



Report for McCarthy Stone

## **Assessment of demand for a Retirement Living housing scheme of c25 units at 35 Oakfield, Sale M33 6NB**

**November 2022**

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## Chapter 1 INTRODUCTION

- 1.1** Three Dragons was commissioned in October 2022 by McCarthy Stone to undertake a housing need and demand study for a retirement development proposal on a site at Oakfield, Sale, M33 6NB. The site lies within the Trafford Council (TC) area. The study was required to consider the need for retirement housing in light of the availability of retirement accommodation for the older population and current policies by TC and its partners.
- 1.2** The site has been proposed for development of circa 25 1 and 2 bed Retirement Living apartments. The proposed scheme is adjacent to an existing McCarthy Stone Retirement Living scheme of 35 units.
- 1.3** This report puts forward detailed information on the supply of housing for older people in Trafford with additional consideration of the area of Sale. An under-supply of leasehold retirement accommodation is a key feature of the local market. The report describes the wider benefits of specialist retirement housing, how it can meet the housing requirements of the Council and an important sector of the community and how it relates to the planning, housing and care policies of TC and its local and regional partners.
- 1.4** The study has been carried out in the context of national policy, evidence and good practice relating to meeting the housing needs of older people.
- 1.5** The study was undertaken during October and November 2022. It drew on published information sources and these are listed in Chapter 2.
- 1.6** We have undertaken an analysis of older persons' housing demand and supply in Trafford using both the Retirement Housing Group demand assessment model and the Contact Consulting model, one of the methodologies recommended in "Housing in Later Life"<sup>1</sup> and a prototype for the Housing Lin SHOP tool.

### Definitions and Terminology

- 1.7** This report distinguishes between various types of specialist older persons' accommodation including:
  - Age exclusive housing (which does not provide any kind of scheme-based support to residents)
  - Sheltered housing (which offers onsite support but not care)

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<sup>1</sup> Housing in Later Life: planning ahead for specialist housing for older people, Housing LIN and others, December 2012

- Enhanced Sheltered (sheltered accommodation where additional support and services can be provided)
- Extra Care (which provides a wider range of care)
- Dementia Housing.

**1.8** For more detailed definitions see Appendix 1.

## The Case for Development

**1.9** Older people living in specialist accommodation enjoy better health and make fewer demands on health and social care services. They feel more secure and enjoy improved quality of life. Retirement accommodation can meet the needs of many older people and can contribute to maintaining independence and minimising the health impacts of ageing hence keeping down the cost of care to individuals and to the local authority. It can also free up larger market and affordable homes for local families.

**1.10** Planning practice guidance from DLUHC states that

- “Plan-making authorities should assess the need for housing of different groups and reflect this in planning policies.”<sup>2</sup>
- The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.<sup>3</sup>
- Plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate.<sup>4</sup>
- Private retirement accommodation can meet the needs of many older people and can contribute to maintaining independence and minimising the health impacts of ageing, hence keeping down the cost of care to individuals and to the local authority.<sup>5</sup>
- “Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for

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<sup>2</sup> PPG 2019 Paragraph: 001 Reference ID: 67-001-20190722

<sup>3</sup> PPG 2019 Paragraph: 001 Reference ID: 63-001-20190626

<sup>4</sup> PPG 2019 Paragraph: 012 Reference ID: 63-012-20190626

<sup>5</sup> PPG 2019 Paragraph: 001 Reference ID: 63-001-20190626

the number of units of specialist housing for older people needed across the plan area throughout the plan period.”<sup>6</sup>

**1.11** A recent study by the County Councils Network (CCN) and the Association of Retirement Community Operators (ARCO) found that:

- The availability of suitable housing stock is critical to the health and wellbeing of older individuals
- it is also a key factor in the capacity of public services to sustainably support healthy ageing over the long term delivering both improved outcomes and huge efficiencies
- Local planning authorities should consider including policies within their local plans that outline the current and future need for older people’s housing and care including retirement communities
- The study set a joint goal of providing housing with care for 250,000 people by 2030.

**1.12** A study by DEMOS carried out in 2020<sup>7</sup> based on the experience of residents in retirement housing provided by McCarthy and Stone found that “older people in age-specific housing, such as retirement housing and extra care housing, tend to report feeling much less lonely than their peers in mainstream housing. The features of retirement housing that can help people overcome loneliness might be grouped into “people” (the community and ethos of a housing development, and staff and residents who actively encourage others to socialise), and “place” (the design and location of housing developments which promote better health and mobility, and greater opportunities for building social networks and engaging in activities)”.

**1.13** DEMOS comment that “tackling the growing problem of loneliness among older people is both a social and economic priority. The implications for spending on health, care and support services for socially isolated older people, at a time where budgets are already stretched, are such that the case for preventative and lower level “social fixes” to tackle loneliness (and its health implications) is compelling. We have already seen how small scale schemes have evaluated their impact and consistently achieve around a 3:1 investment ratio – in other words, £1 spent in tackling loneliness among older people can create £3 of service savings or other social value”.

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<sup>6</sup> Paragraph: 006 Reference ID: 63-006-20190626

<sup>7</sup> P21 Building Companionship DEMOS 2020

**Recent research by WPI Strategy Ltd for Homes for Later Living reported the following –**

The 2017/18 English Housing Survey found that **67% of homeowners aged 65 or over live in an under-occupied property**, equivalent to 3.6 million households in England. (p17)

**The UK has the oldest housing stock in the EU** with 38% of our homes dating from before 1946 and 21% from before 1919. Older homes are often in a poor state of repair and have more dangers including cold, damp, fire risk and general fall hazards. They also tend to be lacking basic adaptations such as handrails in the shower and on the stairs as well as more substantial elements such as wider internal doors, stairlifts and walk-in showers. For less mobile older people these adaptations mean that everyday essential tasks like getting out of bed going to the bathroom or getting dressed are safer and more manageable, helping to support their independence. (p10)

**In 2017/18 falls accounted for 335,000 hospital admissions in England of people aged 65 and over.** Around half of people aged 80 and over fall at least once a year. The NHS has described falls and fractures in older people as *“a costly and often preventable health issue”*. (p12)

**A cold home can cause chronic and acute illnesses and lead to reduced mobility, falls and depression.** In 2018 the House of Commons Housing, Communities and Local Government Committee heard there was a well evidenced link between cold homes and chronic diseases such as respiratory and cardiovascular diseases and rheumatoid arthritis and poor mental health. The Committee also heard that cold homes were connected to acute cases such as heart attacks, strokes and falls. (p13)

**Around 1.5 million people aged 50 and over are always or often lonely** and projections from Age UK suggest this could rise to 2 million people within the next 10 years. Older people who are lonely are more than three times more likely to suffer depression and 1.9 times more likely to develop dementia in the following 15 years. (p13)

**The average person living in specialist housing for older people saves the NHS and social services £3,490 per year.** This is because people living in specialist older persons housing are around half as likely to have falls. They are also far less likely to be lonely, making them significantly less likely to develop dementia and increasing the chance that if they suffer a stroke they will get the urgent medical attention they need. (p19)

**Specialist older persons housing can help save the High Street.** Given the majority of developments for later living are located on or close to a High Street there are also significant community benefits: businesses situated nearby can expect to feel the effects of the grey pound as residents regularly use shops and local facilities; organisations such as libraries, charity shops and community centres can also benefit. (p14)

**1.14** Trafford is a signatory to the Greater Manchester Age-friendly Strategy which states that “Our vision is that older residents are able to contribute to and benefit from sustained prosperity and enjoy a good quality of life”.



- 1.15** The Strategy sets out eight ‘domains’ of age-friendly approaches – and housing is one of these. The Strategy also recognises the need to reduce loneliness “Central to our understanding of social inclusion is the quality of relationships in later life, including loneliness and social isolation, which we know are important aspects of quality of life. It goes on to state that “An age-friendly place is a crucial resource for improving the lives of older people. These are neighbourhoods which treat everyone with respect, enable older people to participate in community activities, help people stay healthy and active, and make it easy for older people to stay connected.”
- 1.16** Trafford’s Corporate Plan identifies three outcomes one of which is that “all our communities will be happy, healthy and safe”<sup>8</sup>. It seeks to “ensure that more people are in good health for longer”<sup>9</sup> and to “ensure that new housing developments are adaptable, sustainable and low energy use,. . . enabling more residents to be environmentally responsible in their daily lives”<sup>10</sup>.
- 1.17** The draft sub-regional Development Plan Document “Places for Everyone” (PfE) sets out the vision to make “Greater Manchester one of the best places in the world to grow up, get on and grow old: ..... a place where people live healthy lives and older people are valued”<sup>11</sup>. It recognises that “the ageing population will necessitate a renewed emphasis on ensuring that a diverse range of housing is available to meet the needs of older people and households (including) .... much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and this could help to release some existing houses for families with dependent children.”
- 1.18** The current Trafford Local Plan Core Strategy recognises that older people are an important group whose needs should be planned for. Through Policy L2: Meeting Housing Needs, it states that “in order to meet the needs arising from the increasing longevity of the Borough’s older residents, the Council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people”.
- 1.19** The consultation draft Trafford Council Local Plan also recognises the need to address housing for the increasing older population, quoting the findings of the Housing Needs Assessment 2019 that whilst the population of Trafford is projected to increase over the period 2019-2037, by 9.1%, the population aged 65 + years is expected to increase by 38.2% over the same period.<sup>12</sup> It goes on to state that “there is evidence through the Housing Needs Assessment (2019) to support a programme of accommodation delivery to help meet the needs of older

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<sup>8</sup> P2 Corporate Plan Our Trafford our Future

<sup>9</sup> P4 *ibid*

<sup>10</sup> P6 *ibid*

<sup>11</sup> P39 Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

<sup>12</sup> P76 Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft

people and those with disabilities”.

- 1.20** The Trafford Housing Needs Assessment (HNA) 2019 emphasises that **“A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for the borough’s older population”**.
- 1.21** Both the HNA and the wider Greater Manchester SHMA 2021, find that there is significant under occupation of homes by older persons and that most older people own their own homes. The accompanying household survey found that older people wanted to move because: they cannot manage existing house, house and/or garden is too big (15%); wanting to live closer to family or friends (13.2%); and wanting a nicer house (11.5%). For the small number of those aged 85 and over who wanted to move, all gave the reason of health problems or needed housing suitable for an older or disabled person.
- 1.22** The four Strategic Priorities identified within Trafford’s Older Peoples’ Housing Strategy are: 1. Improve the quality and standard of existing housing for older people in Trafford. 2. Increase the availability and range of suitable housing options for older people within Trafford. 3. Enable older people in Trafford to live independently. 4. Create and foster partnerships that work to deliver effective health and social care provision, support services and high quality housing to older people across Trafford”.
- 1.23** Key actions identified under priority two include: “encourage private development of older people’s housing via the planning system. This might include a percentage contribution of new builds to be allocated for affordable older people’s housing” and “actively engage with retirement home builders and promote Trafford as a good place to invest in construction”.
- 1.24** We have modelled demand for leasehold and shared ownership housing in Trafford and Sale using both the RHG and Contact Consulting Models as recommended in Housing in later life.
- 1.25** Across Trafford Borough the RHG model shows demand for 701 sheltered and 429 extra care leasehold or shared ownership properties. The Contact Consulting model shows potential demand for 793 sheltered housing properties (age exclusive and sheltered) and 453 extra care or enhanced sheltered leasehold or shared ownership properties.
- 1.26** At ward level in Sale the RHG model indicates a need for 149 sheltered and 121 extra care units for sale or shared equity. The Contact Consulting model indicates a need for 259 sheltered and 172 units of enhanced sheltered and extra care units for sale or shared equity.
- 1.27** The proposed scheme of 25 for sale units, all built to M4(2) standards would help the Council and its partners to achieve their aims to improve housing choice for older people, increase provision of accessible housing, reduce loneliness and increase ease of discharge from hospital.



## Chapter 2 Local Policy Context

- 2.1** This section considers the policies and the evidence base relevant to the provision of Retirement Living accommodation in Sale. The settlement is within the Trafford Metropolitan Borough which has statutory responsibility for Town Planning and Housing as well as Adult Social Care.
- 2.2** This report has been prepared with reference to the following strategies, policies and plans published by Trafford Council and its partners:
- Our Trafford Our Future Council Corporate Strategy 2021-24
  - Places For Everyone - Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan - Publication Stage August 2021
  - Trafford Council Local Development Scheme 2022 - 2025
  - Trafford Local Plan Core Strategy, adopted January 2012
  - Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft
  - Trafford Council Authority Monitoring Report 2018/2019
  - Greater Manchester Strategic Housing Market Assessment update 2021
  - Trafford Housing Needs Assessment 2019 ARC4
  - Greater Manchester Age-friendly Strategy September 2018
  - Trafford Housing Strategy 2018-23
  - Trafford Joint Strategic Needs Assessment (JSNA) Housing Section
  - Trafford Older People's Housing Strategy 2020-2025
  - Trafford Health and Wellbeing Strategy 2019-2029
  - Report of the Director of Public Health Trafford 2018

### District Profile

- 2.3** Trafford is located in the south west of Greater Manchester. The current Core Strategy describes Trafford as having an overall population of around 210,000 people (8.5% of the Greater Manchester population) with a diverse mix of communities. It is one of the smaller Boroughs within the Greater Manchester conurbation, covering an area of some 10,600 hectares (26,200 acres or 41 square miles).<sup>13</sup> Sale itself is located in the middle of the Borough, six miles south west of Manchester city centre and is mostly suburban in character.<sup>14</sup>
- 2.4** Across the Borough the population is ageing, with substantial recent and predicted growth in

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<sup>13</sup> Para 2.18 Trafford Local Plan Core Strategy, adopted January 2012

<sup>14</sup> P17 Trafford Local Plan Core Strategy, adopted January 2012

the number of older people. The Trafford Housing Needs Assessment 2019 finds that whilst the population of Trafford is projected to increase over the period 2019-2037 by 9.1%, the population aged 65 + years is expected to increase by 38.2% over the same period<sup>15</sup>.

- 2.5** Data from the 2011 Census (see section 3 of this report) shows that a high proportion of older people living in the district are homeowners: 84.9% of those aged between 65 and 74, 81.2% between 75 and 84 and 75.3% of people aged 85 and over. 10.4% of older people between 65 and 74, 13.7% aged 75 to 84 and 14.8% aged 85 and over lived in social rented accommodation. The remainder lived in other rented housing – 4.7% aged 65 to 74, 5.0% aged 75 to 84 and 5.7% 85 and over.

## Corporate Plan Our Trafford Our Future 2021 to 2024

- 2.6** The Corporate Plan identifies three outcomes one of which is that “all our communities will be happy, healthy and safe”<sup>16</sup>. It seeks to “ensure that more people are in good health for longer”<sup>17</sup> and to “ensure that new housing developments are adaptable, sustainable and low energy use,. . . enabling more residents to be environmentally responsible in their daily lives”<sup>18</sup>.

## Planning Policy and Performance

### Local Plan

- 2.7** Trafford Council Local Plan: Core Strategy, adopted January 2012, is the current overarching statutory development plan for the TC area and sets out the strategic policies for development and conservation of the district up to 2026. It sits alongside but mostly supersedes the revised Unitary Development Plan (UDP) adopted in June 2006.
- 2.8** The Local Plan, within Policy L1: Land for new Homes seeks to make provision for a minimum of 12,210 net new dwellings (including an uplift of 20% until 2018 to reflect the Housing Growth Point status). The policy sets out the phasing of the release of this land to accommodate the new homes over the plan period until 2026.
- 2.9** Sale is part of the South City Region where there is a net minimum indicative Housing Development Target of 1,300 homes over plan period.<sup>19</sup>
- 2.10** Trafford Council is currently preparing a new Local Plan and has published a public consultation

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<sup>15</sup> P76 Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft

<sup>16</sup> P2 Corporate Plan Our Trafford our Future

<sup>17</sup> P4 *ibid*

<sup>18</sup> P6 *ibid*

<sup>19</sup> P90 Trafford Local Plan Core Strategy, adopted January 2012

on the Regulation 18 Draft Trafford Local Plan which closed in March 2021. This document sets out through Policy HO1 – Scale, phasing and distribution of new housing development, plans to deliver a minimum of 18,546 net additional dwellings between 1 April 2020 and 31 March 2037 (the Plan Period), an average of around 1,091 per year. A total of 544 net new homes are to be delivered in Sale.

- 2.11** According to the Local Development Scheme, formal consultation on draft Regulation 19 version of the Local Plan will take place during Autumn 2024 with the aim of adoption in winter 2025.<sup>20</sup>
- 2.12** Trafford will also sit under the strategic planning document, Places for Everyone (PfE) which will set out future housing and employment requirements across Greater Manchester (excluding the Stockport Local Authority area), the infrastructure requirements to deliver this and the environmental capacity to accommodate this in the most sustainable manner.
- 2.13** Places for Everyone will be subject to examination this year with a view to adoption in 2023.<sup>21</sup>

### Consideration of Older People in Current Planning Policy Local Plan Core Strategy 2026, Adopted 2012

- 2.14** The current Local Plan Core Strategy recognises that older people are an important group whose needs should be planned for. Through Policy L2: Meeting Housing Needs, it states that “in order to meet the needs arising from the increasing longevity of the Borough’s older residents, the Council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people”.<sup>22</sup> **It goes on to say that the Council will seek to meet this through allowing 4% (approximately 500 units) of the overall housing land target to be developed as new housing for older person households**, suitable for a range of household circumstances (tenure and type), including ‘extra-care’ housing.<sup>23</sup>
- 2.15** Referencing the Council’s Housing Strategy it emphasises that, where appropriate, older people should be able to remain within their existing home and “certainly within close proximity to established family and social networks”.<sup>24</sup> Citing its evidence base, the Trafford HMA (2006), it estimates that there are a total of 4,289 ‘frail elderly households’ within Trafford with 10.4% of these living in unsuitable housing.<sup>25</sup>

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<sup>20</sup> P7 LDS 2022-2025 (October 2022)

<sup>21</sup> P7 LDS 2022-2025 (October 2022)

<sup>22</sup> L2.17 Trafford Local Plan Core Strategy, adopted January 2012

<sup>23</sup> L2.18 Trafford Local Plan Core Strategy, adopted January 2012

<sup>24</sup> Para 11.24 Trafford Local Plan Core Strategy, adopted January 2012

<sup>25</sup> Para 11.25 Trafford Local Plan Core Strategy, adopted January 2012

## Consideration of Older People in emerging Planning Policy

### *Places For Everyone - Joint Development Plan Document – Publication Stage August 2021*

**2.16** The draft Joint DPD Places for Everyone (PfE), covering all Greater Manchester authorities except Stockport, sets out the vision to make “Greater Manchester one of the best places in the world to grow up, get on and grow old: ..... a place where people live healthy lives and older people are valued”.<sup>26</sup> Chapter 7 – Places for Homes, addresses the ageing population and its comments are worth repeating in full:

“The ageing population will necessitate a renewed emphasis on ensuring that a diverse range of housing is available to meet the needs of older people and households. This will require new dwellings to be more adaptable, and designed with potential care needs in mind, so that older people can remain in their homes if they wish as their circumstances change. There also need to be much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and this could help to release some existing houses for families with dependent children”.<sup>27</sup>

**2.17** Following this, Policy JP-H 3 - Type, Size and Design of New Housing, guides delivery of a range of housing options to meet need, and where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

### *Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft*

**2.18** The consultation draft Trafford Council Local Plan also recognises the need to address housing for the increasing older population, quoting the findings of the Housing Needs Assessment 2019 that whilst the population of Trafford is projected to increase over the period 2019-2037, by 9.1%, the population aged 65+ years is expected to increase by 38.2% over the same period.<sup>28</sup> It goes on to state that “there is evidence through the Housing Needs Assessment (2019) to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities”.<sup>29</sup>

**2.19** Based on demographic change there is an identified need for an “additional 541 units of residential care (C2), 26 each year, and 1,402 units of specialist older person units (C3), 74 each year, to 2037 - this indicates that around 100 units or 10% of new provision should be older person’s accommodation per year”.<sup>30</sup>

**2.20** Consequently, Policy HN3: Older persons accommodation requires developers to demonstrate

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<sup>26</sup> P39 Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

<sup>27</sup> Para 7.32 Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

<sup>28</sup> P76 Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft

<sup>29</sup> P76 Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft

<sup>30</sup> P77 Trafford Council Local Plan February 2021 Regulation 18 Consultation Draft

how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. HN3.2 states that “with specific reference to older people in Trafford, the Council will seek to meet their needs through allowing 1,943 units of the overall housing land target to be developed as new housing for older person households, suitable for a range of household circumstances (tenure and type), including ‘extra-care’ housing”. This is around 10% of the overall housing target.

## Trafford Authority Monitoring Report (AMR) 01 April 2018 to 31 March 2019

- 2.21** The 2019 AMR, which is the latest available on the website, reports 953 net housing completions for the most recently available monitoring year 2018/19 – whilst this more than doubles the number delivered in the previous year it is below the target of 1,135 homes pa outlined, it states in the latest Local Housing Need study and which replaces the dated Core Strategy target.
- 2.22** In previous years, “annual housing completions since 2008/09 (the start of the Core Strategy Plan period), illustrate there has been a significant shortfall in the delivery of new homes against the Borough’s Core Strategy and subsequently the LHN requirements”.<sup>31</sup>
- 2.23** Measuring indicator LH6; Amount of Accommodation Developed for Older Persons, 5 units were developed in the most recently reported monitoring year and 57 in the preceding year.<sup>32</sup>

## Local and Regional Housing Priorities

### Greater Manchester Age-friendly Strategy September 2018

- 2.24** Trafford is a signatory to the Greater Manchester Age-friendly Strategy which states that “Our vision is that older residents are able to contribute to and benefit from sustained prosperity and enjoy a good quality of life”<sup>33</sup>. The Strategy sets out eight ‘domains’ of age-friendly approaches – and housing is one of these.<sup>34</sup>
- 2.25** The Strategy recognises the need to reduce loneliness: “Central to our understanding of social inclusion is the quality of relationships in later life, including loneliness and social isolation, which we know are important aspects of quality of life”.<sup>35</sup> It goes on to state that “An age-friendly place is a crucial resource for improving the lives of older people. These are neighbourhoods which treat everyone with respect, enable older people to participate in community activities, help people stay healthy and active, and make it easy for older people to

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<sup>31</sup> Para 6.12 Trafford Authority Monitoring Report 01 April 2018 to 31 March 2019

<sup>32</sup> P29 Trafford Authority Monitoring Report 01 April 2018 to 31 March 2019

<sup>33</sup> P7 Greater Manchester Age-friendly Strategy September 2018

<sup>34</sup> P8 Greater Manchester Age-friendly Strategy September 2018

<sup>35</sup> P12 Greater Manchester Age-friendly Strategy September 2018



stay connected”.<sup>36</sup>

### Trafford Housing Strategy 2018-23

**2.26** The Housing Strategy reports that “An Older People group was established in September 2019 and has representatives from Housing Strategy & Growth, Adult Services, CCG, Age UK, GM Aging Hub and residents. The group have assisted in the drafting of the new Older People’s Housing Strategy (2020-2025) which was launched in March 2020”.<sup>37</sup>

**2.27** The group seeks to “Address and meet the housing needs of Older People”. Two proposed mechanisms for doing this are to “increase the accommodation options and choices for Older People including where justified / required extra care, life-time homes and suitable / accessible general market housing” and “Explore options to increase social connectivity to support the housing needs of older people including health and wellbeing”.<sup>38</sup>

### Greater Manchester Strategic Housing Market Assessment update 2021

**2.28** The Greater Manchester Strategic Housing Market Assessment (SHMA) 2021 comments on the ageing demographic across the Greater Manchester area where, over the period to 2043, households aged 75-84 are expected to increase by 57.3% and those aged over 85 by 70.4%.<sup>39</sup>

**2.29** It also finds that there are higher concentrations of older people in some districts in Greater Manchester, most notably in districts to the south (Stockport and Trafford).<sup>40</sup> As per the Trafford HNA, it also finds that the majority of those 65 and over tend to be owner-occupiers and the majority own their home outright.<sup>41</sup> Of properties occupied by those over 65 across Greater Manchester, 48.8% have 2 or more spare bedrooms and while this is lower than the North West (51.8%) and England (51.6%) it still represents a significant proportion of older persons housing. Under-occupancy for those aged over 65 is highest in Trafford (59.9%).<sup>42</sup>

**2.30** With reference to input from the Housing LIN, the SHMA provides an indicative forecast of potential demand for older persons housing by district. For Trafford over the period to 2037, the shortfall is for 1,985 units with over half being for housing with support (Retirement Living) for

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<sup>36</sup> P15 Greater Manchester Age-friendly Strategy September 2018

<sup>37</sup> P18 Trafford housing strategy 2018-23

<sup>38</sup> P25 Trafford housing strategy 2018-23

<sup>39</sup> Para 4.21 & 4.22 Greater Manchester SHMA 2021

<sup>40</sup> Para 6.5 Greater Manchester SHMA 2021

<sup>41</sup> Para 6.10 Greater Manchester SHMA 2021

<sup>42</sup> Para 6.13 Greater Manchester SHMA 2021

purchase.<sup>43</sup> The SHMA does not set out the assumptions behind this prediction.

## Trafford Housing Needs Assessment 2019

**2.31** The Trafford Housing Needs Assessment (HNA), which was prepared by ARC4 and published in 2019, predates the Greater Manchester Strategic Housing Market Assessment (SHMA) but is worth considering in this report because it benefits from extensive market research into the sort of homes older people may be seeking. It identifies the high proportion of Trafford’s population who are past retirement age, commenting that the number of people aged 65+ is predicted to increase from 41,600 in 2019 to 57,500 by 2037 (an increase of 38.5%). For those aged over 85, the predicted increase is 65.6%<sup>44</sup>. Therefore

**“A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for the borough’s older population”<sup>45</sup>**

**2.32** The HNA demonstrates that within TC the majority of households over 60 currently live in owner occupied accommodation (77.1% aged 60-84 years and 70.4% aged over 85)<sup>46</sup>. It also shows that 61.2% of older households currently live in a house with 3 or more bedrooms<sup>47</sup>.

**2.33** In seeking to predict future demand for specialist retirement housing, the HNA assumes that the same ratio of households aged 75 and over will require specialist accommodation in 2037 as in 2019 – but does not take account of the type of accommodation households may choose, were it available<sup>48</sup>. This results in the need for 1,402 additional specialist older persons accommodation (C3) and 541 additional units of residential care provision (C2) over the plan period to 2037, forming the basis for Policy HN3 in the emerging Local Plan<sup>49</sup>.

**2.34** The detailed household survey found that of those older households who intend to move in the next five years, there is a strong aspiration and expectation for flats and bungalows. The HNA comments that “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”<sup>50</sup>. The main three reasons given for wanting to move were that: they cannot manage existing house, house and/or garden is too big (15%); wanting to live closer to family or friends (13.2%); and wanting a nicer house (11.5%). For the small number of those aged 85 and over who wanted to move, all gave the reason of health problems or needed

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<sup>43</sup> Table 6.3 Greater Manchester SHMA 2021

<sup>44</sup> Para 6.15 Trafford Housing Needs Assessment 2019 ARC4

<sup>45</sup> Para 6.15 Trafford Housing Needs Assessment 2019 ARC4

<sup>46</sup> Table 7.3 Trafford Housing Needs Assessment 2019 ARC4

<sup>47</sup> Table 6.1 Trafford Housing Needs Assessment 2019 ARC4

<sup>48</sup> Para 6.33 Trafford Housing Needs Assessment 2019 ARC4

<sup>49</sup> Table 6.8 Trafford Housing Needs Assessment 2019 ARC4

<sup>50</sup> Para 6.25 Trafford Housing Needs Assessment 2019 ARC4

housing suitable for an older or disabled person<sup>51</sup>.

## Trafford Joint Strategic Needs Assessment (JSNA) Housing Section<sup>52</sup>

- 2.35** The JSNA states that “The homes we live in play a big role in shaping health. Health and care services are becoming increasingly aware of the crucial role housing plays in delivering better outcomes for health. A healthy home is affordable and offers a stable and secure base, able to provide for all the household needs, A place where we feel safe and comfortable and connected to community, work and services”.
- 2.36** The JSNA comments that “There are an estimated 41,200 people aged 65 and over living in Trafford. This amounts to 17.3% of the total population, proportionally similar to England (18.4%). There are an estimated 12,249 people aged 80 and over living in Trafford representing 5.2% of the total population, proportionally similar to England (5%).”
- 2.37** According to the JSNA in Trafford “Remaining life expectancy at age 65 is 19.1 years for males and 21.6 years for females (statistically similar to England).Healthy life expectancy at age 65 is 11.3 years for males and 11.9 years for females (statistically similar to England)”.
- 2.38** This means that men can live for 7.8 years in a state of poor health. Women can live for 10.3 years in poor health. Poor health is often associated with difficulties in performing acts of daily living and these difficulties are exacerbated by living in unsuitable accommodation. Provision of level access housing at Oakfield which is built to M4(2) mobility standards and offers access to companionship and support can help to improve quality of life for older people living with frailty.

## Older Peoples’ Housing Strategy 2020-2025

- 2.39** The four Strategic Priorities identified within Trafford’s Older Peoples’ Housing Strategy are: 1. Improve the quality and standard of existing housing for older people in Trafford. 2. Increase the availability and range of suitable housing options for older people within Trafford. 3. Enable older people in Trafford to live independently. 4. Create and foster partnerships that work to deliver effective health and social care provision, support services and high quality housing to older people across Trafford”.<sup>53</sup>
- 2.40** Key actions identified under priority two include to: “encourage private development of older people’s housing via the planning system; this might include a percentage contribution of new builds to be allocated for affordable older people’s housing” and “actively engage with

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<sup>51</sup> Para 6.26 Trafford Housing Needs Assessment 2019 ARC4

<sup>52</sup> Quotes in this section are taken from the web-based vs of the JSNA. This has no page or paragraph numbers

<sup>53</sup> P26 Trafford Older People’s Housing Strategy 2020-25

retirement home builders and promote Trafford is a good place to invest in construction”<sup>54</sup>.

## Report of the Director of Public Health Trafford 2018

- 2.41** This report sets clear ambitions: “we want to make old age something to be embraced, not feared. We need to make sure that our population enters older age as well as possible, and that they are able to maintain this for as long as possible. By doing this we expect to improve outcomes for all: increased independence; reduced hospital and care home admissions; improved mental health; improved social cohesion; lower health and social care costs, and finally, people supported to die in the place of their choice”.<sup>55</sup>
- 2.42** The report identifies that “on most indicators, we are doing well in Trafford. However, we perform particularly poorly on home care uptake, satisfaction with care, delayed discharges from hospital; and deaths in usual place of residence, with too many people spending their last days in hospital”.<sup>56</sup>
- 2.43** The report recognises the importance of the home environment as “people over 70 spend at least 80% of their time either in the home or in the immediate surrounding area”.<sup>57</sup> It recommends that “for Trafford people to age well, all Partners should . . . ensure that streets and public spaces are designed to promote social interaction ... (and) support activities that provide contact with other people on a regular basis”<sup>58</sup>.
- 2.44** Provision of a specialist retirement living scheme at Oakfield can help to provide accommodation better suited to people returning from hospital and provide contact with other people on a regular basis.

## Supply of Specialist Housing to Meet Need

- 2.45** The current Elderly Accommodation Counsel (EAC) database of retirement accommodation data for Trafford Borough and England are presented in Table 2.1. The EAC lists 3,010 units of specialist retirement housing with care or support in the TC area. The level of supply – 142.7 units per 1,000 population aged 75 and over across all tenures - is above the national average of 139.2 (see Table 2.1 below) . However only 45% of the existing stock is housing for home ownership, whereas the 2011 Census shows that 78% of older households are homeowners. There is therefore a shortfall in supply of specialist older persons housing for sale.

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<sup>54</sup> P p33 Trafford Older People’s Housing Strategy 2020-25

<sup>55</sup> P3 Report of the Director of Public Health Trafford 2018

<sup>56</sup> P9 Report of the Director of Public Health Trafford 2018

<sup>57</sup> P10 Report of the Director of Public Health Trafford 2018

<sup>58</sup> P11 Report of the Director of Public Health Trafford 2018

Table 2.1. Specialist housing provision for older people - Data for Trafford and England

	Population aged 75+ (thousands)	Units of housing with support or care - rent	% for all housing with support or care	Units of housing with support or care - sale	% for all housing with support or care	Total units of housing with support or care	Units per 1000 of pop'n aged 75+
Trafford	21.1	1,636	54.4%	1,374	45.6%	3,010	142.7
England	3,705	388,630	76%	127,036	24%	515,666	139.2

Sources: Trafford supply 2022 EAC [www.housingcare.org/housing-care/search](http://www.housingcare.org/housing-care/search)

England supply EAC national summary 2015

Population based on the 2018 subnational population projections

Supply data at local level includes age exclusive units but not units which have been granted planning consent but have not been completed or advertised with EAC

## Local Supply Available for Sale

**2.46** Analysis of Rightmove data of specialist retirement properties available for sale or rent within 3 miles of Sale, carried out on 25<sup>th</sup> October 2022 found 64 retirement properties listed for sale around Sale. This is substantially lower than current potential local demand for specialist older persons housing of more than 270 units (as modelled in Chapter 3 below).

- 43 x 1 bed in price range £60,000 to £275,000
- 20 x 2 beds in price range £140,000 to £367,500
- 1 x 3 beds in price range £500,000

## Conclusions

**2.47** The strategies and policies of TC and its partners show awareness of the housing needs of older people as an issue of increasing importance. And the evidence base recognises the need for more accommodation suitable for older people including the potential of specialist accommodation for home ownership to enable people to find their own solutions to accommodation and support needs.

**2.48** **The proposed development at the site of Oakfield will provide accommodation which is better suited to the needs of older people and can assist TC in delivering its priorities.** Accessible and built to high standards of insulation, the properties will be less costly to heat than older, larger homes, thereby helping to deliver affordable warmth. They will reduce loneliness and increase ease of discharge from hospital.



## Chapter 3 Forecasting specialist housing demand in Trafford

- 3.1** We have modelled potential demand for specialist retirement housing in Trafford using two different approaches: the Retirement Housing Group (RHG) Model and the Contact Consulting Model, both of which are recommended in “Housing in Later Life.”<sup>59</sup>
- 3.2** Currently in England, an estimated **8% of households aged 65 and over live in specialist retirement housing (515,666 dwellings)**<sup>60</sup>. Research for the Housing Lin<sup>61</sup> suggests that, based on comparisons with the USA and Australia where the stock of older persons’ housing is higher and those people who wish to live in specialist accommodation have a practical option to do so, the proportion of older person households moving into specialist retirement housing could be as high as 13-17%. Analysis of SHMA findings from surveys of over 13,500 households aged 50 plus suggests that around 20% of all older households would consider moving to specialist retirement housing if it was available.
- 3.3** A number of approaches exist which estimate demand for specialist housing for older people. Planning for the Right Homes in the Right Places<sup>62</sup> consulted on a proposed standard methodology for housing needs assessment at local authority level. Confirming that assessing the needs of older people will continue to be required, the consultation sought additional views on how this should be approached. Pending the introduction of a standard methodology, the models described here are based on clear assumptions. The RHG model uses household data rather than population figures and so may be less likely to overstate demand. It makes a realistic assessment of demand for different tenures based on Census data on tenure among older people.

### The RHG model

- 3.4** The RHG model is based on propensity to move. It assumes that 17.5% of older person households (aged 75 and over) would live in retirement housing if it was available. Analysis of residents of McCarthy and Stone properties<sup>63</sup> shows that a small proportion (18%) of residents are aged under 75. If we assume that this is the normal age distribution for households living in retirement housing, and we compare the total number of households in each age group living in retirement housing with those living in the general housing stock, then an estimated 2.5% of households aged 65-74 would live in retirement housing if it was available in their area and their chosen tenure. The RHG model therefore assumes that 17.5% of households aged 75 and

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<sup>59</sup> Housing Lin <http://www.housinglin.org.uk/Topics/type/resource/?cid=8654>

<sup>60</sup> Based on a comparison of the total number of specialist older persons housing units at July 2015 (Source EAC) with the total number of households aged 65 and over taken from Household projections England 2012 table 414 <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

<sup>61</sup> “Downsizing for older people into Specialist Accommodation” Janet Sutherland for Housing LIN February 2011

<sup>62</sup> DCLG, September 2017

<sup>63</sup> Michael Ball: Housing Markets and Independence in Old Age fig 4.7

over and 2.5% of households aged 65-74 would live in retirement housing if it was available<sup>64</sup>.

- 3.5** The RHG model analyses potential demand for specialist older persons’ accommodation by tenure working on the assumption that social and private renters require affordable rented retirement housing and that home owners require outright sale or shared equity accommodation.
- 3.6** The most recent published data on tenure mix by age is the 2011 census. The 2021 census will provide updated information but this is not expected to be available until 2023. The 2011 data is now 10 years old. Households who were aged 65 to 74 in 2011 will now be aged 75 to 84. The 2011 data on tenure mix by age has therefore been rolled forward as set out in the table below. No allowance has been made for differences in mortality or household dissolution between people living in different tenures. There is no published data which would enable such an allowance to be made.

**Table 3.1 2011 age groups, rolled forward to 2021**

Age group 2011 census	Assumed age group 2021
50-64	60-74
65-74	75-84
75-84	85-94
85 and over	na

- 3.7** ONS Census data from 2011 rolled forward to 2021 shows home ownership among households aged 65 and over in Trafford was 78.6%<sup>65</sup>, higher than the national average of 75%<sup>66</sup>. 78.6% of households aged 65-74 in Trafford are home owners. For households aged 75 and over the comparable figure is 78.5% (79.1% of households aged 75-84 and 77.7% of households aged 85 and over).

### The Contact Consulting Model

- 3.8** The Contact Consulting Model<sup>67</sup> is based on anticipated levels of care or support needs among older persons. Drawing on data relating to limiting long term illness (LLTI) and difficulty in performing personal care and household tasks, it establishes norms for people who have assessable support and care needs, estimating that 251 per thousand people aged 75 and over would benefit from a move to specialised housing. The estimate of 251 persons per thousand

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<sup>64</sup> A very small number of households aged below 65 live in McCarthy and Stone retirement properties. This is because McCarthy and Stone will accept households aged 60 and over. Households aged below 65 have been excluded from this calculation.

<sup>65</sup> DC4201EW - Tenure by ethnic group by age - Household Reference Persons – includes home owners with a mortgage

<sup>66</sup> DC4201EW - Tenure by ethnic group by age - Household Reference Persons

<sup>67</sup> Detailed information about how the model operates can be found in “Housing in Later Life”



population is then applied to households on the same basis (i.e. 25%)<sup>68</sup>.

**3.9** Care and support needs and the ability to manage LLTI conditions within this group will differ and requires a range of different solutions. This model provides a more detailed breakdown of demand by type of specialist housing required, distinguishing between:

- Sheltered housing for rent and sale
- Enhanced sheltered housing for rent and sale
- Extra Care housing for rent and sale
- Dementia housing

### Results from the RHG Model

**3.10** Table 3.2 shows potential demand for specialist older persons' housing provision in Trafford using the RHG Model at 17.5% of older person households (aged 75+) and 2.5% of households aged 65-74. The table is based on projected household data for 2024 (the earliest date by which a McCarthy Stone scheme in Sale is likely to be available). 3,183 existing households require specialist retirement housing.

**3.11** The 2011 Census for Trafford provides data on tenure by age. We have used this data (rolled forward to 2021) to calculate the proportion of older person households requiring home ownership. It is therefore anticipated that of the 3,183 older person households who might require older persons housing, 2,504 households will require sale or shared equity housing. If the Contact Consulting split between sheltered and enhanced sheltered/Extra Care (72:28) for over 75s was applied to this figure then potential demand for sheltered housing for home ownership is 1,873 units.

**3.12** Current supply of older persons accommodation in Trafford<sup>69</sup> is 1,374 for sale units (1,172 of which are housing with support and 202 housing with care) and 1,636 rented units (1,502 of which are with support, and 134 with care). Total specialist older persons housing amounts to 3,010 units. The RHG model would suggest that there is an overall shortfall of 701 sheltered for sale units including a requirement for shared equity and for 429 Extra Care units for sale including a requirement for shared equity.

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<sup>68</sup> The Contact Consulting model forms the basis for the Housing LIN/ADASS Strategic Housing for Older People (SHOP) Resource Pack and SHOP@ analysis tool produced by the Housing LIN and endorsed by the Department of Health

<sup>69</sup> Based on EAC data for Trafford [www.housingcare.org/housing-care/search](http://www.housingcare.org/housing-care/search)

Table 3.2. RHG model potential demand for specialist older persons housing 2024

<b>RHG MODEL @ 17.5% 2024</b>				
<b>Household age</b>	<b>Aged 65-74</b>	<b>Aged 75-84</b>	<b>Aged 85+</b>	<b>Total</b>
<b>No of households</b> <i>(Source: ONS Household Projections 2018)</i>	12,696	11,242	5,131	<b>29,069</b>
<b>Requiring specialist retirement housing</b>	2.50%	17.5%	17.5%	
<b>RHG model estimate of potential demand from existing households</b>	317	1,967	898	<b>3,183</b>
<b>Requiring home ownership - based on proportion of home owners in 2011 Census</b>	79%	79%	78%	
<b>RHG model estimate of demand for home ownership</b>	250	1,556	698	<b>2,504</b>
<b>Assume all under 75s and 72% of 75 and over require sheltered with support</b>	250	1,120	503	<b>1,873</b>
<b>Current supply of retirement housing (age exclusive &amp; sheltered) for sale</b>				<b>1,172</b>
<b>Requirement for newbuild sheltered for sale</b>				<b>701</b>
<b>75 and over requiring extra care &amp; enhanced sheltered for sale</b>				<b>631</b>
<b>Current supply of extra care &amp; enhanced sheltered for sale</b>				<b>202</b>
<b>Requirement for newbuild extra care for sale</b>				<b>429</b>

Note 1: Contact Consulting percentage of households requiring Sheltered Housing

## Results from the Contact Consulting Model

**3.13** We have used the Contact Consulting methodology as outlined in “Housing in later life” to provide an alternative estimate of potential demand for specialist housing for older people, including a more detailed estimate by type of specialist accommodation required. This looks at total population aged 75 and over and makes estimates of demand for a range of types of specialist housing based on frailty and inability to perform routine domestic and personal care tasks. It assumes that 251 persons per thousand will require specialist accommodation. When

expressed as the same percentage of households (25%) this indicates demand for 4,110 units of specialist older persons accommodation.

**3.14** The Contact Consulting methodology suggests that there is potential demand for 2,313 units for sheltered housing for home ownership or shared equity purchase compared with current supply of 1,172 units: a shortfall of 1,141 units (see Table 3.3 below). There is potential demand for 431 units of Extra Care housing for home ownership or shared equity purchase, plus 202 units of enhanced sheltered housing for sale or share equity purchase, compared with current supply of 202 units: a combined shortfall of 431 units (see Table 3.3 below)

**3.15** There is a surplus of sheltered housing for rent.

**Table 3.3. Contact Consulting Model: Potential demand for older persons accommodation – household based estimate using 2011 Census tenure patterns**

		<i>Current provision</i>	Increase or decrease required	Target number of units required	Target provision 251 per 1k households 75+
					<b>4,110</b>
<b>Sheltered &amp; Age Exclusive</b>	Rent	1,502	-868	634	39
	Sale/SE	1,172	1,141	2,313	141
<b>Enhanced Sheltered</b>	Rent	0	70	70	4
	Sale/SE	55	202	257	16
<b>Extra Care</b>	Rent	134	25	159	10
	Sale/SE	147	431	578	35
<b>Dementia Housing</b>		0	98	98	6
<b>TOTAL</b>		3,010		4,110	251

(Note figures may not add due to rounding)

## Housing Supply and Demand in Sale and Surrounding Area

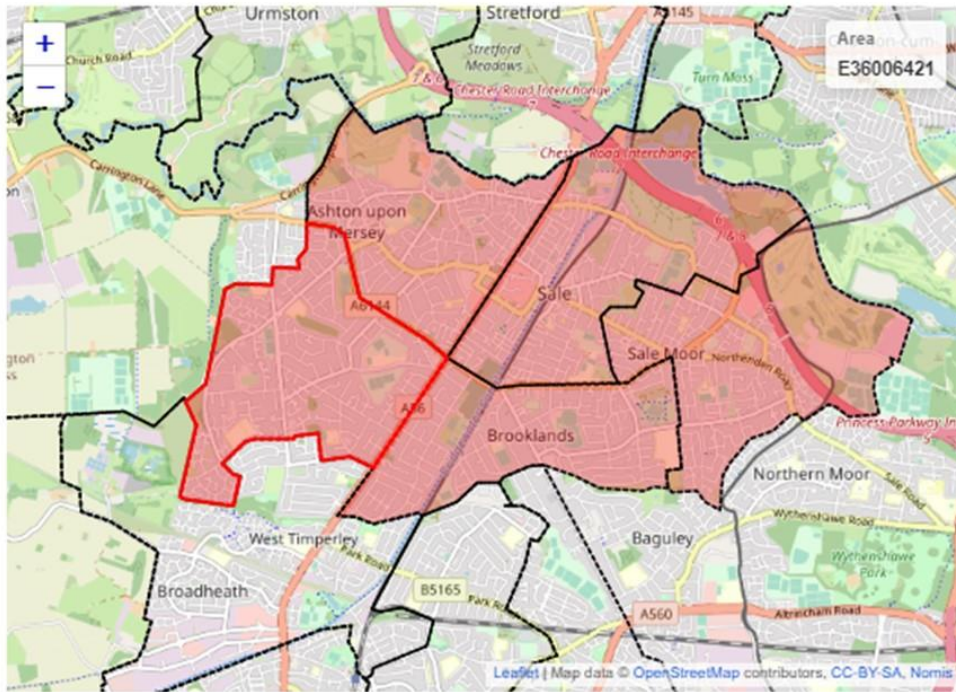
**3.16** It is possible to compare the situation in Sale and the surrounding area (see Figures 3.4 and 3.5 below) with that in the wider Trafford area.

**Table 3.5. Details of Wards Selected**

Ward Ref	Name	Ward Ref	Name
E36006406	Ashton upon Mersey	E36006420	Sale Moor
E36006409	Brooklands	E36006421	St Mary's
E36006419	Priory		

Figure 3.4. Wards Selected Area and Surrounding Area

Selection of areas



- 3.17** According to the 2011 Census there were 10,955 older person households (aged 65 and over) living in the Sale area as identified above, compared with 45,945 living in the TC area (i.e. older person households in the area accounted for 23.8% of all older person households in Trafford). The proportion of older homeowners in the location area was 80.6%, slightly higher than the proportion for the TC area as a whole, which was 78.6%.
- 3.18** We have applied the 2018 ONS predicted household increases for Trafford to the 2011 census figures for Sale and used the same modelling principles as used for the TC area to predict demand for specialist older persons housing in Sale.
- 3.19** The RHG model (see Figure 3.6 below) shows that 465 households will require sheltered housing for sale or shared equity and 157 households will require Extra Care housing for sale or shared ownership in Sale. There is a current local supply of 316 sheltered units, leaving a shortfall of 149 units of sheltered housing for sale or shared equity.
- 3.20** The Contact Consulting model (see Figure 3.7 below) shows demand for 259 units of sheltered retirement housing for sale and 108 units of Extra Care housing and 64 units of enhanced sheltered units for sale or shared equity in Sale as per the tables below.

Table 3.6 RHG Model for Sale wards

<b>RHG MODEL @ 17.5% 2024</b>				
<b>Household age</b>	<b>Aged 65-74</b>	<b>Aged 75-84</b>	<b>Aged 85+</b>	<b>Total</b>
<b>No of households</b> <i>(Source: ONS Household Projections 2018)</i>	3,061	2,773	1,339	<b>7,174</b>
<b>Requiring specialist retirement housing</b>	2.50%	17.5%	17.5%	
<b>RHG model estimate of potential demand from existing households</b>	77	485	234	<b>796</b>
<b>Requiring home ownership - based on proportion of home owners in 2011 Census</b>	81%	78%	77%	
<b>RHG model estimate of demand for home ownership</b>	62	381	180	<b>622</b>
<b>Assume all under 75s and 72% of 75 and over require sheltered with support</b>	62	274	129	<b>465</b>
<b>Current supply of retirement housing (age exclusive &amp; sheltered) for sale</b>				<b>316</b>
<b>Requirement for newbuild sheltered for sale</b>				<b>149</b>
<b>75 and over requiring extra care &amp; enhanced sheltered for sale</b>				<b>157</b>
<b>Current supply of extra care &amp; enhanced sheltered for sale</b>				<b>36</b>
<b>Requirement for newbuild extra care for sale</b>				<b>121</b>

Table 3.7 Contact Consulting Model

		<i>Current provision</i>	<i>Increase or decrease required</i>	<i>Target number of units required</i>	<i>Target provision 251 per 1k households 75+ 1,032</i>
<b>Sheltered &amp; Age Exclusive</b>	Rent	470	-305	165	40
	Sale/SE	316	259	575	140
<b>Enhanced Sheltered</b>	Rent	0	18	18	4
	Sale/SE	0	64	64	16
<b>Extra Care</b>	Rent	35	6	41	10
	Sale/SE	36	108	144	35
<b>Dementia Housing</b>		0	25	25	6
<b>TOTAL</b>		857		1,032	251

**3.21** We would always advise caution in considering data at local level as it may not take into consideration factors unknown to the researchers which may affect older residents’ decisions and behaviour in relation to moving home.

### Conclusions

**3.22** We have appraised potential demand for specialist retirement housing using two alternative models, one of which is driven by the scale of potential need from persons who would potentially benefit from a move to specialised housing, the other looking at propensity to move by age group.

- The RHG model suggests a need for 701 units of sheltered housing and 429 units of Extra Care housing for sale or shared equity.
- The Contact Consulting model points to a need for 1,141 units of sheltered housing and 633 units of enhanced sheltered and Extra Care housing for sale or shared equity
- At ward level the RHG model indicates a need for 149 sheltered and 121 Extra Care units for sale or shared equity. The Contact Consulting model indicates a need for 259 sheltered and 172 units of enhanced sheltered and Extra Care units for sale or shared equity.

## Appendix A - Definitions

### 1. ELDERLY ACCOMMODATION COUNSEL DEFINITIONS OF DIFFERENT TYPES OF SPECIALIST RETIREMENT HOUSING

#### AGE-EXCLUSIVE HOUSING

- Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people, and may have communal facilities such as a residents' lounge, guest suite and shared garden, but do not provide any regular on-site support to residents.

#### SHELTERED HOUSING

- Sometimes referred to as retirement housing, this offers a well designed home of your own plus communal facilities and some services. Most schemes comprise flats, but bungalow estates exist too. Newer schemes usually offer 1, 2 and sometimes 3 bedroom properties; older ones may include some studio (one room) flats.
- The facilities may include a residents' lounge, a visitors' room, a communal garden and laundry. Typically the scheme will have a full- or part-time manager whose job includes providing support and advice to residents.
- Many sheltered schemes have an important social dimension. Residents and/or scheme managers may organise regular coffee mornings, bingo, entertainments, religious services or outings.

#### ENHANCED SHELTERED HOUSING

- Provides residents with the independence of having their own front door and self-contained flat whilst also having access to some on-site support service.
- Most developments will have scheme manager and alarm systems in the property,
- There may also be some personal care and home help services that can be arranged by the management.

#### EXTRA CARE HOUSING

- Retirement housing with a high level of services and facilities, meals and personal care services. Seen as an alternative to residential care.

## Appendix B – Stock of Specialist Housing – 17<sup>th</sup> October 2022

### Age Exclusive Housing

Type	Name	Address	Location	Postcode	Dwgs	Type	Tenure
Age Exclusive	1-19 The Spinney	Bowfell Rd	Urmston	M41 5SR	19	Flats	Shared Ownership
Age Exclusive	Albany Court	Moorside Rd	Urmston	M41 5RH	42	Flats	Leasehold
Age Exclusive	All Saints Court	Barton Rd	Stretford	M32 9JT	13	Flats	Social landlord
Age Exclusive	Arcon Place	Stokoe Avenue, Oldfield Bro	Altrincham	WA41 4LQ	8	Bungalows	Shared Ownership
Age Exclusive	Charleston Square	Princess Rd	Urmston	M41 5FL	8	Flats	Shared Ownership
Age Exclusive	Charleston Square	Princess Rd	Urmston	M41 5FL	9	Flats	Leasehold
Age Exclusive	Chepstow Avenue	Chepstow Avenue	Sale	M33 4QP	16	Bungalows	Freehold
Age Exclusive	Church Terrace	Stamford St	Sale	M33 6LL	13	Flats	Social landlord
Age Exclusive	Davis Court	Cyprus Street	Stretford	M32 8LA	12	Flats	Social landlord
Age Exclusive	Delaheys Lodge	Wood Lane	Timperley	WA15 7PG	20	Flats	Leasehold
Age Exclusive	John Stone Court	Barton Rd	Stretford	M32 9RN	8	Flats	Social landlord
Age Exclusive	Loughfield	Brook RD	Flixton	M41 5RQ	8	Flats	Social landlord
Age Exclusive	Montague Court	Montague Rd	Sale	M33 3BB	15	Flats	Leasehold
Age Exclusive	Peter Wood Gardens		Stretford	M32 9EP	23	Flats	Shared Ownership
Age Exclusive	Peveill Courts 1	Chatsworth Close	Urmston	M41 0PJ	14	Flats	Social landlord
Age Exclusive	Peveill Courts 2	Devonshire Close	Urmston	M41 0SW	8	Properties	Social landlord
Age Exclusive	Peveill Courts 3	Hartington Close	Urmston	M41 0SJ	32	Properties	Social landlord
Age Exclusive	Queens Court	Woodsend Rd	Flixton	M41 8GR	16	Flats	Leasehold
Age Exclusive	Robert Lawrence Court	Balmoral Rd	Flixton	M41 6HQ	16	Flats	Social landlord
Age Exclusive	Sale Almshouses	Worthington Rd	Sale	m33 2GH	5	Bungalows	Licence
Age Exclusive	Southwell Court	Church Street	Stretford	M32 9AH	6	Flats	Social landlord
Age Exclusive	Stamford Grange	Dunham Rd	Altrincham	WA14 4AN	27	Flats	Leasehold
Age Exclusive	Stanley Mount		Sale	M33 4AE	8	Flats	Social landlord
Age Exclusive	The Parklands	Charlton Drive	Sale	M33 2YE	15	Flats	Leasehold
Age Exclusive	Thomas Gibbon Close	Mitford Street	Stretford	M32 8AN	10	Flats	Social landlord
Age Exclusive	Vine Cottages	Edale Close, Bowdon	Altrincham	WA14 3ES	14	Houses	Shared Ownership
Age Exclusive	Whitelegg Almshouses	Greenbank Rd, Carrington La	Sale	M33 5ND	4	Bungalows	Licence

Age Exclusive			
Tenure	Sale	Rest of Trafford	Trafford Total
Leasehold/ Freehold/ Sh Os	46	186	232
Market Rent	-	-	-
Licence	9	-	9
Social Landlord	21	127	148
<b>Total</b>	<b>76</b>	<b>313</b>	<b>389</b>



## Retirement Housing

Type	Name	Address	Location	Postcode	Dwgs	Type	Tenure
Retirement Housing	Acacias	Granville Rd	Urmston	M41 0YB	24	Flats	Social landlord
Retirement Housing	Arrandale Court	Crofts Rd	Urmston	M41 0UZ	28	Flats	Social landlord
Retirement Housing	Ashbourne & Buxton Crescent	Buxton Crescent	Sale	M33 3LG	60	Flats & Bungalows	Social landlord
Retirement Housing	Bath Crescent	Bath Crescent	Old Trafford	M16 9DB	58	Flats	Social landlord
Retirement Housing	Braeside	221 Urmston Lane	Stretford	M32 9DD	34	Flats	Leasehold
Retirement Housing	Bramhall Close	Sale Moor, Norris Rd	Sale	M33 2RN	46	Bungalows	Social landlord
Retirement Housing	Brindley Lodge	Hope Rd	Sale	M33 3FS	52	Flats	Leasehold
Retirement Housing	Butler Court	Lacy Street	Stretford	M32 8LR	29	Flats	Social landlord
Retirement Housing	Cherry Court	Roebuck Lane	Sale	M337TW	33	Flats	Social landlord
Retirement Housing	Clyne Court	Adlington Drive	Stretford	M32 0RR	48	Flats	Social landlord
Retirement Housing	Easingwold	Regent Rd	Altrincham	WA14 1RT	30	Flats	Leasehold
Retirement Housing	Forthcoming development	Shaftesbury Avenue	Timperley	WA15 7LY	40	Flats	Leasehold
Retirement Housing	Glenmay Court	Derbyshire Lane	Stretford	M32 8DR	33	Flats	Social landlord
Retirement Housing	Guardian Court	Oakfield	Sale	M33 6WG	34	Flats	Leasehold
Retirement Housing	Heaton Court	Wardle Rd	Sale	M33 3BY	38	Flats	Social landlord
Retirement Housing	Heightside	Edenhurst Drive	Timperley	WA15 7AU	29	Flats & Bungalows	Social landlord
Retirement Housing	High Lee House	Broad Road	Sale	M33 2HL	24	Flats	Social landlord
Retirement Housing	Hollymount	Seymour Grove	Stretford	M32 0EJ	24	Flats	Social landlord
Retirement Housing	Homelaurel House	Whitehall Rd, Brooklands	Sale	M33 3WJ	37	Flats	Leasehold
Retirement Housing	Howard Court	Bedford Drive, Stockport Rd	Timperley	WA15 7UU	42	Flats	Leasehold
Retirement Housing	Kempton Court	kempton Avenue	Sale	M33 4GU	32	Flats	Social landlord
Retirement Housing	Kitty Wheeldon Gardens	Ashton Lane	Sale	M33 6PQ	23	Flats	Social landlord
Retirement Housing	Leverett Close	Seamons Rd	Altrincham	WA14 4LU	32	Flats	Social landlord
Retirement Housing	Lord Kitchener Court	Sefton Rd	Sale	M33 7FG	29	Flats	Social landlord
Retirement Housing	Lostock Court	Barton Rd	Stretford	M32 9TB	42	Flats	Social landlord
Retirement Housing	Lowrie Lodge	Hamer Drive	Old Trafford	M16 9AJ	33	Flats	Social landlord
Retirement Housing	Lyngarth House	Grosvenor Rd	Altrincham	WA14 1LH	29	Flats	Social landlord
Retirement Housing	Manor Court	Manor Avenue	Sale	M33 5LX	52	Flats	Social landlord
Retirement Housing	Marlfield Court	Longworth Close	Urmston	M41 6WS	46	Flats	Social landlord
Retirement Housing	Mayfair Court	Park Road	Timperley	WA15 6UB	51	Flats	Leasehold
Retirement Housing	Mersey Court	Dane Rd	Sale	M33 2NL	25	Flats	Social landlord
Retirement Housing	Michael Court	Oakfield	Sale	M33 6NG	36	Flats	Leasehold
Retirement Housing	Mill Court	Stretford Rd	Urmston	M41 9LQ	47	Flats	Social landlord
Retirement Housing	Millom Court	Aimson Rd	Timperley	WA15 7ES	32	Flats	Social landlord
Retirement Housing	New Hey Court	Egerton Drive	Sale	M33 7EX	26	Flats	Social landlord
Retirement Housing	Northleigh House	Seymour Grove	Trafford	M16 0DY	42	Flats	Social landlord
Retirement Housing	Orchard Close	Baker St	Timperley	WA15 7XH	24	Flats	Social landlord
Retirement Housing	Ormeston Lodge	Easbrook, Queens Rd	Urmston	M41 9JD	34	Flats	Social landlord
Retirement Housing	Pavilion Lodge	Edgebaston Drive	Old Trafford	M16 0JN	54	Flats	Social landlord
Retirement Housing	Pegasus Court	Broad Rd	Sale	M33 2ES	18	Flats	Leasehold
Retirement Housing	Regents Court	Groby Rd	Altrincham	WA14 1PQ	35	Flats	Leasehold
Retirement Housing	Rixton Court	Basford Rd	Old Trafford	M16 0ET	34	Flats	Social landlord
Retirement Housing	Rostherne Court	Brown St	Altrincham	WA14 2EU	39	Flats	Leasehold
Retirement Housing	Royal Higginson Court	Church Rd	Urmston	M41 9DJ	51	Flats	Social landlord
Retirement Housing	Silverdale	Racefield Rd	Altrincham	WA14 4AP	21	Flats	Leasehold
Retirement Housing	Speakman Court	Hazel Rd, Barrington Rd	Altrincham	WA14 1BP	46	Flats	Leasehold
Retirement Housing	Springbank	Ashley Rd	Altrincham	WA14 2LR	43	Flats	Leasehold
Retirement Housing	St Andrews Court	Queens Rd	Hale	WA15 9JF	68	Flats	Shared Ownership
Retirement Housing	St Clement Court	Manor Avenue	Urmston	M41 9JE	50	Flats	Leasehold
Retirement Housing	St Johns Lodge	Thorley Lane	Timperley	WA15 7AG	44	Flats	Leasehold
Retirement Housing	The Bowling Green	Davyhulme Road	Stretford	M32 0HN	23	Flats	Leasehold
Retirement Housing	The Hawthorns	Edge Lane	Stretford	M32 8QA	52	Flats	Leasehold
Retirement Housing	The Highlands	Edge Lane	Stretford	M32 8PX	30	Flats	Leasehold
Retirement Housing	The Poplars	Normans Place	Altrincham	WA14 2AB	19	Flats	Social landlord
Retirement Housing	Townscroft Lodge	Church Lane, Ashton on Mers	Sale	M33 5GP	52	Flats	Social landlord
Retirement Housing	Victoria Court	Derbyshire Lane	Stretford	M32 0BR	35	Flats & Bungalows	Social landlord
Retirement Housing	Vine Court	Brunswick St	Stretford	M32 8NT	29	Flats	Social landlord
Retirement Housing	Wellgreen Lodge	Wellfield Lane	Hale	WA15 8NW	24	Flats	Social landlord
Retirement Housing	Wellington House	Sandy lane	Stretford	M32 9BT	25	Flats	Social landlord
Retirement Housing	Whitebrook Court	Whitehall Rd, Brooklands	Sale	M33 3NL	49	Flats	Leasehold
Retirement Housing	Winster House	Moorside Rd, Flixton	Urmston	M41 5PD	11	Flats	Shared Ownership
Retirement Housing	Winster House	Moorside Rd, Flixton	Urmston	M41 5PD	11	Flats	Leasehold
Retirement Housing	Woodhey Court	Alma Rd	Sale	M33 4LT	44	Flats	Leasehold

<b>Retirement Housing</b>			
<b>Tenure</b>	<b>Sale</b>	<b>Rest of Trafford</b>	<b>Trafford Total</b>
Leasehold/ Freehold/ Sh Os	270	<b>670</b>	<b>940</b>
Market Rent	-	-	-
Licence	-	-	-
Social Landlord	440	<b>905</b>	<b>1,345</b>
<b>Total</b>	<b>710</b>	<b>1,575</b>	<b>2,285</b>

## Extra care and Enhanced Sheltered Housing

Type	Name	Address	Location	Postcode	Dwgs	Type	Tenure
Enhanced Sheltered	Adlington House	185 Moorside Rd	Urmston	M41 5TS	55	Flats	Leasehold
Extracare	Elkin Court	Hardwick Rd	Partington	M31 4DT	40	Flats	Social landlord
Extracare	Fiona Gardens	Atkinson Rd	Sale	M33 6GG	35	Flats	Social landlord
Extracare	Fiona Gardens	Atkinson Rd	Sale	M33 6GG	36	Flats	Shared Ownership
Extracare	Limelight	Shrewsbury St	Old Trafford	M16 9AS	40	Flats	Social landlord
Extracare	Limelight	Shrewsbury St	Old Trafford	M16 9AS	41	Flats	Shared Ownership
Extracare	Newhaven	Tulip Drive	Timperley	WA15 6LP	19	Flats	Social landlord
Extracare	Newhaven	Tulip Drive	Timperley	WA15 6LP	19	Flats	Shared Ownership
Extracare	Oakfield Court	Crofts bank	Urmston	M41 0AA	51	Flats	Leasehold

Enhanced Sheltered Housing				
Tenure	Sale	Rest of Trafford	Trafford Total	
Leasehold/Sh Ownership	-	55	55	
Market Rent	-	-	-	
Social Landlord	-	-	-	
<b>Total</b>	-	<b>55</b>	<b>55</b>	
Extracare Housing				
Tenure	Sale	Rest of Trafford	Trafford Total	
Leasehold/Sh Ownership	36	111	147	
Market Rent	-	-	-	
Social Landlord	35	99	134	
<b>Total</b>	<b>71</b>	<b>210</b>	<b>281</b>	

## Appendix C – Printout of EAC 17<sup>th</sup> October 2022

### 1-19 THE SPINNEY

Bowfell Road, Urmston, Greater Manchester, M41 5SR.

Enquiries to: Jigsaw Homes North

Telephone: 0300 111 1133

Email: [info@jigsawhomes.org.uk](mailto:info@jigsawhomes.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 19 fts. Built in 1990. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Shared Ownership (LSE)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-18386-119-the-spinneyurmston-england>

### ACACIAS

of Granville Road, Urmston, Greater Manchester, M41 0YB.

Enquiries to: Great Places Housing Group

Telephone: 0300 123 1966

Email: [cat@greatplaces.org.uk](mailto:cat@greatplaces.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 24 fts. Built in 1985. Sizes 1 bedroom, 2 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-6488-acacias-urmstonengland>

### ADLINGTON HOUSE

185 Moorside Road, Urmston, Manchester, Greater Manchester, M41 5TS. [View](#)

[on a map](#)

Enquiries to: MHA

Telephone: 01332 296 200

Email: [enquiries@mha.org.uk](mailto:enquiries@mha.org.uk)

Type(s): **HOUSING-WITH-CARE**

Properties: 55 fts. Built in 2017. Sizes 1 bedroom, 2 bedroom, 3 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Dining room, Guest facilities, Garden, Activities room, Cafe,

Hairdressing salon, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-162178-adlington-houseurmston-england>

### ALBANY COURT

of Moorside Road, Urmston, Manchester, Greater Manchester, M41 5RH. [View](#)

[on a map](#)

Enquiries to: Manager not known

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 42 fts. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Garden, parking facilities for residents and visitors, external storage facilities

Web link: <https://housingcare.org/housing-care/facility-info-162618-albany-court-urmstonengland>

### ALL SAINTS COURT

Barton Road, Stretford, Greater Manchester, M32 9JT.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 13 fts. Built in 1982. Sizes studio, 1 bedroom, 2 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-6391-all-saints-courtstretford-england>

#### ARCON PLACE

Stokoe Avenue, Oldfield Brow, Altincham, Cheshire, WA14 4LQ.

Enquiries to: Onward Homes

Telephone: 0300 555 0600

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 8 bungalows. Built in 1999. Sizes 2 bedroom.

Tenure: Tenure(s): Shared Ownership

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-84815-arcon-place-oldfieldbrow-england>

#### ARRANDALE COURT

62/4 Crofts Bank Road, Urmston, Manchester, Greater Manchester, M41 0UZ.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 28 fts. Built in 1973. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Stair lift(s), Lounge, Laundry, Guest facilities, Garden, Hobby room, Activities room

Web link: <https://housingcare.org/housing-care/facility-info-10142-arrandale-courturnmston-england>

#### ASHBOURNE & BUXTON CRESCENT

Buxton Crescent, Sale, Cheshire, M33 3LG.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 60 fts, bungalows. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-158312-ashbourne-buxtoncrescent-sale-england>

#### BATH CRESCENT

Old Trafford, Manchester, M16 9DB.

Enquiries to: Your Housing Limited

Telephone: 01925 593 500

Email: [OPSAssistants@yourhousinggroup.co.uk](mailto:OPSAssistants@yourhousinggroup.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 58 fts. Built in 1981. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-11682-bath-crescent-oldtraffrd-england>

#### BRAESIDE

221 Urmston Lane, Stretford, Greater Manchester, M32 9DD.

Enquiries to: Commerson Estate Management Ltd

Telephone: 0330 111 2610

Email: [info@commerson-em.com](mailto:info@commerson-em.com)

Type(s): **RETIREMENT HOUSING**

Properties: 34 fts. Built in 1985. Sizes 1 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-17658-braeside-stretfordengland>

#### BRAMHALL CLOSE

Sale Moor, of Norris Road, Sale, Greater Manchester, M33 2RN.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 46 bungalows. Built in 1954. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Dining room, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2483-bramhall-close-saleengland>

#### BRINDLEY LODGE

Hope Road, Sale, Cheshire, M33 3FS.

Enquiries to: Churchill Estates Management

Telephone: 0800 077 8717

Email: [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 52 fts. Built in 2012. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-159851-brindley-lodge-saleengland>

#### BUTLER COURT

Lacy Street, Stretford, Manchester, M32 8LR.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 29 fts. Built in 1983. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hobby room, Activities room

Web link: <https://housingcare.org/housing-care/facility-info-10297-butler-court-stretfordengland>

#### CHARLESTON SQUARE

Princess Road, Urmston, Manchester, M41 5FL.

Enquiries to: Jigsaw Homes North

Telephone: 0300 111 1133

Email: [info@jigsawhomes.org.uk](mailto:info@jigsawhomes.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 17 fts. Sizes 2 bedroom.

Tenure: Tenure(s): Shared Ownership and Leasehold

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-18837-charleston-squareurmston-england>

#### CHEPSTOW AVENUE

Sale, Cheshire, M33 4QP.

Enquiries to: Manager not known

Type(s): AGE EXCLUSIVE HOUSING

Properties: 16 bungalows. Built in 2022. Sizes 2 bedroom.

Tenure: Tenure(s): Freehold

Web link: <https://housingcare.org/housing-care/facility-info-164848-chepstow-avenuesale-england>

#### CHERRY COURT

Roebuck Lane, Sale, Cheshire, M33 7TW.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): RETIREMENT HOUSING

Properties: 33 fts. Built in 1976. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-10315-cherry-court-saleengland>

#### CHURCH TERRACE

Stamford Street, Sale, Greater Manchester, M33 6LL.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): AGE EXCLUSIVE HOUSING

Properties: 13 fts. Built in 1982. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-6390-church-terrace-saleengland>

#### CLYNE COURT

Adlington Drive, Stretford, Greater Manchester, M32 0RR.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): RETIREMENT HOUSING

Properties: 48 fts. Built in 1986. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Dining room, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2474-clyne-court-stretfordengland>

#### DAVIS COURT

Cyprus Street, Stretford, Manchester, M32 8LA.

Enquiries to: Great Places Housing Group

Telephone: 0300 123 1966

Email: [cat@greatplaces.org.uk](mailto:cat@greatplaces.org.uk)

Type(s): AGE EXCLUSIVE HOUSING

Properties: 12 fts. Built in 1988. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-5803-davis-court-stretfordengland>

### DELAHEYS LODGE

103-111 Wood Lane, Timperley, Altrincham, WA15 7PG.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 20 fts. Built in 1988. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Garden

Web link: <https://housingcare.org/housing-care/facility-info-16592-delaheys-lodgetimperley-england>

### EASINGWOLD

Regent Road, Altrincham, Cheshire, WA14 1RT.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [homeownership.enquiries@anchor.org.uk](mailto:homeownership.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 30 fts. Built in 1987. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge

Web link: <https://housingcare.org/housing-care/facility-info-18193-easingwold-altrinchamengland>

### ELKIN COURT

42A Hardwick Road, Partington, Manchester, M31 4DT.

Enquiries to: Housing 21

Telephone: 0370 192 4980

Email: [enquiries@housing21.org.uk](mailto:enquiries@housing21.org.uk)

Type(s): **EXTRA CARE HOUSING**

Properties: 40 fts. Built in 2008. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Restaurant open to the public, Laundry, Guest facilities, Garden, Conservatory, Community centre, Activities room, Cafe, Shop, Hairdressing salon, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-158244-elkin-courtpartington-england>

### FIONA GARDENS

29 Atkinson Road, Sale, Greater Manchester, M33 6GG.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [customer@mytht.co.uk](mailto:customer@mytht.co.uk)

Type(s): **EXTRA CARE HOUSING**

Properties: 71 fts. Built in 2014. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord) and Shared Ownership

Facilities: Lift, Lounge, Restaurant open to the public, Laundry, Guest facilities, Garden, Activities room, Hairdressing salon, Assisted bathing facility, on-site parking

Web link: <https://housingcare.org/housing-care/facility-info-161055-fina-gardens-saleengland>

### FORTHCOMING DEVELOPMENT

Shaftesbury Avenue, Timperley, Altrincham, Cheshire, WA15 7LY. [View on a map](#)

Enquiries to: Churchill Retirement Living

Telephone: 0800 086 1388



Email: [enquiries@churchillretirement.co.uk](mailto:enquiries@churchillretirement.co.uk)

Type(s): RETIREMENT HOUSING

Properties: 40 fts. Built in 2023. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lounge, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-164443-forthcomingdevelopment-timperley-england>

#### GLENMAY COURT

110-116 Derbyshire Lane, Stretford, Manchester, M32 8DR.

Enquiries to: Jigsaw Homes North

Telephone: 0300 111 1133

Email: [info@jigsawhomes.org.uk](mailto:info@jigsawhomes.org.uk)

Type(s): RETIREMENT HOUSING

Properties: 33 fts. Built in 1990. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Dining room, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-9447-glenmay-court-stretfordengland>

#### GUARDIAN COURT

Oakfield, Sale, Cheshire, M33 6WG.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [homeownership.enquiries@anchor.org.uk](mailto:homeownership.enquiries@anchor.org.uk)

Type(s): RETIREMENT HOUSING

Properties: 34 fts. Sizes 1 bedroom, 2 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Laundry, Guest facilities

Web link: <https://housingcare.org/housing-care/facility-info-16963-guardian-court-saleengland>

#### HEATON COURT

Wardle Road, Sale, Greater Manchester, M33 3BY.

Enquiries to: irwell valley homes

Telephone: 0300 561 1111

Email: [contact@irwellvalley.co.uk](mailto:contact@irwellvalley.co.uk)

Type(s): RETIREMENT HOUSING

Properties: 38 fts. Sizes studio, 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-7245-heaton-court-saleengland>

#### HEIGHTSIDE

7 Edenhurst Drive, Timperley, Altrincham, Cheshire, WA15 7AU.

Enquiries to: Johnnie Johnson Housing Trust Ltd

Telephone: 0345 305 5335

Email: [general.enquiries@jjhousing.co.uk](mailto:general.enquiries@jjhousing.co.uk)

Type(s): RETIREMENT HOUSING

Properties: 29 fts, bungalows. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden, Conservatory

Web link: <https://housingcare.org/housing-care/facility-info-159688-heightside-timperleyengland>

#### HIGH LEE HOUSE

69 Broad Road, Sale, Cheshire, M33 2HL.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 24 fts. Built in 1996. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hobby room, Activities room,  
Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-19534-high-lee-house-saleengland>

#### HOLLYMOUNT

Seymour Grove, Stretford, Manchester, M16 0EJ.

Enquiries to: Onward Homes

Telephone: 0300 555 0600

Type(s): **RETIREMENT HOUSING**

Properties: 24 fts. Built in 1980. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-11651-hollymount-stretfordengland>

#### HOMELAUREL HOUSE

Whitehall Road, Brooklands, Sale, Cheshire, M33 3WJ.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 37 fts. Built in 1987. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-16480-homelaurel-house-saleengland>

#### HOWARD COURT

Bedford Drive, Stockport Road, Timperley, Greater Manchester, WA15 7UU.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 42 fts. Built in 2001. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-84119-howard-courttimperley-england>

#### JOHN STONE COURT

383 Barton Road, Stretford, Manchester, M32 9RN.

Enquiries to: Mosscafe St Vincents

Telephone: 0161 226 4211

Email: [enquiry@msvhousing.co.uk](mailto:enquiry@msvhousing.co.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 8 fts. Built in 1985. Sizes 1 bedroom, 2 bedroom. Includes mobility standard

properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-19309-john-stone-courtstretford-england>

#### KEMPTON COURT

Kempton Avenue, Sale, Cheshire, M33 4GU.

Enquiries to: Jigsaw Homes North

Telephone: 0300 111 1133

Email: [info@jigsawhomes.org.uk](mailto:info@jigsawhomes.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 32 fts. Built in 1990 and renovated in 2009. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Conservatory

Web link: <https://housingcare.org/housing-care/facility-info-9446-kempton-court-saleengland>

#### KITTY WHEELDON GARDENS

Ashton Lane, Sale, Cheshire, M33 6PQ.

Enquiries to: The Salvation Army Housing Association

Telephone: 0800 970 6363

Email: [info@saha.org.uk](mailto:info@saha.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 23 fts. Built in 1993. Sizes 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Stair lift(s), Garden, Conservatory, Use of the community room in the Salvation Army Centre ext to the scheme

Web link: <https://housingcare.org/housing-care/facility-info-20768-kitty-wheeldongardens-sale-england>

#### LEVERETT CLOSE

Seamons Road, Altrincham, Greater Manchester, WA14 4LU.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 32 fts. Built in 1976 and renovated in 2009. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Restaurant open to the public, Laundry, Guest facilities, Garden, Conservatory

Web link: <https://housingcare.org/housing-care/facility-info-2468-leverett-closealtrincham-england>

#### LIMELIGHT

Shrewsbury Street, Old Traffrd, Manchester, M16 9AS.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [customer@mytht.co.uk](mailto:customer@mytht.co.uk)

Type(s): **EXTRA CARE HOUSING**

Properties: 81 fts. Built in 2017. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord) and Shared Ownership

Facilities: Lift, Lounge, Laundry, Garden, Cafe, Hairdressing salon, Library

Web link: <https://housingcare.org/housing-care/facility-info-162465-limelight-old-traffrdengland>

#### LORD KITCHENER COURT

5 Sefton Road, Sale, Cheshire, M33 7FG.

Enquiries to: Housing 21

Telephone: 0370 192 4593

Email: [enquiries@housing21.org.uk](mailto:enquiries@housing21.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 29 fts. Built in 1973. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hobby room

Web link: <https://housingcare.org/housing-care/facility-info-1112-lord-kitchener-courtsale-england>

#### LOSTOCK COURT

Barton Road, Stretford, Greater Manchester, M32 9TB.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 42 fts. Built in 1965. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2465-lostock-court-stretfordengland>

#### LOUGHFIELD

John Wood Court, Brook Road, Flixton, Manchester, M41 5RQ.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 8 fts. Built in 1983. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-6389-loughfield-flxtonengland>

#### LOWRY LODGE

Hamer Drive, Old Traffrd, Manchester, M16 9AJ.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [customer@mytht.co.uk](mailto:customer@mytht.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 33 fts. Built in 1982. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2478-lowry-lodge-old-traffrdengland>

#### LYNGARTH HOUSE

Grosvenor Road, Altrincham, Greater Manchester, WA14 1LH.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 29 fts. Built in 1977 and renovated in 2009. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2435-lyngarth-housealtrincham-england>

#### MANOR COURT

Manor Avenue, Sale, Greater Manchester, M33 5LX.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [customer@mytht.co.uk](mailto:customer@mytht.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 52 fts. Built in 1965. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Dining room, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-2437-manor-court-saleengland>

#### MARLFIELD COURT

Longworth Close, Urmston, Manchester, M41 6WS.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 46 fts. Built in 1978. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hairdressing salon, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-2485-marlfild-court-flxtonengland>

#### MAYFAIR COURT

Park Road, Timperley, Cheshire, WA15 6UB.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 51 fts. Built in 1996. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-85479-mayfair-courttimperley-england>

#### MERSEY COURT

Dane Road, Sale, Greater Manchester, M33 2NL.

Enquiries to: irwell valley homes

Telephone: 0300 561 1111

Email: [contact@irwellvalley.co.uk](mailto:contact@irwellvalley.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 25 fts. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-6788-mersey-court-saleengland>

#### MICHAEL COURT

43 Oakfild, Sale, Cheshsire, M33 6NG.

Enquiries to: McCarthy Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 36 fts. Built in 2012. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-158962-michael-court-saleengland>

#### MILL COURT

115 Stretford Road, Urmston, Manchester, Greater Manchester, M41 9LQ. [View](#)

[on a map](#)

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 47 fts. Built in 1977. Sizes studio, 1 bedroom, 2 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hobby room, Activities room

Web link: <https://housingcare.org/housing-care/facility-info-10286-mill-court-urmstonengland>

**MILLOM COURT**

Aimson Road, Timperley, Trafford, Greater Manchester, WA15 7ES. [View on a map](#)

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 32 fts. Built in 1972 and renovated in 2008. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-2482-millom-court-timperleyengland>

**MONTAGUE COURT**

Montague Road, Sale, Cheshire, M33 3BB.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 15 fts. Built in 1989. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Garden

Web link: <https://housingcare.org/housing-care/facility-info-18558-montague-court-saleengland>

**NEW HEY COURT**

Egerton Drive, Sale, Greater Manchester, M33 7EX.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 26 fts. Built in 1985. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2479-new-hey-court-saleengland>

**NEWHAVEN**

10 Tulip Drive, Timperley, Altrincham, Cheshire, WA15 6LP.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [customer@mytht.co.uk](mailto:customer@mytht.co.uk)

Type(s): **EXTRA CARE HOUSING**

Properties: 38 fts. Built in 2011. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord) and Shared Ownership

Facilities: Lift, Lounge, Restaurant open to the public, Laundry, Guest facilities, Garden, Community centre, Activities room, Shop, Hairdressing salon

Web link: <https://housingcare.org/housing-care/facility-info-158630-newhaven-timperleyengland>

#### NORTHLEIGH HOUSE

Seymour Grove, Trafford, Manchester, M16 0DY.

Enquiries to: irwell valley homes

Telephone: 0300 561 1111

Email: [contact@irwellvalley.co.uk](mailto:contact@irwellvalley.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 42 fts. Built in 1978. Sizes studio, 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Conservatory

Web link: <https://housingcare.org/housing-care/facility-info-6964-northleigh-housetraffrd-england>

#### OAKFIELD COURT

44 Crofts Bank Road, Urmston, Manchester, M41 0AA.

Enquiries to: McCarthy Stone YourLife Service

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

Type(s): **EXTRA CARE HOUSING**

Properties: 51 fts. Built in 2015. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Dining room, Laundry, Garden, car parking facilities

Web link: <https://housingcare.org/housing-care/facility-info-160631-oakfield-courtrumston-england>

#### ORCHARD CLOSE

Baker Street, Timperley, Trafford, Greater Manchester, WA15 7XH. [View on a map](#)

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 24 fts. Built in 1978. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2469-orchard-close-timperleyengland>

#### ORMESTON LODGE

7 Easbrook, Queens Road, Urmston, Manchester, M41 9JD.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 34 fts. Built in 1984 and renovated in 2016. Sizes 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2489-ormeston-lodgeurmston-england>

#### PAVILION LODGE

Edgebaston Drive, Old Trafford, Manchester, M16 0JN.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 54 fts. Built in 1981. Sizes 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hairdressing salon, computer facilities

Web link: <https://housingcare.org/housing-care/facility-info-2477-pavilion-lodge-oldtraffrd-england>

#### PEGASUS COURT

61-63 Broad Road, Sale, Cheshire, M33 2ES.

Enquiries to: Manager not known

Type(s): **RETIREMENT HOUSING**

Properties: 18 fts. Built in 1992. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Conservatory

Web link: <https://housingcare.org/housing-care/facility-info-15863-pegasus-court-saleengland>

#### PETER WOOD GARDENS

Stretford, Manchester, Greater Manchester, M32 9EP.

Enquiries to: Manager not known

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 23 fts. Built in 1998. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Shared Ownership (LSE)

Web link: <https://housingcare.org/housing-care/facility-info-163842-peter-wood-gardensstretford-england>

#### PEVERIL COURTS 1

Chatsworth Close, Urmston, Greater Manchester, M41 0PJ.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 14 fts. Built in 1979.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-6392-peverilcourts-1-urmston-england>

#### PEVERIL COURTS 2

Devonshire Close, Urmston, Greater Manchester, M41 0SW.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 8 properties.

Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-83598-peverilcourts-2-urmston-england>

#### PEVERIL COURTS 3

Hartington Close, Urmston, Greater Manchester, M41 0SJ.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 32 properties.



Tenure: Tenure(s): Rent (social landlord)

Web link: <https://housingcare.org/housing-care/facility-info-83599-peverilcourts-3-urmston-england>

### QUEENS COURT

Woodsend Road, Flixton, Manchester, Greater Manchester, M41 8GR. [View on a map](#)

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 16 fts. Built in 1989.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-18233-queens-court-flxtonengland>

### REGENT COURT

Groby Road, Altrincham, Cheshire, WA14 1PQ.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 35 fts. Built in 1986. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Community centre, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-16158-regent-courtaltrincham-england>

### RIXTON COURT

Basford Road, Old Trafford, Manchester, Greater Manchester, M16 0ET. [View on a map](#)

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 34 fts. Built in 1987. Sizes 1 bedroom, 2 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hobby room, Activities room, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-10288-rixton-court-oldtraffrd-england>

### ROBERT LAWRENCE COURT

Balmoral Road, Flixton, Manchester, M41 6HQ.

Enquiries to: Mosscafe St Vincents

Telephone: 0161 226 4211

Email: [enquiry@msvhousing.co.uk](mailto:enquiry@msvhousing.co.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 16 fts. Built in 1993. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-19310-robert-lawrence-courtflxton-england>

### ROSTHERNE COURT

Brown Street, Altrincham, Cheshire, WA14 2EU.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [homeownership.enquiries@anchor.org.uk](mailto:homeownership.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 39 fts. Built in 1989. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen adjoins lounge

Web link: <https://housingcare.org/housing-care/facility-info-16046-rostherne-courtaltrincham-england>

### ROYAL HIGGINSON COURT

Church Road, Urmston, Greater Manchester, M41 9DJ.

Enquiries to: Trafford Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 51 fts. Built in 1974 and renovated in 2014. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2486-royal-higginson-courturmston-england>

### SALE ALMSHOUSES

1-5 Worthington Road, Sale, Greater Manchester, M33 2GH.

Enquiries to: Edward Mayes Trust

Telephone: 0161 273 6611

Email: [edwardmayestrust@hotmail.co.uk](mailto:edwardmayestrust@hotmail.co.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 5 bungalows.

Tenure: Tenure(s): Licence

Web link: <https://housingcare.org/housing-care/facility-info-163000-sale-almshouses-saleengland>

### SILVERDALE

Racefield Road, Altrincham, Cheshire, WA14 4AP.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 21 fts. Built in 1989. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Garden

Web link: <https://housingcare.org/housing-care/facility-info-15716-silverdale-altrinchamengland>

### SOUTHWELL COURT

Church Street, Stretford, Manchester, M32 9AH.

Enquiries to: Mosscafe St Vincents

Telephone: 0161 226 4211

Email: [enquiry@msvhousing.co.uk](mailto:enquiry@msvhousing.co.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 6 fts. Built in 1979. Sizes 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-8852-southwell-courtstretford-england>

### SPEAKMAN COURT

3 Hazel Road, of Barrington Road, Altrincham, Cheshire, WA14 1BP. [View on a](#)

[map](#)

Enquiries to: McCarthy Stone Management Services

Telephone: 0800 3100 394 (management) or 0345 556 4121 (resales)

Email: [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 46 fts. Built in 2010. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-157974-speakman-courtaltrincham-england>

#### **SPRINGBANK**

Ashley Road, Altrincham, Greater Manchester, WA14 2LR.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 43 fts. Built in 1994. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-17073-springbank-altrinchamengland>

#### **ST ANDREW'S COURT**

Queens Road, Hale, Altrincham, Cheshire, WA15 9JF.

Enquiries to: Johnnie Johnson Housing Trust Ltd

Telephone: 0345 305 5335

Email: [general.enquiries@jjhousing.co.uk](mailto:general.enquiries@jjhousing.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 68 fts. Built in 1990. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Shared Ownership

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-17149-st-andrews-court-haleengland>

#### **ST CLEMENT COURT**

9 Manor Avenue, Urmston, Manchester, M41 9JE.

Enquiries to: Jones Associates

Telephone: 01625 500 774

Email: [offie@jonesassociates.uk.com](mailto:offie@jonesassociates.uk.com)

Type(s): **RETIREMENT HOUSING**

Properties: 50 fts. Built in 2005. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-86969-st-clement-courturmston-england>

#### **ST JOHNS LODGE**

36 Thorley Lane, Timperley, Altrincham, Cheshire, WA15 7AG.

Enquiries to: Churchill Estates Management

Telephone: 0800 077 8717

Email: [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 44 fts. Built in 2015. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-161447-st-johns-lodgetimperley-england>

#### **STAMFORD GRANGE**

Dunham Road, Altrincham, Cheshire, WA14 4AN.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [homeownership.enquiries@anchor.org.uk](mailto:homeownership.enquiries@anchor.org.uk)

Type(s): AGE EXCLUSIVE HOUSING

Properties: 27 fts. Built in 1989. Sizes 1 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Garden

Web link: <https://housingcare.org/housing-care/facility-info-15715-stamford-grangealtrincham-england>

#### STANLEY MOUNT

Sale, Greater Manchester, M33 4AE.

Enquiries to: Great Places Housing Group

Telephone: 0300 123 1966

Email: [cat@greatplaces.org.uk](mailto:cat@greatplaces.org.uk)

Type(s): AGE EXCLUSIVE HOUSING

Properties: 8 fts. Built in 1992. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-5804-stanley-mount-saleengland>

#### THE BOWLING GREEN

Block 2, of Davyhulme Road, Stretford, Manchester, M32 0HN.

Enquiries to: Kingsdale Group

Telephone: 01275 817 111

Email: [estates@kingsdale.co.uk](mailto:estates@kingsdale.co.uk)

Type(s): RETIREMENT HOUSING

Properties: 23 fts. Built in 2009. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Garden, small kitchen in lounge, parking facilities

Web link: <https://housingcare.org/housing-care/facility-info-161518-the-bowling-greenstretford-england>

#### THE HAWTHORNS

114 Edge Lane, Stretford, Manchester, M32 8QA.

Enquiries to: Commerson Estate Management Ltd

Telephone: 0330 111 2610

Email: [info@commerson-em.com](mailto:info@commerson-em.com)

Type(s): RETIREMENT HOUSING

Properties: 52 fts. Built in 1989. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-16354-the-hawthornsstretford-england>

#### THE HIGHLANDS

118 Edge Lane, Stretford, Manchester, M32 8PX.

Enquiries to: Housing 21

Telephone: 0370 192 4023

Email: [sales@housing21.org.uk](mailto:sales@housing21.org.uk)

Type(s): RETIREMENT HOUSING

Properties: 30 fts. Built in 1991. Sizes 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen adjoining the lounge

Web link: <https://housingcare.org/housing-care/facility-info-16137-the-highlands-stretfordengland>

## THE PARKLANDS

Charlton Drive, Sale, Cheshire, M33 2YE.

Enquiries to: The Guinness Partnership

Telephone: 0303 123 1890

Email: [info.guinnesscare@guinness.org.uk](mailto:info.guinnesscare@guinness.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 15 fts. Sizes 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Garden

Web link: <https://housingcare.org/housing-care/facility-info-18769-the-parklands-saleengland>

## THE POPLARS

Normans Place, Altrincham, Cheshire, WA14 2AB.

Enquiries to: Anchor

Telephone: 0330 127 2225

Email: [rental.enquiries@anchor.org.uk](mailto:rental.enquiries@anchor.org.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 19 fts. Built in 1977. Sizes studio, 1 bedroom. Includes wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, Hobby room, Activities room, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-10299-the-poplarsaltrincham-england>

## THOMAS GIBBON CLOSE

Mitford Street, Stretford, Manchester, M32 8AN.

Enquiries to: Great Places Housing Group

Telephone: 0300 123 1966

Email: [cat@greatplaces.org.uk](mailto:cat@greatplaces.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 10 fts. Built in 1981. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Garden

Web link: <https://housingcare.org/housing-care/facility-info-5802-thomas-gibbon-closestretford-england>

## TOWNSCROFT LODGE

Of Church Lane, Ashton on Mersey, Sale, Cheshire, M33 5GP.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 52 fts. Built in 1982. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Stair lift(s), Lounge, Laundry, Guest facilities, Garden, Assisted bathing facility

Web link: <https://housingcare.org/housing-care/facility-info-2487-townscroft-lodge-saleengland>

## VICTORIA COURT

Derbyshire Lane, Stretford, Greater Manchester, M32 0BR.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 35 fts, bungalows. Built in 1980 and renovated in 2008. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Stair lift(s), Lounge, Laundry, Garden, Library

Web link: <https://housingcare.org/housing-care/facility-info-2480-victoria-court-stretfordengland>

**VINE COTTAGES**

Edale Close, Bowdon, Altrincham, Cheshire, WA14 3ES.

Enquiries to: Great Places Housing Group

Telephone: 0300 123 1966

Email: [cat@greatplaces.org.uk](mailto:cat@greatplaces.org.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 14 houses. Built in 1989. Sizes 2 bedroom.

Tenure: Tenure(s): Shared Ownership (LSE)

Web link: <https://housingcare.org/housing-care/facility-info-17941-vine-cottages-bowdonengland>

**VINE COURT**

Brunswick Street, Stretford, Greater Manchester, M32 8NT.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 29 fts. Built in 1978. Sizes 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2476-vine-court-stretfordengland>

**WELLGREEN LODGE**

Wellfield Lane, Hale, Greater Manchester, WA15 8NW.

Enquiries to: Traffrd Housing Trust

Telephone: 0300 777 7777

Email: [olderpeople.support@traffrdhousingtrust.co.uk](mailto:olderpeople.support@traffrdhousingtrust.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 24 fts. Built in 1979 and renovated in 2009. Sizes studio, 1 bedroom.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-2470-wellgreen-lodge-haleengland>

**WELLINGTON HOUSE**

87 Sandy Lane, Stretford, Greater Manchester, M32 9BT.

Enquiries to: Johnnie Johnson Housing Trust Ltd

Telephone: 0345 305 5335

Email: [general.enquiries@jjhousing.co.uk](mailto:general.enquiries@jjhousing.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 25 fts. Built in 1981. Sizes studio, 1 bedroom. Includes mobility standard properties.

Tenure: Tenure(s): Rent (social landlord)

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-6778-wellington-housestretford-england>

**WHITEBROOK COURT**

Whitehall Road, Sale, Cheshire, M33 3NL.

Enquiries to: FirstPort

Telephone: 0333 321 4041 (management) or 0333 321 4072 (sales)

Email: [enquiries@retirementhomesearch.co.uk](mailto:enquiries@retirementhomesearch.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 49 flts. Built in 2002. Sizes 1 bedroom, 2 bedroom.

Tenure: Tenure(s): Leasehold

Facilities: Lift, Lounge, Laundry, Guest facilities, Garden, kitchen

Web link: <https://housingcare.org/housing-care/facility-info-85517-whitebrook-court-saleengland>

### WHITELEGG ALMSHOUSES

Greenbank Road & Carrington Lane, Sale, Greater Manchester, M33 5ND. [View](#)

[on a map](#)

Enquiries to: Edward Mayes Trust

Telephone: 0161 273 6611

Email: [edwardmayestrust@hotmail.co.uk](mailto:edwardmayestrust@hotmail.co.uk)

Type(s): **AGE EXCLUSIVE HOUSING**

Properties: 4 bungalows.

Tenure: Tenure(s): Licence

Web link: <https://housingcare.org/housing-care/facility-info-162999-whiteleggalms-houses-sale-england>

### WINSTER HOUSE

385-397 Moorside Road, Flixton, Urmston, Manchester, M41 5PD. [View on a](#)

[map](#)

Enquiries to: Your Housing Limited

Telephone: 01925 593 660

Email: [OPSAssistants@yourhousinggroup.co.uk](mailto:OPSAssistants@yourhousinggroup.co.uk)

Type(s): **RETIREMENT HOUSING**

Properties: 22 flts. Built in 1982. Sizes 1 bedroom.

Tenure: Tenure(s): Shared Ownership (LSE) and Leasehold

Facilities: Lounge, Laundry, Guest facilities, Garden

Web link: <https://housingcare.org/housing-care/facility-info-19882-winster-house-urmstonengland>

### WOODHEY COURT

Alma Road, Sale, Cheshire, M33 4LT.

Enquiries to: Onward Homes

Telephone: 0300 555 0600

Type(s): **RETIREMENT HOUSING**

Properties: 44 flts. Built in 1989.

Tenure: Tenure(s): Leasehold

Web link: <https://housingcare.org/housing-care/facility-info-18368-woodhey-court-saleengland>