



**TRAFFORD
COUNCIL**

Trafford Council

Housing Needs Assessment 2019

Older People



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INTRODUCTION

The Trafford Housing Needs Assessment (HNA) 2019 provides the latest available evidence to help shape the future housing related strategies and policies in Trafford. The study complements the Greater Manchester (GM) Strategic Housing Market Assessment (SHMA) by providing detailed local information and supports the development of the new Local Plan for Trafford. It considers the need for affordable housing and the size, type and tenure of housing need for specific groups within the borough such as older people, black and minority ethnic communities and people with disabilities. This research provides up-to-date analysis of the social, economic, housing and demographic characteristics of the area.

This factsheet provides a summary of the information contained within the Trafford HNA 2019 relating to older people. National Planning Guidance (NPPF) defines older people as *'people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs'*.

OLDER PEOPLE IN TRAFFORD

Older age groups	2019	2037	Number change	% change
All Older 65+	41,600	57,500	15,900	+38.2
All Older 75+	20,000	29,400	9,400	+47.0
All Older 85+	6,100	10,100	4,000	+65.6

Table 1 shows that over the period 2019 to 2037, the number of older person households in Trafford is predicted to increase by around 15,900 - an increase of 38.2%.

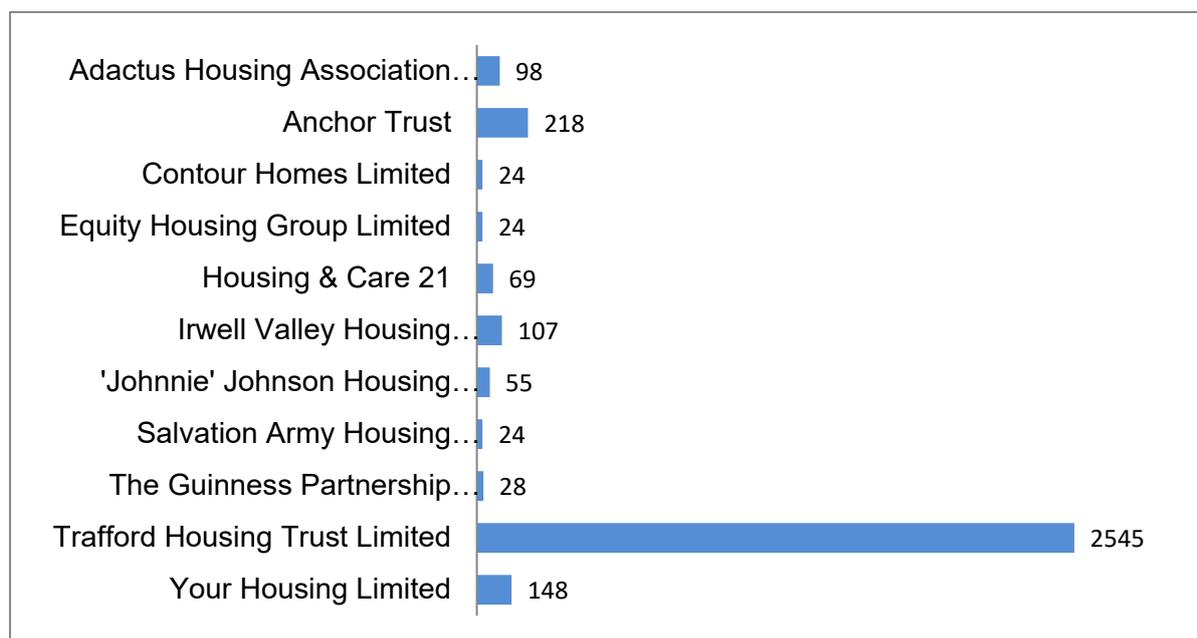
Table 2: Tenure profile by age group and potential change 2019-37				
	Tenure (number)			
	Owner occupied	Private	Affordable	Total
60-84	8,194	695	1,738	10,627
85+	2,961	150	981	4,092
Total	13,287	1,099	3,579	17,965
% change	74.0	6.1	19.9	100

Over the period 2019-2037, the numbers of people over 60 living in the owner occupied sector will increase by 74%, in the private rented sector by only 6.1% and in the affordable sector by 19.9%.

OLDER PERSON'S CURRENT ACCOMMODATION

There are three main types of specialist housing for older people in Trafford: Sheltered, Retirement and Extra Care. A number of registered housing providers (RPs) offer different types of older people's housing (see Figure 1).

Figure 1: Housing for Older People (RP stock) 2017/18



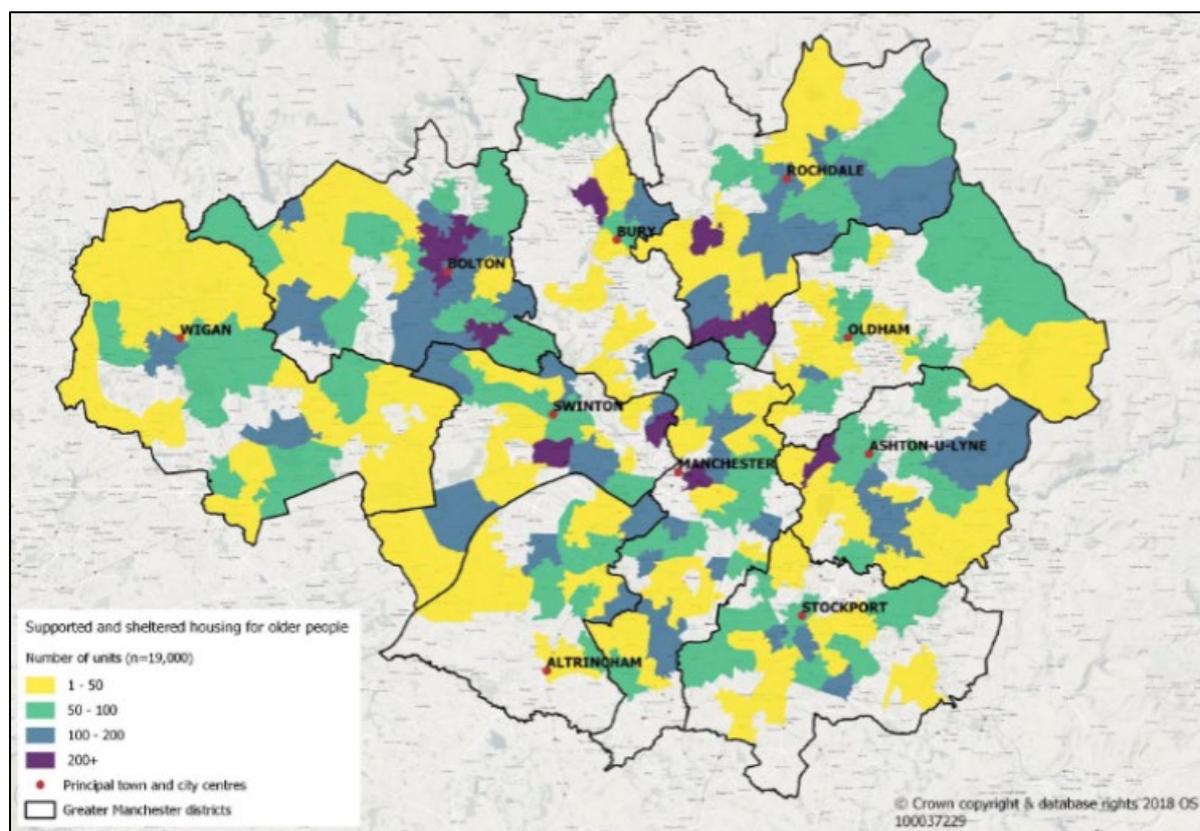
The majority of the older people's housing in the affordable/social sector in Trafford borough is owned by Trafford Housing Trust (2545 units).

GMCA and the NHS produced a GM Supported Housing Data Pack in August 2018. From this data, a GM Supported Housing Census (2017-18) was produced and indicates the existing housing and support provided for older people. This census identified 1,330 units for older people across approximately 175 schemes in Trafford (Table 3).

Table 3: Types of Older People		
Client Group	Total Schemes	Total Units
Extra Care	Less than 5	200
Older People	10	320
Older People with a care need	Less than 5	40
Sheltered Housing	20	770
Total Units		1330

This information has been mapped (Figure 2), and shows Old Trafford, Sale Moor and Urmston have the highest concentrations of supported and sheltered housing in Trafford

Figure 2: Supported and sheltered housing for older people in Trafford 2019



Older people's housing in Trafford is popular, with low turnover of stock and quick sales/lets supporting this. RPs confirm that most void units in sheltered schemes are let quickly and no property type is harder to let than others. There are also low turnover rates.

There are four affordable Extra Care developments owned by RPs in Trafford:

- Timperley (38 units)
- Sale (71 units)
- Partington (40 units)
- Old Trafford (80 units)

Some schemes are more popular than others and there are approximately 219 people on the Council's Extra Care Waiting List.

Figure 3: Current Housing Profile (Household Reference Person (HRP over 65) by sub-area

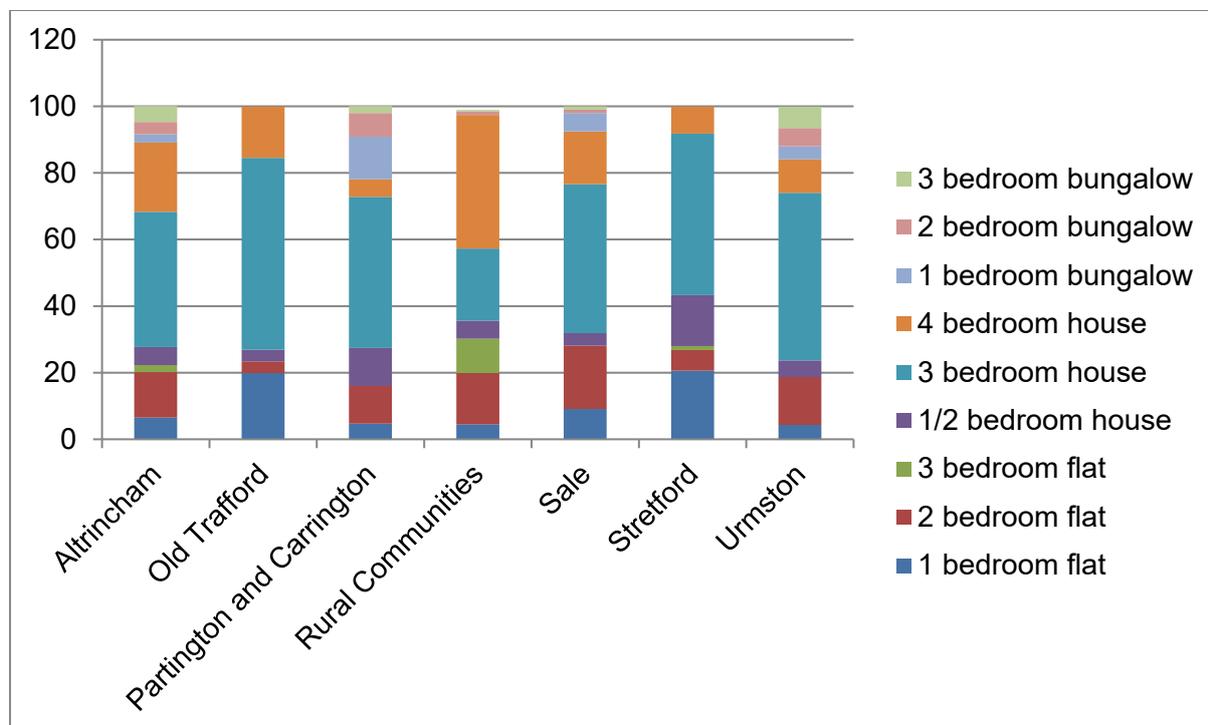


Figure 3 shows the type and size of properties currently occupied by older households by sub-area. High numbers of older households live in 3 bed houses in all sub-areas other than the Rural Communities where higher numbers live in 4 bedroom houses.

Figure 3: Current Housing Profile for age over 65

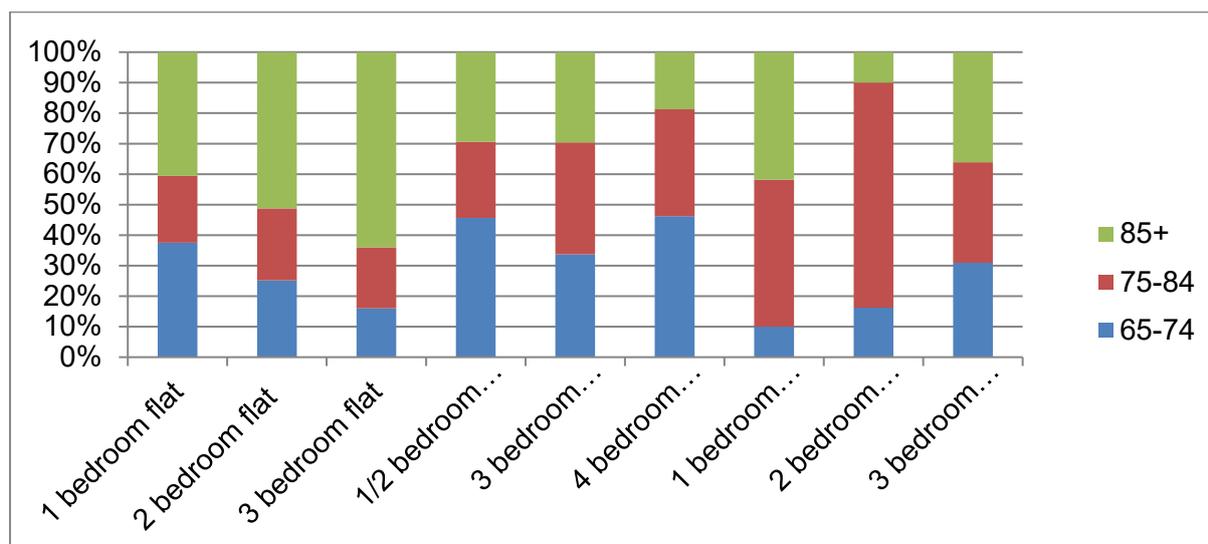


Figure 4 provides information on the type and size of the property currently occupied by older people by age group. Overall:

For those aged 65-74, 71% live in houses, 23.4% in flats, 5.4% in bungalows and 0.1% in other property types;

For those aged 75-84, 67.1% live in houses, 18.6% in flats, 14.4% in bungalows and 0% in other property types;

For those aged 85 and over, 51.7% live in houses, 39.5% in flats, 9% in bungalows and 0% in other property types.

FUTURE NEED

Table 4: Analysis of future need for specialist older person accommodation				
Current provision (and planning use class)	Number of units 2018	Number aged 75 and over 2019	Number aged 75 and over 2037 (projected)	Additional units of accommodation needed 2019-37
		20,000	29,400	
		Ratio of population to current provision	Ratio applied to 2037 population	
Specialist older person	2,983	0.14915	4,385	1,402
Residential Care	1,151	0.05755	1,692	541
Total	4,134		6,077	1,942

Table 4 considers the current number of units of specialist older person accommodation and compares this to the total population aged 75 and over. This gives a ratio of population to units of accommodation. The ratio is then applied to the projected population in 2037. This shows a need for 1,402 additional specialist older persons' accommodation and 541 additional units of residential care over the plan period to 2037.

Findings from the resident's survey carried out as part of Trafford's Older Person's Housing Strategy show sheltered housing to be the preferred housing option for older people (89%), whereas high numbers are currently moving into retirement housing (57%). Extra Care housing appears to be the least popular option among older people, with many viewing this form of housing with negative care home connotations.

The HNA household survey asked 'if you think it is relevant to you, which of the following older person's options would you consider now or in the next 5 years?'

Tables 5 and 6 report the percentage and numbers of households who would consider different older persons' housing options (respondents could tick more than one box) across the borough by age group and by percentage and by number.

OLDER PERSONS' HOUSEHOLDS CONSIDERING MOVING

Table 5: Older persons' housing options by age group

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed	59.8	77.1	88.5	72.2
Buying a property in the open market	32.9	11.5	8.6	19.8
Extra Care Housing – Renting	6.6	0.2	0.0	2.8
Sheltered Accommodation – Renting	10.1	0.5	12.2	6.8
Sheltered Accommodation – Buying	16.8	15.6	11.6	15.3
Co-housing	18.1	8.4	3.6	11.5
Residential Care Home	5.7	5.8	3.3	5.3
Go to live with children or other relatives	13.4	18.1	18.5	16.3
Extra Care Housing – Buying	14.6	4.4	4.6	8.6
Rent from HA	4.4	3.5	2.8	3.7
Sheltered Accommodation - Shared Ownership	3.7	0.0	0.4	1.6
Other	5.1	11.0	16.4	9.6
Extra Care Housing - Shared Ownership	10.8	10.7	9.8	10.5
Rent a property from a private landlord	8.5	9.7	9.7	9.2
Supported Housing	3.7	4.0	9.9	5.0
<i>Base (total households responding)</i>	3,539	3,332	1,675	8,547

Table 6 Older persons' housing options by age group and by number (% applied to all households with a HRP aged 65 and over)

Housing option	65-74	75-84	85+	All 65+
Continue to live in current home with support when needed	7,285	6,392	3,215	17,404
Buying a property in the open market	4,008	953	312	4,773
Extra Care Housing – Renting	804	17	0.0	675
Sheltered Accommodation – Renting	1,230	41	443	1,639
Sheltered Accommodation – Buying	2,047	1,293	421	3,668
Co-housing	2,205	696	131	2,772
Residential Care Home	694	481	120	1,278
Go to live with children or other relatives	1,632	1,500	672	3,929
Extra Care Housing – Buying	1,779	365	167	2,073
Rent from HA	536	290	102	892
Sheltered Accommodation - Shared Ownership	451	0	15	386
Other	621	912	596	2,314
Extra Care Housing - Shared Ownership	1,316	887	356	2,531
Rent a property from a private landlord	1,035	804	352	2,218
Supported Housing	451	332	360	1,205
<i>Base (total households responding)</i>	12,182	8,290	3,663	24,105

Overall, of respondents aged 65 and over, 72.2% were planning to continue to live in their current home with support when needed, 19.8% would consider open market options and 16.3% were planning to live with children/other relatives.

Although all households aged 65+ could be identified from the survey, some did not provide age information, so the sample broken down by age group is slightly smaller. Note households could tick more than one response.

Move to	Current location							Total
	Altrincham	Old Trafford	Carrington and Partington	Rural Communities	Sale	Stretford	Urmston	
Within Trafford	73.7	82.4	42.0	91.9	86.6	58.3	90.1	82.5
Outside Trafford	26.3	17.6	58.0	8.8	13.2	41.7	9.9	17.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 7 outlines the results of further analysis on the current location of households aged over 65 compared with their location choice should they wish to move. The majority would prefer to remain in Trafford.

Reason	Percentage who cannot move
Cannot afford to move	75.4
Lack of suitable accommodation of type wanted	7.2
Lack of suitable accommodation in the area wanted	5.7
Other reasons	17.5

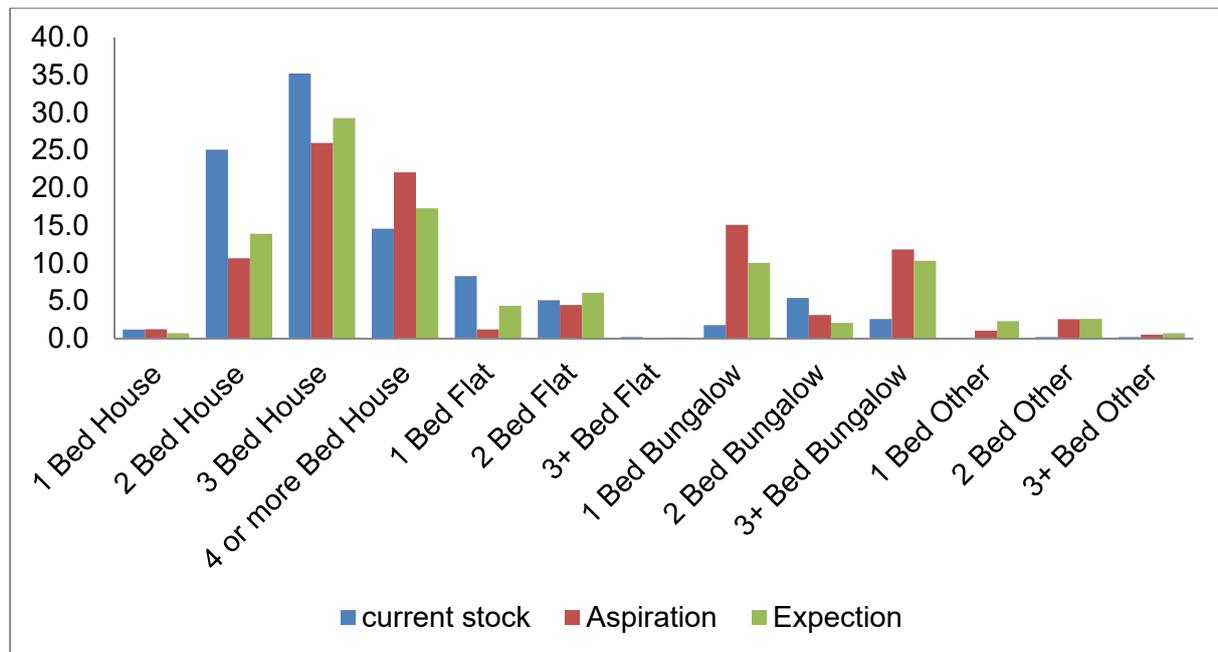
Note that households could pick more than one option.

An analysis was carried out on the reasons older person's households are unable to move. Over 75% of households over 65 are unable to move because they cannot afford the cost as outlined in Table 8.

Analysis was also carried out on the type of housing required (based on expectation) in the future by older households and by the location required:-

- Older households who required Altrincham favoured 3 bed houses (28.2%) with smaller numbers requiring a 2 bed bungalow (21.4%) and 2 bedroom flats (20.1%).
- 100% of older households required a 3 or more bedroom flat in Old Trafford.
- 100% of older households in Partington and Carrington required a 2 bedroom flat.
- 100% of households in Stretford required a 2 bedroom bungalow.
- The majority of households in the Rural Communities require a 3 or more bedroom bungalow (37.5%) with smaller numbers requiring a 3 bedroom house (19.4%) or a 3 or more bedroom flat (18.1%).
- 36% of older households in Sale require a 3 bedroom house with 30.4% asking for a 2 bedroom flat and 22.7% asking for a 3 or more bedroom flat.
- In Urmston a majority (50%) of older households require a 2 bedroom flat.

Figure 4: Current dwellings types compared to aspirations and expectations (over 65s)



The 2019 HNA household survey data indicates that older people are particularly living in two, three and four-bedroom houses and to a lesser extent, one and two-bedroom flats and two-bedroom bungalows. Of those who intend to move in the next five years, many of these households have strong aspirations and expectations to continue to live in three and four-bedroom houses but also have aspirations to live in one and three-bedroom bungalows and two-bedroom flats. Given the anticipated increase in older person households, it is important that the Council recognises the impact this will have on the range of dwelling types and sizes being developed over the plan period.

FUTURE HOUSING CHOICES OF OLDER PERSON HOUSEHOLDS

Table 9: Older person rightsizing

Current property size	Number of bedrooms would like?				Total
	One	Two	Three	Four	
One	27	151	0	0	178
Two	0	276	0	0	276
Three	24	558	428	6	1,016
Four	0	13	138	63	214
Five or more	0	0	86	61	147
Total	51	998	652	130	1,831
	Downsize				
	Remain same size				
	Upsize				

Table 9 considers the number of older person households who want to downsize to a smaller property, remain in the same size of property or upsize. The table shows the number of bedrooms the household currently has and the number they would like. The majority of older people living in a three-bedroom house would move to a two bedroom-house; however a high number would also prefer to stay in a three bedroom-house.

Table 10 details the future housing choices being considered by older households within the next 5 years by reference to their current number of bedrooms and the number of bedrooms they would like to move to and expect to move to.

Table 10: Future housing choices of older households (downsizing/upsizing)		
Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	48.1	67.2
Staying same	43.4	31.2
Upsizing (moving to larger property)	8.6	1.6
Total	100	100
<i>Base (households responding)</i>	<i>1,831</i>	<i>1,661</i>

48.1% of older households had an aspiration to downsize and 67.2% expected to do so (i.e. move to a property with fewer bedrooms). 43.4% had an aspiration to move into a property with the same number of bedrooms as they presently occupy; 31.2% expected to achieve this. A further 8.6% of older households had an aspiration to move to a property with a larger number of bedrooms (upsizing), and 1.6% expected to achieve this.

Table 11: Older persons' housing options by sub-area

Housing option	Sub-area							Trafford Borough
	Altrincham	Old Trafford	Partington & Carrington	Rural Communities	Sale	Stretford	Urmston	
Continue to live in current home with support when needed	74.2	71.0	72.9	69.6	71.1	67.3	75.3	72.4
Buying a property in the open market	13.3	33.3	10.8	28.8	26.0	17.0	9.7	19.0
Rent a property from a private landlord	0.0	0.0	0.0	1.8	6.7	0.0	4.7	2.9
Rent from HA	1.5	10.7	12.5	0.0	10.8	5.7	8.9	7.0
Sheltered Accommodation – Renting	10.2	15.2	23.1	4.5	19.9	16.2	15.8	15.1
Sheltered Accommodation – Buying	9.9	24.5	14.2	15.8	7.1	13.7	17.8	12.3
Sheltered Accommodation - Shared Ownership	2.7	0.0	3.7	1.3	7.1	0.0	10.4	4.9
Extra Care Housing – Renting	13.1	0.0	16.9	7.4	23.3	21.1	15.0	16.0
Extra Care Housing – Buying	9.0	15.2	10.8	14.1	2.8	3.5	12.8	8.1
Extra Care Housing - Shared Ownership	1.5	0.0	3.7	1.3	5.1	0.0	7.4	3.5
Supported Housing	0.0	0.0	0.0	1.3	4.8	0.0	0.0	1.5
Residential Care Home	10.2	0.0	0.0	17.2	12.4	10.3	7.6	9.6
Co-housing	14.1	9.1	13.2	9.8	8.4	4.9	9.1	10.2
Go to live with children or other relatives	6.5	9.1	7.1	7.1	14.7	9.4	1.6	8.6
Other	3.0	0.0	0.0	0.0	10.8	7.2	0.0	4.7
Base	2,597	711	295	448	2,759	735	1,611	9,155

Table 11 illustrates housing options by sub-area. High proportions of older households want to continue living in their own home. In addition higher numbers of people in Sale are interested in renting extra care or living with relatives. Higher numbers in Partington and Carrington are interested in renting sheltered housing and higher numbers in Old Trafford are interested in buying a property on the open market and sheltered housing.

SUMMARY

- 23.9% of the head of household is aged 65 and over, with 50.5% aged 65-74, 34.4% aged 75-84 and 15.1% aged 85 and over.
- Over the period 2019 to 2037, the number of older person households in Trafford is predicted to increase by around 15,900, an increase of 38.2%.
- High numbers of older people live in 3 bedroom houses.
- There are around 4,134 units of specialist older persons' accommodation. This includes 1,151 units of residential care dwellings and 2,983 units of specialist older person accommodation.
- There is a need for 1,402 more units of specialist older person dwellings, such as extra care and retirement housing and an increase of around 541 units of residential care dwellings, over the plan period to 2037.
- Overall, of respondents aged 65 and over, 72.2% were planning to continue to live in their current home with support when needed, 19.8% would consider open market options and 16.3% were planning to live with children/other relatives.
- 82.5% of older person households would prefer to remain in Trafford if they do decide to move.
- Over 75% of households over 65 are unable to move because they cannot afford the cost.
- Older people are particularly living in three and four bed houses. 29.2% aspire to live in bungalows with up to two bedrooms.
- 48.1% of older person households would like to downsize in the next 5 years and 67.2% expected to downsize. 43.4% would like to move into a property with the same number of bedrooms as they presently occupy; 31.2% expected to achieve this. A further 8.6% of older households would like to move to a property with a larger number of bedrooms (upsizing), and 1.6% expected to achieve this.