

HOUSING FOR OLDER PEOPLE – SUMMARY OF RESEARCH

1. Ox County Council - ECH Market Position Statement 2014

- Census data from March 2011, tells us that one in six people (16%, 103,742 people) of an estimated 653,800 people living in Oxfordshire were aged 65 and over.
- The very oldest people have the highest needs.
- People with a disability are living longer, often with more complex needs.
- There is a current demand for 2,700 Extra Care Housing units and this will increase to a need for 4,500 flats (a 60% increase) by 2026
- Estimated 55 Extra Care Housing flats per 1,000 people aged 75 and over is being used as the demand ratio within Oxfordshire and to inform local plans
- Want to develop an additional 523 Extra Care Housing places available by the end of March 2015, bringing the total number of places to 930.
- Unallocated capital grant budget of almost £6m to help affordable housing providers develop new Extra Care Housing capacity.
- Funding levels will continue to come under pressure in future years.
- Keen to discuss new sites for Extra Care Housing with various housing providers and can offer both capital and revenue resources to support appropriate developments

2. Oxford City Council - Older Peoples Needs Analysis 2013

This study is based on different age groups to other reports which skews figures slightly when making comparisons. This is a more general look at all needs not just housing and applies to the population of Oxford city.

Housing Needs

- In Oxford city, approximately 66% of those over 50 living in households own their own homes.
- 15,548 of the 50+ population lived in their own home at the time of the 2011 census:
 - Over half of these (51%) were in the youngest, 50 to 64, age range
 - a further 5,635 (24%) of the 50+ population lived in rented social housing
 - 2,260 (10%) in privately rented accommodation.

| | Total | Owned | Rented: Social | Rented: Private |
|--------------------|---------------|---------------|-------------------|--------------------|
| Aged50-64 | 12,264 | 7,965 | 2,774 | 1,525 |
| Aged65-74 | 5115 | 3,472 | 1,319 | 324 |
| Aged75-84 | 4,038 | 2,795 | 1,009 | 234 |
| Aged85+ | 2,026 | 1,316 | 533 | 177 |
| All Aged50+ | 23,443 | 15,548 | 5,635 | 2,260 |

Housing Tenure – Population Aged 50+: Oxford Source: [Census](#) 2011, (Table DC4201EW)

Oxford's Housing Register

- At the time of reporting (17/09/13), a quarter of all housing register applicants in Oxford were aged 50 years plus. This figure does not differentiate between transfer and general register applicants.
- Data provided (17/09/13) confirms that a quarter of all housing register applicants were aged 50 or over. Of those:
 - 828 (67%) were living alone
 - 220 (18%) are of BME ethnicity
 - 125 (10%) had dependent children
 - 119 (10%) were currently living in overcrowded accommodation

- 246 (20%) had special requirements due to mobility issues (however the majority of these (167) just needed level access throughout the property (Level 1) rather than more involved adaptations. (Levels 2 to 4).

Source: Oxford City Council, Housing Services (17/09/13)

- There is less demand for sheltered accommodation than general needs accommodation. In 2013/14 we housed 58 households in sheltered accommodation (council and housing association owned). Of those 37 (64%) were in band 5 on the housing register. When it comes to general needs housing we do not normally house applicants in band 5.

Housing for homeless aged 50+

According to Oxford City Council's housing register, 6 homeless applicants, aged 50+ were rehomed between 2011 and 2013. This represents 3% of all accepted applicants in that period.

Homelessness among the 50+ population of Oxford

There are 12 people aged 50+ who are known to be sleeping rough in Oxford.

- 9 aged 50-59
- 3 aged 60-69

There are 55 people aged 50+ using hostel or similar accommodation bec;

- 38 aged 50-59
- 15 aged 60-69
- 2 aged 70+

3. Strategic Housing Market Assessment 2014 (SHMA) - Older People

The report reiterates the data of an increasing older population and includes some key observations around tenure and health.

The table below shows data from the 2011 Census about the number of pensioner households (defined as people aged 65 and over regardless of sex) compared with other areas. The data shows in 2011;

- Around 21% of households 65+ were comprised entirely of pensioners, the same as the regional figure and slightly lower than the national average.
- Of the total number of pensioner households some 56% are single person households.
- The data shows that 77% of pensioner households live in owner-occupied accommodation
- They are also slightly more likely than other households to be in the social rented sector.
- The proportion of pensioner households living in the private rented sector is 4% compared with 21% of all households in the County

| Pensionerhouseholds | Oxfordshire | SouthEast | England |
|---------------------|-------------|------------|-----------|
| Singlepensioner | 29,852 | 2,725,596 | 449,969 |
| 2 ormorepensioners | 23,635 | 1,851,180 | 329,263 |
| Allhouseholds | 258,855 | 22,063,368 | 3,555,463 |
| Singlepensioner | 11.5% | 12.4% | 12.7% |
| 2 ormorepensioners | 9.1% | 8.4% | 9.3% |
| Allhouseholds | 100.0% | 100.0% | 100.0% |
| Total%pensioneronly | 20.7% | 20.7% | 21.9% |

Table70: Pensionerhouseholds(Census2011) Source:Census(2011)

- Single pensioners have a much lower level of owner-occupation than larger pensioner households – this group also has a much higher proportion living in the social rented sector (and relatively more in private rented accommodation).
- It is likely that the number of single person households will increase and so this would suggest (if occupancy patterns remain the same) that there will be a notable demand for affordable housing from the ageing population.

| Pensioner households | Oxfordshire | South East | England |
|----------------------|-------------|------------|---------|
| Owner-occupied | 12,786 | 16,182 | 28,968 |
| Social rented | 1,174 | 655 | 1,829 |
| Private rented | 822 | 431 | 1,253 |
| All tenures | 14,782 | 17,268 | 32,050 |

Pensioner households with occupancy rating of +2 or more by tenure - Source: 2011 Census

- The table above gives the number of pensioner households who had an occupancy rating of +2 or more in each of three broad tenure groups in 2011. Whilst the majority of older person households with an occupancy rating of +2 or more were in the owner-occupied sector, there were around 1,800 properties in the social rented sector occupied by pensioner only households with an occupancy rating of +2 or more.
- Older households in the private sector will have built up equity in their existing homes and may be able to afford a larger home than they need and so under-occupy housing. Some may look to downsize to release equity from homes to support their retirement (or may move away from the area); however many older households retain family housing with space to allow friends and relatives to come to stay.

4. Health Issues

Given the ageing population and higher levels of disability and health problems amongst older people there is likely to be an increased requirement for specialist housing options.

| Type of illness/disability | 2011 | 2031 | Change | % increase |
|----------------------------|--------|--------|--------|------------|
| Oxford | | | | |
| Dementia | 1,284 | 1,877 | 593 | 46.2% |
| Mobility problems | 3,248 | 4,638 | 1,390 | 42.8% |
| Oxfordshire | | | | |
| Dementia | 7,521 | 14,864 | 7,343 | 97.6% |
| Mobility problems | 19,459 | 35,358 | 15,898 | 81.7% |

Table 72: Estimated population change for range of health issues (2011 to 2031)

Source: Data from POPPI and demographic projections

5. Current supply of specialist housing for older people

Source: Housing LIN

| Area | Affordable | Market | Total | Supply per 1,000 aged 75 |
|-----------|------------|--------|-------|--------------------------|
| Cherwell | 1,374 | 587 | 1,961 | 192 |
| Oxford | 1186 | 349 | 1,535 | 185 |
| SouthOxon | 1,023 | 489 | 1,512 | 132 |
| VoWH | 531 | 480 | 1,011 | 96 |
| WestOxon | 91 | 523 | 614 | 66 |
| County | 4,205 | 2,428 | 6,633 | 133 |

- Current supply of specialist housing is 133 units per 1,000 people aged 75 and over; lower than the national average of about 170.
- To understand how many additional units might be required there are two models on the basis of maintaining the 133 position and also the implications of increasing this to 170. The analysis is based on achieving these levels in all areas by 2031.

| Area | @133per1,000 | | | @170per1,000 | | |
|-----------|--------------|--------|---------|--------------|--------|---------|
| | Need | Supply | Netneed | Need | Supply | Netneed |
| Cherwell | 2,657 | 1,961 | 696 | 3,397 | 1,961 | 1,436 |
| Oxford | 1,568 | 1,535 | 33 | 2,004 | 1,535 | 469 |
| SouthOxon | 2,821 | 1,512 | 1,309 | 3,606 | 1,512 | 2,094 |
| VoWH | 2,646 | 1,011 | 1,635 | 3,382 | 1,011 | 2,371 |
| WestOxon | 2,505 | 614 | 1,891 | 3,202 | 614 | 2,588 |
| County | 12,197 | 6,633 | 5,564 | 15,591 | 6,633 | 8,958 |

Source: Derived from demographic projections

- Consideration should be given to the various types of provision – purpose built lifetime or retirement homes, sheltered housing and extra-care housing. A mix of one and two bedroomed housing aimed to attract ‘early retired’ older people which could be designated as age specific or not. Such housing could be part of the general mix of one and two bedroom homes but built to Lifetime Homes standards in order to attract retired older people looking to ‘down size’ but perhaps not wanting to live in specialist retirement housing.
- The County Council work on the basis of providing around 55 units of extra-care housing per 1,000 people aged 75 and over.
- There is a much higher level of supply in the affordable sector than for market housing whereas the majority of older person households are owner-occupiers.

6. Market Assessment of Housing For Older People Shelter and Joseph Rowntree Foundation April 2012

- There is extensive data on what older people want, and a high level of agreement between different studies and also from our interviews for this project. We also draw on our own experience (including unpublished consultations with older people and with providers through the consultancy work of the Housing and Support Partnership.
- If what older people want is not on offer, they are far less likely to be willing to move out of their existing home (Shelter 2010). However, even if greater choice were to be provided, there are other barriers.

- From both the literature and our interviews (including with private sector developers and providers), most older people want as a minimum:
 - A property that is not too small with enough living space to sit, to eat, for hobbies and to have friends round;
 - At least two reasonable sized bedrooms – or if not, at least an equivalent large enough flexible open-plan space; second (and third) bedrooms are often used for hobbies, as a study or dining area, for a couple to sleep separately (and not just for health reasons) and for family visitors (especially if family live at a distance) or for a carer to stay overnight; therefore many older people (especially couples) will prefer to have three bedrooms, especially if the living room is not large;
 - Storage space that is accessible;
 - A reasonable sized kitchen with room for dishwasher and washing machine;
 - A good size and attractive (not 'hospital-style') bathroom (and many will still prefer a bath to a shower – or want both);
 - Easy-to-manage and economical central heating system;
 - Pleasant outlook and some outside green space (private balcony or terrace, private garden or access to communal gardens);
 - Housing that looks nice from outside, and if there are communal areas (e.g. Apartment blocks) they should be welcoming, well cared for and not institutional (this applies especially to purpose-built older people's housing)
 - Housing that is well-located in terms of nearby green space, public transport, shops and leisure facilities, in a safe and secure location and with good road and pedestrian access (e.g. Not up steep hills; with parking nearby).
- Many older people who are thinking of moving will also choose housing that will be suitable as they get older (especially level access, and ground-floor or lift to upper-floor apartments).
- Not all will want to plan for this in their 50s or 60s! (APPG 2011; HCA 2009). Some will prefer to move again, rather than compromise too much on what they want and feel comfortable in.
- Some of the lifetime homes factors may still be considered, even by 'early movers' (e.g. possibility of a stair-lift in the future; possibility of adding a shower) and this could be a selling point for new housing.

7. Under Occupation in Council Stock

| | Total tenancies - 55+ | Under- occupied - 55+ | % under- occupied |
|---|--------------------------|-----------------------------|----------------------|
| 2-bed | 1093 | 416 | 38.1% |
| 3-bed | 1732 | 850 | 49.1% |
| 4-bed | 145 | 64 | 44.1% |
| 5-bed | 14 | 7 | 50.0% |
| 6-bed | 3 | 2 | 66.7% |
| TOTAL | 2987 | 1339 | 44.8% |
| Not identifying couples who can share, families with dependent children who can share | | | |

- Among those aged 60 and over who are under-occupying only 4% are on the REMS scheme.
- In 2013/14 57 council tenants were housed through the REMS scheme, 35 of them downsized with one bedroom and 22 with two or more bedrooms.

8. Council Stock for Older People

To Follow

9. Registered Provider Housing for Older People

To Follow