**APPENDIX**

**County Durham, Issues and Options Stage, Strategic Housing Market Assessment (Part 1) 2016: Older People’s Housing**

A number of references in this document are likely to be relevant in supporting policy requirements for older people’s housing in neighbourhood plans:

Para 5.12: Relates to household type, and highlights that information from the household survey informing the SHMA suggests that 41.85 of singles and couples surveyed are owner occupiers over the age of 60.

Para 5.58: Identifies a shortage of bungalows across the housing market in County Durham. Estate agents highlight that with an aging population, demand for this type of property continues to increase yet supply is inadequate when aiming to cater for this. Table 5.9 shows that there are insufficient bungalows and flats across the county to meet buyer expectations, or aspirations.

Table 5.12: This ranks key stakeholder priorities, showing that they consider that building properties designed for older people is by far their highest priority.

Para 6.8: Highlights that a major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for the areas older population. It quotes PPG Paragraph 2a-2, ‘the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of new households’

Para 6.9: Makes clear that across County Durham the number of residents aged 65+ is projected to increase by 45.7% between 2015 to 2037. By deduction, it establishes that a sizable 35% of households of 55+ are interested in moving in the future.

Para 6.11 and Table 6.2: The SHMA concludes that evidence suggests a need to continue to diversify the range of older persons housing provision. Additionally, providing a wider range of older person’s accommodation has the potential to free up larger family accommodation.

Para 7.13: Establishes that the number of people aged over 65 is expected to increase faster than the rate of population growth estimated in the ONS 2012 population projections between 2015 and 2037.

Para 7.15: Establishes that of households moving in the open market, 28.5% would like to move to a bungalow and 8% to a flat (Particularly significant as this shows demand in the private market for the types of properties identified)

Para 7.26: The SHMA concludes that range of houses available to older people needs to be diversified, for instance through the development of open market housing for older people and the development of Extra Care Accommodation and co-housing.