

A MODEL FOR FORECASTING DEMAND FOR OLDER PERSONS HOUSING

The model was developed for Retirement Housing Group and was most recently used to provide estimates of specialist housing demand by Borough for the GLA (see <http://www.london.gov.uk/publication/planning-housing-publications>).

The model enables the user to compare demand for and supply of older persons housing at district, sub-regional or regional level. It draws on published data sources and supplements this with information on behavioural patterns of older persons drawn from primary research carried out in SHMAs and based on a sample of over 13,000 households aged 50+.

The model provides information about potential housing demand from and housing options for

- working empty nesters
- the fit elderly
- the frail elderly

Key published data sources are:

POPPI: population projections by age, number of persons in household, extent of frailty

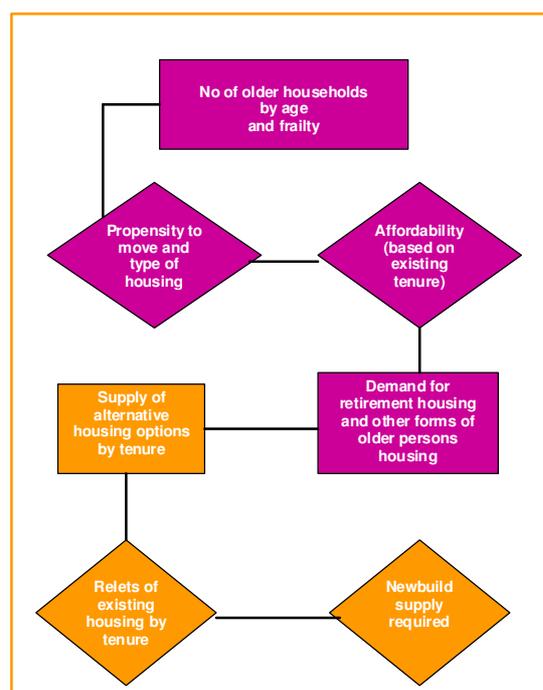
English Housing Survey: Occupancy of existing housing by type and size of property and age and tenure of occupants.

Elderly Accommodation Counsel: supply of retirement housing and care homes by district and region

Data from SHMAs has been used to provide base assumptions about propensity to move into retirement housing by age group and household type. This data also provides information about the propensity for older persons who may be under-occupying family housing to seek alternative housing options.

Key outputs from the model are;

- Estimates of demand for retirement housing by tenure (owner occupied, low cost home ownership and social rent)



- Scale of newbuild provision required
- Potential over and under supply of retirement housing by tenure
- Potential demand for alternative housing options for working empty nesters and the fit elderly

An important feature of the model is that the assumptions in it about older persons behavioural patterns can be varied to enable sensitivity testing around key assumptions (eg propensity to move, ability to buy or rent).