

Housing and later life needs

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Housing in Later Life on the Agenda

Why do we need a policy framework for older people's housing in Wales?

Housing in Later Life on the Agenda Why now?

Diversity Wales has an increasing and increasingly diverse older population

Being “older” many experiences, meanings, preferences

Disability, race, sexual orientation, age, religious orientation, language, gender



Housing in Later Life on the Agenda ... Why now?

Population ageing ... ageing and more ageing into the future

	2012 figures*	2012 % of total population	2037 projected figures*	2037 % of total population projection
Aged 60-69	376	12.23%	367	11.05%
Aged 70-79	247	8.04%	363	10.93%
Aged 80+	158	5.14%	317	9.55%
Total aged 60+	781	25.41%	1047	31.53%
Total population	3074	100.00%	3321	100.00%

Wales has more over 65s relative to England, Scotland and Northern Ireland

Housing in Later Life on the Agenda ...Why now?

Wales' population is ageing but with **differences**

	2012 aged 65 +*	2012 aged ages *	% of population all aged 65 + in 2012	2036 aged 65 +*	2036 aged ages*	% of population all aged 65 + in 2036
Wales	585	3,076	19.02%	870	3,334	26.09%
Conwy	29	115	25.27%	41	115	35.32%
Powys	32	133	23.77%	50	135	36.78%
Swansea	44	240	18.48%	62	270	22.98%
Cardiff	47	350	13.43%	77	459	16.72%

e.g. geographical variations: high proportion of over 65s living in North Wales and rural areas

Housing in Later Life on the Agenda ... Why now?

Housing and later life ... **Wales in the spotlight**

Limited information on tenure in Wales

Over $\frac{3}{4}$ of over 65s HoHs are home owners

Residential relocation in the pre-retirement phase

Housing in Later Life on the Agenda

Housing in Later Life on the Welsh Policy Agenda ... Ministerial request - 2015

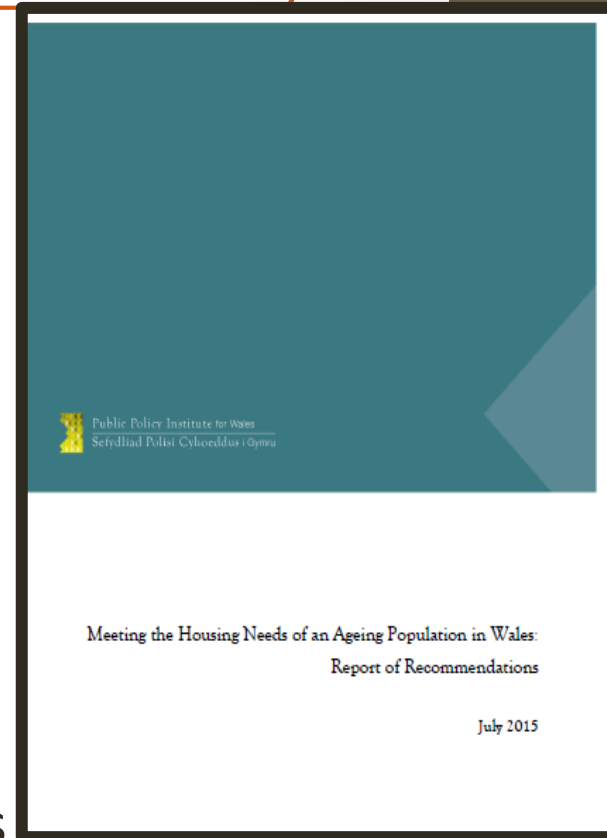
‘The Minister for Communities and Tackling Poverty requested evidence of the challenges that an ageing population poses for housing policy in Wales and to identify what the WG might do to address them’ (PPIW Evidence Report 2015)

Housing in Later Life on the Agenda

PPIW evidence review and recommendations <http://ppiw.org.uk/publications/>

Key points for Welsh Government:

- Older people recognise heterogeneity
- Long-term vision needed .. “future proofing” & affordability
- Review and develop planning policies and needs assessments
- Good quality housing ... accessible, sustainable, innovative
- Integrated working and funding .. housing, health, social care
- Maintain public investments .. adaptations, community support
- Review new products/services ... equity release, shared o’ship
- Increase awareness of housing and support .. providers & clients



Housing in Later Life on the Agenda ... progress

2016 .. **Expert Group on Housing an Ageing Population** set up
(informed by National Partnership Forum and PPIW Reports)

2.1 The purpose of the group will be to develop practicable and deliverable proposals to inform the Welsh Government's policy approach to housing an ageing population.

Work programme Jan. 2016 onwards (<http://gov.wales/topics/housing-and-regeneration/housing-supply/expert-group-on-housing-an-ageing-population/?skip=1&lang=en>)

Emerging recommendations report by July 2016

Final report and practicable recommendations for action by
Dec. 2016/Jan. 2017

Challenges ahead

We can expect the Expert Group to highlight **key challenges** for Wales in addressing the housing requirements of an ageing population

housing needs assessment

range of housing options

good design and accessibility

enhanced planning system

information, advice, (housing options and finance)

practical and affordable support “moving” or “staying put”

Challenges ahead

Assessing more fully the housing needs/preferences of our ageing population

Welsh Government:

update local housing assessment guidance

signpost assessment tools, data sources

share good practice examples for assessing needs/preferences

Local Authorities:

skills/capacity to analyse local level data for commissioning purposes

more collaborative working housing x social services ... consider Social Care and Well-being Act 2014

Challenges ahead

Recognising the need for a range of housing options to meet the diverse needs of the people of Wales

As part of WG's plans to deliver 20,000 extra additional homes

Services for “staying put” or “moving on”

Supporting 3rd sector partners to deliver innovative services

Increasing supply and choice (existing stock; specialist housing; incentives)

Challenges ahead

Aspiring towards well-designed, adaptable, accessible homes in accessible places

Accessible places indicators, Dublin Age-Friendly Cities-Communities, rural areas, transport

Accessible homes identify key design features, HAPPI, RNIB

Support new energy efficient homes schemes

Technology promoting access

Challenges ahead

Finding ways to enhance the planning system to help deliver housing for older people

Amend Planning Policy Wales .. encourage age-friendly housing/neighbourhoods

Local Development Plans ... embed specialist housing

Adopt a planning policy presumption... favour housing schemes for older people

Promoting seminars and conferences

Challenges ahead

Increasing effective delivery of information & advice on housing options & financial advice to help people plan ahead

Mid-life planning tools ... financial planning key life stages advice

Housing LIN develop website

Engage older citizens even more ...

Workforce training and planning

Challenges ahead

Providing practical and affordable support to “stay put” or “move on”

LAs/RSLs ... continue rental but innovate (mixed tenure, shared equity)

Financial products ... trusted equity release products

“Help to Move” pack/brand/incentives

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