

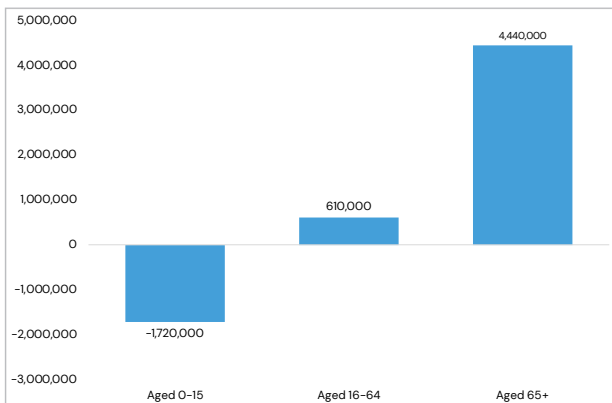
Specialist Housing for Older People: Need Assessments by Pegasus Group.

Ageing Population in England and Wales

England and Wales have an ageing population. Based on data published by the Office for National Statistics (ONS)¹ from the 2021 Census, there are over 11 million people aged 65 & over in England and Wales. This figure has increased by 1.8 million (19%) since 2011. To put this into perspective, the number of people aged 0-15 and 16-64 in the UK increased by 4.2% and 3.3% respectively from 2011-2021.

Looking to the future, 2020-based ONS projections indicate that the number of people aged 65 & over in the UK is projected to increase by 4.4 million between 2020 and 2040. This would equate to an increase of 36%, compared to a rise of 1.5% (610,000) in the number of people aged 16-64 and a decline of 13.5% (1.7 million) in the number of people aged 0-15.

Figure 1: Projected population growth by age group in the UK, 2020-2040



Source: ONS, 2020-based population projections.

As appeal and planning decisions continue to highlight, robust evidence of need can be one of the deciding factors in whether or not proposals are supported, particularly on more difficult sites².

The Mayhew Review³ is an independent review of the retirement housing sector in the UK, designed to feed into the Older People's Housing Task Force government initiative published on 1st November 2022. The review analyses trends in supply and demand of retirement housing and looks at existing living arrangements across the wider housing market and specialist retirement communities. The review forecasts that in 2040, 1.2 million of those aged between 75 and 84 will be living alone.

¹ ONS 2021 Census

² See appeal decisions for schemes in South Oxfordshire, June 2021 (APP/Q3115/W/20/3265861) and St. Albans, January 2022 (APP/B1930/W/21/3279463).

³ The Mayhew Review - Future-proofing retirement living: November 2022.

Assessing the Need for Specialist Housing for Older People

At Pegasus Group, we can carry out assessments which look at the need for different types of specialist housing in an area, usually a local planning authority. This involves analysing the current supply of accommodation and then looking ahead to identify future need and any potential shortfall. We have carried out need assessments for specialist housing for older people in a number of local authority areas, including Birmingham, Buckinghamshire, and South Oxfordshire

Our method for undertaking need assessments is outlined below, with flexibility factored in, to take account of appeal decisions as they emerge.



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Assessing the Need for Care Home Bedspaces

At Pegasus Group we can also carry out assessments that look at the need for care home bedspaces. This involves analysing current and future supply of care home bedspaces within 5 and 10-miles of a Proposed Development which is generally the catchment area for these types of schemes. We have carried out care home need assessments in a number of local authority areas such as Weymouth, Hertsmere, and East Hertfordshire.

Assessing the Economic and Social Benefits of Specialist Housing for Older People

Delivering increased provision of specialist accommodation can bring a number of economic and social benefits to an area. Pegasus Group's Economics Team can quantify these benefits and we have done this for schemes across the country, including developments in Reigate and Banstead, North Somerset, Swindon, and Worcester. Examples of the economic and social benefits we focus on are summarised below.

Economic Benefits:

Some of the economic benefits of specialist housing for older people include:

- Cost savings to the NHS.
- Additional household expenditure as a result of freeing up under occupied family housing.

Social Benefits:

In addition to the social benefits planners can attribute to specialist housing delivery that meets an identified need in the first place, we can also identify that living in specialist housing can also have significant benefits to the social well-being of residents, for example:

- Specialist housing is designed to accommodate the changing needs of residents whose requirements are likely to evolve over time – improving their overall independence and mobility.
- There is a well evidenced link between housing and health & well-being. Poor quality accommodation leads to social isolation, loneliness and depression⁴.



For further details on how Pegasus Group can help in assessing the demand for care accommodation and its economic impact, please contact:

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⁴ House of Commons Housing, Communities and Local Government Select Committee (2018) Housing for Older People, Page 13.

Pegasus Group also has significant **architectural experience** in the Retirement, Assisted Living & Care Homes sector. If you'd like to know more about our projects you can [view Our Brochure here](#)

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