

TOPIC PAPER

OLDER PEOPLE AND HOUSING

HEADLINES

- Latest 2011 Census reveals 1 in 6 are over 65.
- In 2013, over a third of all households will be headed by someone over 65.
- Smaller households and under-occupation of family sized housing.
- Growing need for increased housing choice for the older generation.
- The many benefits of private sheltered housing.



OLDER PEOPLE

The rise in the older population across the UK corresponds with the increase in birth rates following the end of World War II. This group of society have often been referred to as 'The Baby Boomer Generation' and they are now entering their retirement years.

The latest 2011 Census statistics show that 1 in 6 people in England and Wales are aged over 65, yet the forecasts show that by 2030 this is set to be 1 in 3.

By 2013, a third of households will be headed by someone aged over 65 and 75% of older people will be owner-occupiers. Over the last two years the number of new homes being built for older people has barely reached 1,000, with only 100,000 private properties in the UK defined as 'retirement'.

As the population of the country steadily rises and life expectancy has dramatically improved in recent decades, it means that there are more 65 year olds in the UK than at any previous point in history.

HOUSING CHOICE

The global economic downturn affected the UK housing market and consequently the delivery of new homes across the country. With the rise in the older population as detailed above, the average household size has decreased due to changes in the nuclear family model. The rise in divorce rates directly corresponds with the decrease in household size, with changes in the composition of family units there are naturally smaller households and a need for more houses generally.

Housing delivery and choice is now a greater emphasis than ever before with the Baby Boomer Generation reaching retirement age. Under occupation of the family home is a common issue for the older population and there is a real need for better housing choices across the generations. In this respect, specialist retirement housing catering for the specific needs of the older population is required more urgently than ever before. >>>



Andrew Burgess
Managing Director
Planning Issues
t +44 (0)1425 462175
e andrew.burgess@
planningissues.co.uk

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The social benefits of retirement housing also needs to be recognised as it can help to reduce the demands exerted on Health and Social Services and other care facilities as many of the residents remain in better health, both physically and mentally. Postponing entry into residential care by a year could reduce costs by £26,000 per person (HAPPI² report). Housing our Ageing Population: Plan for Implementation, November 2012.

THE BENEFITS OF SHELTERED HOUSING



Private sheltered housing helps to address a common and growing problem experienced by many local authorities by releasing family sized housing onto the general market which is currently under-occupied. Such developments help to maximize the development of urban brownfield land which helps to reduce pressure for development on more sensitive sites in greenfield locations. This further assists in discouraging the use of cars as developments are located within highly sustainable locations close to town centres and public transport routes. Sheltered housing introduces a neighbourly use of the sites, and this adds to the vitality and vibrancy of town centres as the residents shop locally and use local services and facilities.

ABOUT CHURCHILL RETIREMENT LIVING

Churchill Retirement Living has specialised in the provision of purpose built apartments designed for older people, since 1998. Our developments are located throughout England.

Our self-contained apartments are specifically designed to meet the needs of independent retired people, and are provided for sale contained within a single block. The apartments are sold with a lease containing an age restriction which ensures that only people of 60 years or over, or those over this age with a partner of at least 55, can live in them. Our accommodation is managed by Millstream Management Services Ltd, a company wholly owned by Churchill Retirement Living specialising in the management of retirement developments.

Churchill Retirement Living is an award winning developer of retirement housing and won the Best Medium Housebuilder of the Year award in 2012 and The Most Outstanding Retirement Housing Operator in the UK in 2012 for the fourth consecutive year. Details of further awards which the company has won can be viewed at www.churchillretirement.co.uk.