



Housing options for older people – should I stay or should I go?

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The Strategy for Older People in Wales (2013- 2023): Living Longer, Ageing Well

Has the housing market evolved to reflect demographic ageing?

- Population of Wales predicted to increase by 5% by 2023 to 3.2m
- 65+ will increase by 20% over same period to 729,000
- Projected increase in one-person households 2006-2026 is 179,000
- 95,000 (53%) will be aged 65+
- Retirement housing represents less than 3% of all dwellings – approximately 42,000
- Majority in social rented sector - 29,229
- Large number are one-bedroomed



The benefits of extending the housing chain

- Social
- Environmental
- Financial



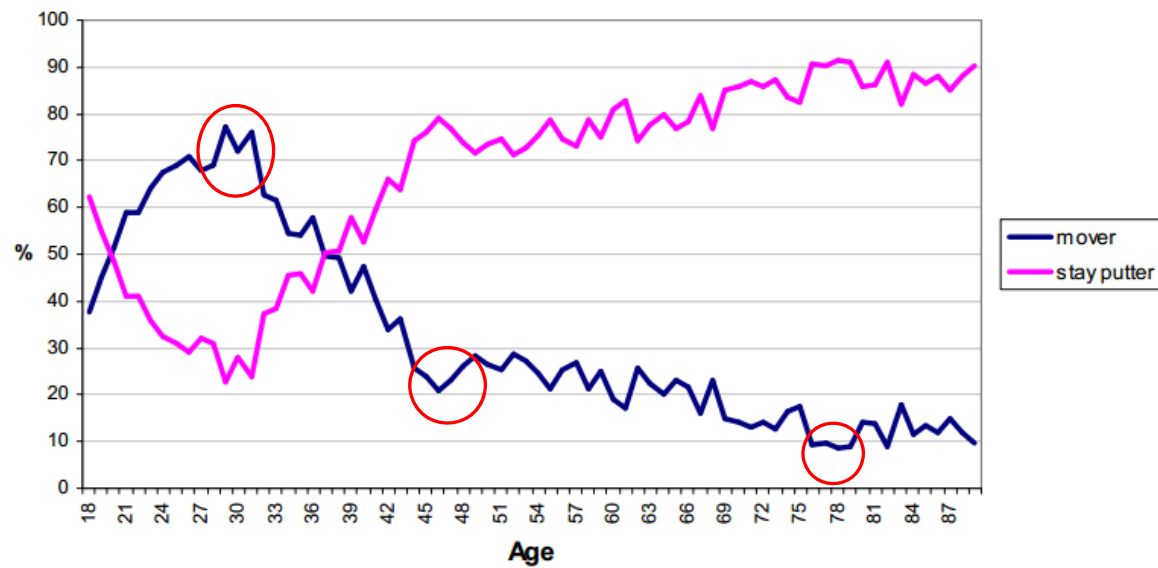
Do older people move?

- Older people are less likely than younger groups to move home
- Place attachment – yet places also ‘age’
- Lack of alternative housing options
- Poverty



Older people are less likely than younger groups to move home

Figure 1. Proportion of people age 18+ who have been living at their address for less than 6 years (movers)



Weighted base: 2,216,945

Who moves?

- 'Baby boomers' are moving more than earlier generations of older people.
- Life transitions
 - Retirement
 - Loss of health
 - Loss of partner



Reasons for not moving – Place attachment

- Ties with the home and the community provide a sense of identity -
 - Familiarity
 - Memories
 - Routines
- Preserving the benefits presents challenges of ensuring the home meets changing needs.
- Attachment more pronounced for people who have lived in one place for many years.
- Contemplating a move in later life may be shaped more by a desire to 'attach' to people, than to remain *in situ* to preserve an attachment to place.



Reasons for not moving – Alternative housing options

- Perceptions of older people's housing
- Raising awareness of realistic alternatives
- Most moves are local, but there is some truth that older people retire to coastal areas or the countryside
- Resources
- Tenure



Reasons for not moving - Wealth v Poverty

- Poorer groups have fewer options
- Wealthier groups move to improve their quality of life
- Equity, legacy, savings and choice

To move or not to move?

- There are **social, environmental** and **financial** benefits and costs with deciding to stay, or deciding to move.



Who moves?

- Decisions to move are influenced by life changes and dissatisfaction with dwellings.
- Actual moving is hampered by lack of possible alternative accommodation, inadequate ability to cope with moving and costs of moving.
- Is there more than one market for the potential cohort of 'movers'?
- Is lack of 'enablers' a factor in the potential decision to move?

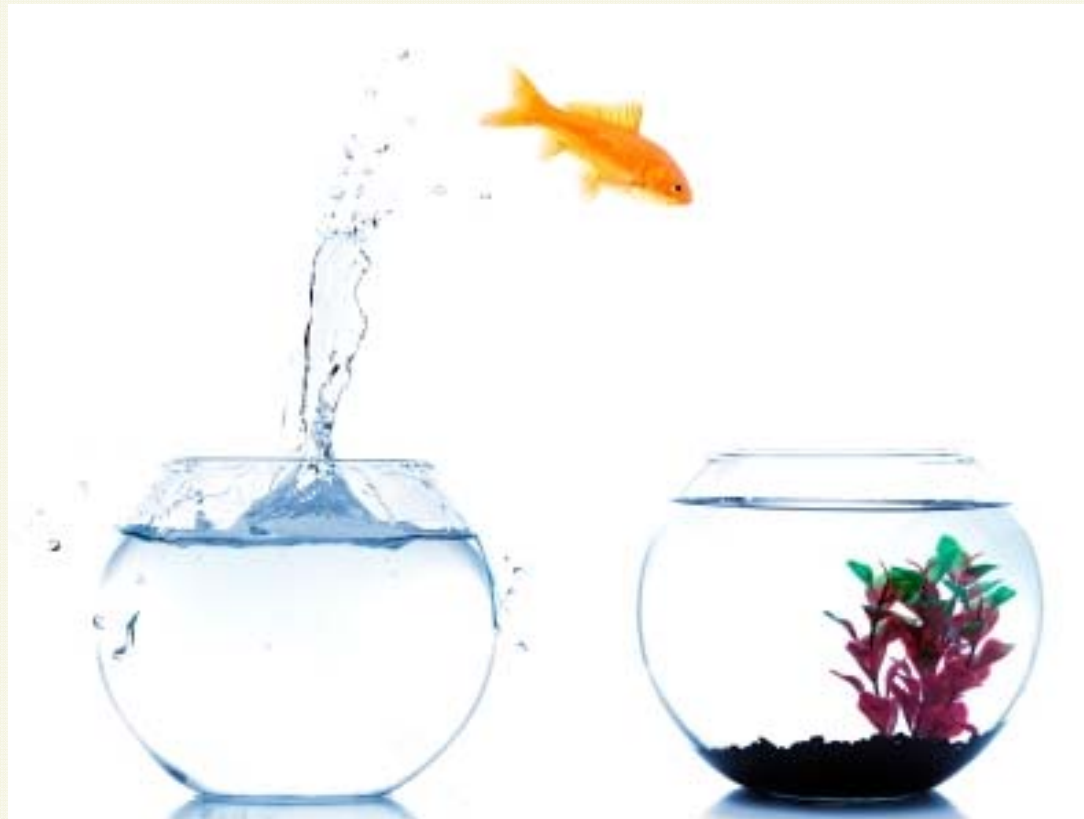
Impact of older migrants on local area

- Retirement in-migration has been shown to improve local economies
- Movers are likely to be more prone to accessing & contributing to social networks
- There is a source of inward economic investment as people re-locate a 'lifestyle'
- There is potential to build strong social capital

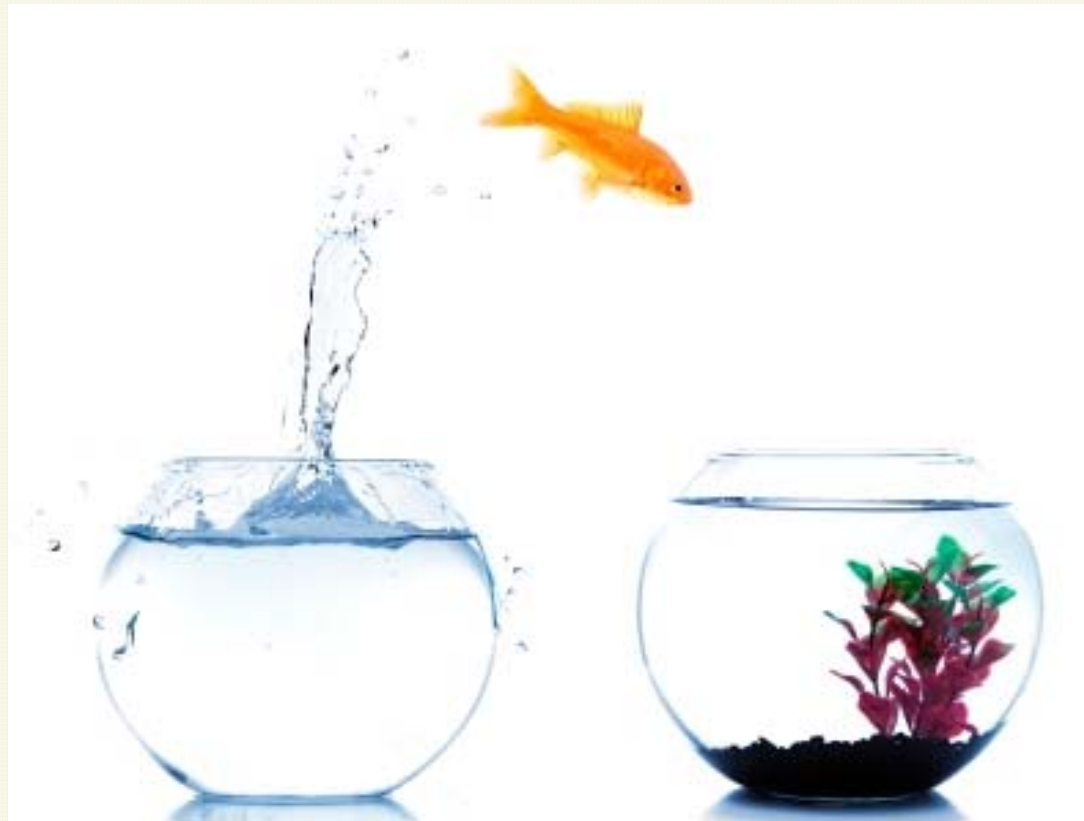
What are the opportunities?

- Develop suitable housing – attractive, aspirational, right size/design and in good locations
- ‘Switch on’ the decision making process while moving still an option
- Emotional and practical support services to help with buying/selling, viewing, choosing, moving, settling in.

Questions?



Thank you for listening



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