10,000**

Questions

Services

- Do you know what advice services are available in your region?

- How are these advertised/promoted?

Changing attitudes and behaviours

- Why are people reluctant to plan for their future housing needs?

- What more can we do to get people to think ahead?