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Impact of Housing Need Sensitivity

Housing Need in BCP and Dorset

Iceni Projects Limited on behalf of
BCP and Dorset Council

November 2021

ICENI PROJECTS LIMITED
ON BEHALF OF BCP AND
DORSET COUNCIL

Iceni Projects

Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

Glasgow: 177 West George Street, Glasgow, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: @iceniprojects

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1. INTRODUCTION

1.1 This report should not be read in isolation but should be read in conjunction with the Dorset and BCP Local Housing Needs Assessment and the Review of Housing Need documents. These documents include a common baseline and more detail on the methodology being employed.

1.2 The purpose of this document is to understand the implications on a range of housing issues should Bournemouth, Christchurch and Poole Council (BCP) deliver 1,580 dwellings per annum (dpa) and Dorset deliver 1,958 dpa.

Background

1.3 The background to this report is that BCP and Dorset were given a housing need of using the standard method of 2,667 dpa and 1,757 dpa respectively. This is set out in the “Dorset and BCP Local Housing Needs Assessment.”

1.4 However, the Planning Practice Guidance (PPG) in relation to housing and economic development needs assessment allows local authorities to use alternative methods for assessing housing need in exceptional circumstances. Specifically paragraph 15 of the PPG (reference ID: 2a-015-20190220) states:

“Where an alternative approach results in a lower housing need figure than that identified using the standard method, the strategic policy-making authority will need to demonstrate, using robust evidence, that the figure is based on realistic assumptions of demographic growth and that there are exceptional local circumstances that justify deviating from the standard method. This will be tested at examination.

Any method which relies on using household projections more recently published than the 2014-based household projections will not be considered to be following the standard method as set out in paragraph 60 of the National Planning Policy Framework. As explained above, it is not considered that these projections provide an appropriate basis for use in the standard method.”

1.5 The “Review of Housing Need” document examined whether there were exceptional circumstances in BCP and Dorset for diverging from the standard method. This revealed that there were exceptional circumstances in BCP and to a lesser extent in Dorset.

1.6 Specifically, ONS revised its estimates of international out-migration, which had a notable impact on BCP (particularly the former unitary authority of Bournemouth). It was considered that had ONS had this data at the time of developing the SNHP, there is little doubt that their estimates of household

growth (and housing need) would have been lower (due to trends showing a notably lower level of net migration). For Dorset, ONS also revised net migration figures downwards although the difference between original and revised figures were not substantial.

- 1.7 In response to these exceptional circumstances, the Review of Housing Need also calculated alternative housing household projection (Chapter 5) and housing need (Chapter 6) for both BCP at 1,580 dwellings per annum (dpa) and Dorset deliver 1,958 dpa. These calculations are set out below.

Table 1.1 Local Housing Need – Using Recent Migration Trends to 2020

Area	Step 1 – Household Growth	Step 2 - Uncapped Need	Local Plan Adoption Date	Older than 5 Years	Adopted Housing Requirement	Cap (if required)	Step 3 - Local Housing Need (capped need)
Bournemouth	513	683	Oct-12	Yes	643	718	683
Christchurch	247	382	Apr-14	Yes	249	346	346
Poole	412	551	Nov-18	No	710	577	551
East Dorset	406	645	Apr-14	Yes	317	568	568
North Dorset	143	180	Jan-16	Yes	285	200	180
Purbeck	137	190	Nov-12	Yes	120	192	190
West Dorset	545	743	Oct-15	Yes	605	763	743
W&P	213	277	Oct-15	Yes	170	298	277
BCP	1,172	1,617					1,580
Dorset	1,444	2,034					1,958

Source: ONS Household Projections and MHCLG Affordability Ratios & Local Plans

Purpose and Structure of this report

- 1.8 The purpose of this report is to examine what this level of need means for population growth using the latest evidence, affordable housing need, housing mix and the need for specialist accommodation for older people. This will allow the Councils to plan on the basis of these figures should they choose to do so.
- 1.9 Although the change to the housing need number is linked to revised demographic projections the housing need also included an uplift to address local affordability. Because of this element there is no longer a direct link to demographic projections and unless we assume these additional homes lay vacant or that household formation rates increase to unprecedented levels then we need to assume they would be filled by increased migration.
- 1.10 In such circumstances it is reasonable to rely on the latest demographic evidence to build a population projections linked to this level of need. This is set out in Chapter 4 and includes details on the age profile change and labour supply.

- 1.11 On the affordable housing need calculation there is no change to the overall need as this is calculated based on past trends and linked to the latest (2018-based) demographic projections. However Chapter 5 of this report sets out what the affordable housing need means in the context of revised overall housing need.

- 1.12 Chapter 6 of this report sets out the impact on a range of other consideration including the required housing mix and the need for older persons housing and wheelchair accessible housing linked to the revised housing need.

2. HOUSING STOCK

2.1 Section 3 of the main Local Housing Needs Assessment report looks at a range of data in relation to the current housing stock in the area (such as the number of dwellings, current tenure and the built-form of dwellings). None of this data is changed by using a different housing need figure and below is a summary of the key findings:

- The total number of dwellings in BCP to 184,441 in 2020 and 195,404 in Dorset to 2021. This reflects an overall rate of growth of 0.53% per annum and 1.18% per annum respectively since the 2011 Census;
- Around 66% of households in BCP and 76% in Dorset were owner occupiers including shared ownership. In comparison the figure in the South West is 67% and in England and Wales it is 64%;
- There was a much higher percentage of households (21%) privately renting in BCP than the South West and England and Wales (15%). By comparison only 12% of households in Dorset privately rent;
- Across the study area there has been a further shift from owner occupation to privately renting since 2011, although in both tenures there has been a numerical growth;
- The percentage of detached dwellings in both BCP and Dorset was significantly higher than across the South West (29.8%) and England and Wales (22.6%). The percentage of flats in BCP was also significantly higher than the regional and national figures (19% and 21.6% respectively);
- The most common size of home in Dorset is 3-bedroom (40.8%) whereas in BCP it is 2 bedroom (33.7%). The number of 3-bedroom homes in Dorset is below the national figures (41.6%) and the number of 2-bedrooms in BCP is above it (27.6%). Similarly, the number of 1-bedroom homes in BCP (15.5%) is above the national equivalent (11.5%); and
- Housing stock in Dorset has significant levels of under-occupation than across wider comparator areas and there are lower levels of overcrowding.

3. HOUSING MARKET

- 3.1 Section 4 of the Housing Needs Assessment Report considered a range of data in relation to the Housing Market (including data on house prices and affordability (using house price to income ratios). Below are some of the key findings from the needs assessment report.
- 3.2 In the year to September 2020, Median house prices in BCP (£285,000) and Dorset (£295,000) were above the South West median (£260,000 and significantly above the national median (£243,000). The highest house prices by some margin were found in the BCP Sandbanks Sub-Area. The lowest prices, again by some margin, are found in the BCP Outer Central Sub-Area.
- 3.3 The cost of detached, semi-detached, and terraced homes has increased at a faster rate than flats. In Dorset, the rate of growth for detached homes has been the highest. We expect demand for detached and semi-detached homes to continue to increase and the growth in the cost of flats will slow as a result of Covid-19.
- 3.4 There were around 5,427 transactions in BCP and 5,112 in the year ending September 2020. The most active areas in terms of the number of sales are suburban and inner urban areas which account for over half of all sales. This was down by 36% and 33% respectively on the 2016 post-recession peak – similar to declines which can be seen regionally and nationally.
- 3.5 In 2020, the median house price in BCP was 9.76 times average earnings (higher than across all wider comparator areas) while in Dorset it was 9.84. Affordability has not significantly deteriorated in either area since 2003.
- 3.6 Consultation with local estate agents suggests that demand for a home in BCP and Dorset has grown since the onset of Covid-19 due to people moving to the area but also the Stamp Duty holiday. This combined with lack of stock that meets the demand has led to a rise in prices.
- 3.7 Savills forecast that house prices in the South West will grow at a slightly lower rate than the national average over the next five-years.

4. DEMOGRAPHIC TRENDS AND PROJECTIONS

- 4.1 Section 6 of the Housing Needs Assessment report looked at a range of data about demographic trends (such as population growth). Most of this information remains unchanged as a result of looking at a different housing need.
- 4.2 There are however a number of exceptions including where a bespoke projection was developed to look at the potential demographic implications for providing a specific housing number. Below is a summary of some of the key findings in relation to trends and projections before the analysis moves on to look at a revised bespoke projection should Bournemouth, Christchurch and Poole Council (BCP) deliver 1,580 dwellings per annum (dpa) and Dorset deliver 1,958 dpa.
- 4.3 Dorset has an older age structure, with 29% of the population estimated to be aged 65 and over in 2019 (compared to a national average of 18%); in BCP, 22% of people are aged 65+, the same as seen across the South West region. Sandbanks (BCP) and Western Dorset (Dorset) both have a particularly old population, with some 33% and 36% respectively of people aged 65 and over.
- 4.4 Past population growth in BCP and Dorset has been low, over the 8-years to 2019 the population of BCP has grown by 4%, with 3% growth seen in Dorset; this compares with a 6% increase both regionally and nationally over the same period. Population growth in Dorset is driven by net internal migration (moves from one part of the country to another), whilst BCP also sees an appreciable level of international migration. Both areas (and Dorset in particular) typically see a negative level of natural change (i.e. more deaths than births) – this is related to the older age structure.
- 4.5 The low level of population growth can also be seen in ONS projections (which are trend based), with the 2018-based subnational population projections (SNPP) showing lower projected changes in BCP and Dorset than other areas (including the region and nationally). Population growth is projected to be concentrated in older age groups (those aged 65 and over) – this age group being projected to increase by 31%-33% (depending on area) in the latest official projections.
- 4.6 Population growth can be converted into estimates of household growth by using household representative rates (HRR). HRRs can be described in their most simple terms as the number of people who are counted as heads of households (or in this case the more widely used Household Reference Person (HRP)). Data about HRRs is taken from ONS household projections.
- 4.7 In analysing data about HRRs, it was considered that the latest (2018-based) version potentially builds in some degree of suppression of household formation in younger age groups. A sensitivity model was therefore developed that sought to return the HRRs of the younger population (aged

under 45) back to levels seen in 2001 (a time when suppression looks from the data to be fairly minimal).

Developing a Projection linking to specific housing numbers

- 4.8 Earlier in this report it has been noted that based on revised demographic projections linked to the methodology of the Standard Method, there is a requirement in BCP to provide 26,860 homes in the 2021-38 period at an average rate of 1,580 dwellings per annum. For Dorset the figure is 33,286 at 1,958 dpa.
- 4.9 A final demographic scenario has been developed below which flexes migration to the two local authorities (as well as building in the improvement to household formation discussed above) such that there is sufficient population for 1,580/1,958 additional homes each year.
- 4.10 In summary, an approach has been developed that both improves the household formation of younger people and changes migration to project how population and household structures might change with delivery of the above figures (an approach consistent with that that set out in the PPG (2a-006)).
- 4.11 Within the modelling, migration assumptions have been changed so that across the two areas the increase in households matches the housing need (including a 3% vacancy allowance). The changes to migration have been applied on a proportionate basis; the methodology assumes that the age/sex profile of both in- and out-migrants is the same as underpins the 2018-based SNPP (alternative internal migration variant) with adjustments being consistently applied to both internal (domestic) and international migration. Adjustments are made to both in- and out-migration (e.g. if in-migration is increased by 1% then out-migration is reduced by 1%). In summary the method includes the following assumptions:
- Base population in 2020 from the latest mid-year population estimates;
 - Population rolled forward to 2021 on the basis of the 2018-based SNPP (alternative internal migration variant);
 - Household representative rates from the 2018-based SNHP with an adjustment for suppression in the 16-44 age group; and
 - The migration profile (by age and sex) in the same proportions as the 2018-based SNPP (alternative internal migration variant).

- 4.12 In developing these projections, a higher level of population growth is derived (38,000 additional people compared with 17,100 in the latest 2018-based SNPP¹ as published for BCP); for Dorset the difference is slightly greater – 47,900 increase when linking to the Standard Method and 18,000 in the 2018-based SNPP.
- 4.13 The age structure of the two projections is also different, with projections linked to the revised figures showing stronger growth in what might be considered as ‘working-age’ groups. This is particularly the case in BCP whilst for Dorset the figures do reverse a projected decline in the 16-64 age group. Differences arise because ONS data shows that migrants are heavily concentrated in those age groups (along with their associated children).
- 4.14 The different level of population growth in the 2018-based SNPP and when linking to the Standard Method is created by assuming there would be an increase (from a trend-based position) in the number of net in-migrants to each authority area (data from the SNPP can be found in the main Local Housing Needs Assessment).
- 4.15 The series of tables below show how population is projected to change with the scenarios developed. Two tables are provided for each area; one with the age structure in 5-year bands and the second using broad age bands (which can be described as a) children (under 16), b) working-age (16 to 64) and c) pensionable age (65+)).

¹ Alternative internal migration variant

Table 4.1 Population change 2021 to 2038 by five-year age bands – BCP (linked to delivery of 1,580 dwellings per annum)

	Population 2021	Population 2038	Change in population	% change from 2021
Under 5	19,192	20,387	1,195	6.2%
5-9	22,558	19,873	-2,684	-11.9%
10-14	22,621	20,290	-2,331	-10.3%
15-19	22,249	24,034	1,786	8.0%
20-24	26,517	33,031	6,515	24.6%
25-29	21,953	26,805	4,851	22.1%
30-34	23,127	24,992	1,865	8.1%
35-39	25,148	22,178	-2,970	-11.8%
40-44	25,442	24,478	-964	-3.8%
45-49	24,577	25,234	656	2.7%
50-54	26,813	26,120	-693	-2.6%
55-59	27,189	27,368	179	0.7%
60-64	23,289	24,865	1,576	6.8%
65-69	20,865	27,513	6,648	31.9%
70-74	22,864	27,562	4,699	20.6%
75-79	17,626	23,325	5,698	32.3%
80-84	12,265	17,367	5,103	41.6%
85+	13,991	20,886	6,895	49.3%
Total	398,284	436,309	38,025	9.5%

Source: Bespoke demographic projections

Table 4.2 Population change 2021 to 2038 by five-year age bands – Dorset (linked to delivery of 1,958 dwellings per annum)

	Population 2021	Population 2038	Change in population	% change from 2021
Under 5	15,246	17,352	2,106	13.8%
5-9	18,876	18,605	-271	-1.4%
10-14	21,213	20,289	-924	-4.4%
15-19	18,767	19,631	864	4.6%
20-24	14,530	15,841	1,311	9.0%
25-29	15,999	18,569	2,570	16.1%
30-34	18,296	18,409	114	0.6%
35-39	17,505	18,963	1,459	8.3%
40-44	19,187	21,141	1,954	10.2%
45-49	21,682	23,630	1,948	9.0%
50-54	26,972	24,722	-2,250	-8.3%
55-59	30,253	26,645	-3,608	-11.9%
60-64	29,233	27,912	-1,320	-4.5%
65-69	27,509	34,654	7,144	26.0%
70-74	30,653	36,976	6,323	20.6%
75-79	23,734	32,329	8,595	36.2%
80-84	15,583	24,209	8,626	55.4%
85+	16,048	28,349	12,301	76.7%
Total	381,286	428,226	46,941	12.3%

Source: Bespoke demographic projections

Table 4.3 Population change 2021 to 2038 by broad age bands – BCP (linked to delivery of 1,580 dwellings per annum)

	Population 2021	Population 2038	Change in population	% change from 2021
Under 16	68,561	64,756	-3,805	-5.6%
16-64	242,113	254,900	12,787	5.3%
65 and over	87,610	116,653	29,043	33.2%
Total	398,284	436,309	38,025	9.5%

Source: Demographic Projections

Table 4.4 Population change 2021 to 2038 by broad age bands – Dorset (linked to delivery of 1,958 dwellings per annum)

	Population 2021	Population 2038	Change in population	% change from 2021
Under 16	59,514	60,496	982	1.7%
16-64	208,244	211,213	2,969	1.4%
65 and over	113,527	156,517	42,990	37.9%
Total	381,286	428,226	46,941	12.3%

Source: Demographic Projections

5. AFFORDABLE HOUSING NEED

- 5.1 Section 7 of the Local Housing Needs Assessment estimated the need for affordable housing. Arguably some of this information would change with a different demographic projection, however, the method used in the report did not link to higher projections (i.e. the Standard Method) as it was considered that this would introduce a double count.
- 5.2 The Standard Method seeks to increase housing delivery and in doing so hopes to improve the affordability of housing. As shown in the previous section, increasing delivery (above a trend-based position) would potentially encourage higher population growth which would also be expected to increase rates of household formation, which in turn could lead to more households, some of whom would have an affordable need.
- 5.3 However, given that the purpose of the housing uplift is to improve affordability (and access to market housing) it would seem wrong to assume that a higher level of growth would lead to a higher affordable need (hence the double counting).
- 5.4 Therefore the analysis of affordable housing need remains unchanged as a result of looking at a different overall housing need and below is a summary of some of the key findings in relation to affordable housing (as drawn from the Local Housing Needs Assessment).
- 5.5 Analysis was undertaken to estimate the need for affordable housing in the 2021-38 period. The analysis is split between a need for social/affordable rented accommodation based on households unable to buy or rent in the market and the need for affordable home ownership (AHO) –for those who can afford to rent privately but cannot afford to buy a home.
- 5.6 When looking at rented needs, the analysis suggested a need for 1,653 affordable homes per annum in BCP and 950 in Dorset. Because of the scale of this need the Councils are justified in seeking to secure as much additional affordable housing as viability permits.
- 5.7 Despite the level of need being high, it is not considered that this would point to any requirement for either Council to increase the Local Plan housing requirement above that suggested by the Standard Method (or indeed any alternative housing figure).
- 5.8 The analysis suggests that there will be a need for both social and affordable rented housing – the latter will be suitable particularly for households who are close to being able to afford to rent privately and also for some households who claim Housing Benefit (or Universal Credit with a housing element).

- 5.9 On this basis, it was not recommended that the Councils have a rigid policy for the split between social and affordable rented housing, although the analysis is clear that both tenures of homes are likely to be required.
- 5.10 When looking at the need for Affordable Home Ownership (AHO) products, the analysis suggests a need for 1,017 per annum in BCP and 767 in Dorset. In interpreting this figure, it should be noted that there could be additional supply from resales of market homes (below a lower quartile price) which would mean there is a more limited need for AHO.
- 5.11 The study also considers different types of AHO (notably First Homes and shared ownership) as each will have a role to play – shared ownership is likely to be suitable for households with more marginal affordability as it has the advantage of a lower deposit and subsidised rent.
- 5.12 In deciding what types of affordable housing to provide, including a split between rented and home ownership products, the Councils will need to consider the relative levels of need and also viability issues.
- 5.13 Overall, the analysis identifies a notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the area. It does need to be stressed that this report **does not** provide an affordable housing target.
- 5.14 The amount of affordable housing delivered will be limited to the amount that can viably be provided. The evidence does however suggest that affordable housing delivery should be maximised where opportunities arise.

6. OTHER CONSIDERATIONS

- 6.1 There are a number of other areas in the Local Housing Needs Assessment which are influenced by revised population projections; the main ones being estimates of the mix of housing required (by size) and also when looking at potential needs from older person households and people with disabilities (including for housing for wheelchair users).
- 6.2 The sections below provide updated tables as appropriate as well as some brief commentary and summary data from the main Local Housing Needs Assessment.

Housing Mix

- 6.3 With the mix of housing a model was developed that looked at the way different household groups occupy homes (by tenure) – consideration of the typical size occupancy of different groups. Future population and household changes are then overlaid to occupancy patterns to provide a view about a suitable mix of housing for a changing demographic.
- 6.4 The first output that changes as a result of different projections is an estimate of how households will change (by the age of the household reference person/head of household). This data is shown in the two tables below.

Table 6.1 Projected Change in Household by Age of HRP in BCP

	2021	2038	Change in Households	% Change
16-24	7,443	8,628	1,185	15.9%
25-29	7,816	10,877	3,061	39.2%
30-34	10,908	13,121	2,213	20.3%
35-39	13,661	12,901	-760	-5.6%
40-44	14,938	14,437	-501	-3.4%
45-49	15,163	15,586	423	2.8%
50-54	16,983	16,397	-586	-3.5%
55-59	17,099	17,193	95	0.6%
60-64	13,761	14,774	1,014	7.4%
65-69	11,345	15,110	3,765	33.2%
70-74	14,177	17,259	3,083	21.7%
75-79	12,085	16,025	3,940	32.6%
80-84	9,379	13,292	3,913	41.7%
85 & over	10,331	15,566	5,235	50.7%
Total	175,090	201,167	26,077	14.9%

Source: Bespoke Demographic Projections for this study

Table 6.2 Projected Change in Household by Age of HRP in Dorset

	2021	2038	Change in Households	% Change
16-24	2,417	3,322	905	37.4%
25-29	4,831	6,566	1,735	35.9%
30-34	7,720	8,657	937	12.1%
35-39	8,438	9,759	1,321	15.7%
40-44	10,374	11,514	1,140	11.0%
45-49	12,529	13,630	1,101	8.8%
50-54	16,171	14,714	-1,457	-9.0%
55-59	18,159	15,810	-2,349	-12.9%
60-64	16,548	15,800	-747	-4.5%
65-69	14,374	18,131	3,757	26.1%
70-74	18,460	22,454	3,994	21.6%
75-79	16,065	21,942	5,876	36.6%
80-84	12,033	18,785	6,752	56.1%
85 & over	12,032	21,384	9,352	77.7%
Total	170,151	202,467	32,316	19.0%

Source: Bespoke Demographic Projections for this study

- 6.5 The key output following this was a series of tables showing estimated need by size and tenure – these tables are shown below, updated to take account of revised projections. The tables use the term ‘combining methodologies’ as the modelling took account of both local and regional occupancy data in drawing conclusions, with data from both being combined for summary tables.
- 6.6 When compared with the needs assessment report, the analysis for BCP points to a slight shift towards a need for smaller homes in the market but relatively minor change in other tenure groups or across Dorset in general.

Table 6.3 Modelled Mix of Housing by Size and Tenure in BCP (combining methodologies)

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	6%	36%	41%	16%
Affordable home ownership	27%	41%	22%	10%
Affordable housing (rented)	41%	33%	23%	3%

Sources: Housing Market Model

Table 6.4 Modelled Mix of Housing by Size and Tenure in Dorset (combining methodologies)

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5%	34%	44%	16%
Affordable home ownership	21%	40%	29%	10%
Affordable housing (rented)	38%	35%	24%	3%

Sources: Housing Market Model

- 6.7 The conclusions in the Local Housing Needs Assessment regarding a suitable mix did not just rely on these modelled outputs, but also took some account of other sources (including the Housing Register and an understanding of the current stock of housing in each area (by tenure).
- 6.8 Given the revised modelling above it is not suggested that the proposed mix in the Local Housing Needs Assessment would change dramatically, indeed it is recommended that the only change would be to slightly amend the recommendations for market housing in BCP to slightly increase the proportion of 3-bedroom homes (from 40% to 45%) and reduce the proportion of homes with 4+ bedrooms (from 20% to 15%). The table below shows a summary of the conclusions based on the revised population projection.

Table 6.5 Suggested mix of housing by size, tenure and local authority (updated for amended demographic projections)

BCP	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5%	35%	45%	15%
Affordable home ownership	25%	40%	25%	10%
Affordable housing (rented)	35%	35%	25%	5%
Dorset	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5%	35%	45%	15%
Affordable home ownership	20%	40%	30%	10%
Affordable housing (rented)	35%	35%	25%	5%

Older People and People with Disabilities

- 6.9 For older people and people with disabilities, the revised population projections also have some impact on the analysis carried out in the Local Housing Needs Assessment. In particular, the report projected changes to the number of people with a range of disabilities, the potential need for specialist accommodation for older people and projected need for homes for wheelchair users.
- 6.10 The analysis in the main report also contained some background data that does not change including looking at characteristics of older person households (such as the tenure of homes they typically live in).
- 6.11 The analysis below therefore only provides information for the data that will be amended by using different population projections along with some limited commentary. A full methodology can be found in the main housing needs assessment report.
- 6.12 The first two tables below provide a summary of projected changes to different age groups with a focus on older people (age groups from 65 and over). The tables also show projected changes for the 75+ age group as it is this group that is conventionally used when considering older persons specialist housing needs.

Table 6.6 Projected Change in Population of Older Persons, 2021 to 2038 – BCP (based on Standard Method housing need)

	2021	2038	Change in population	% change
Under 65	310,674	319,656	8,982	2.9%
65-74	43,729	55,075	11,346	25.9%
75-84	29,891	40,692	10,801	36.1%
85+	13,991	20,886	6,895	49.3%
Total	398,284	436,309	38,025	9.5%
Total 65+	87,610	116,653	29,043	33.2%
Total 75+	43,882	61,578	17,697	40.3%

Source: Demographic Projections

Table 6.7 Projected Change in Population of Older Persons, 2021 to 2038 – Dorset (based on Standard Method housing need)

	2021	2038	Change in population	% change
Under 65	267,758	271,710	3,951	1.5%
65-74	58,162	71,630	13,468	23.2%
75-84	39,317	56,538	17,221	43.8%
85+	16,048	28,349	12,301	76.7%
Total	381,286	428,226	46,941	12.3%
Total 65+	113,527	156,517	42,990	37.9%
Total 75+	55,365	84,887	29,522	53.3%

Source: Demographic Projections

- 6.13 The analysis below looks at projected changes to the number of people with a range of different disabilities. This covers both younger and older age groups and draws on prevalence rates from the PANSI (Projecting Adult Needs and Service Information) and POPPI (Projecting Older People Population Information) websites which are then applied to the demographic projections – adjustments have been made to take account of the age specific health/disabilities previously shown.
- 6.14 Of particular note (as in the main housing needs assessment) are the large increases in the number of older people with dementia (increasing by 40% from 2021 to 2038 in BCP and 55% in Dorset) and mobility problems (37% increase in BCP and 48% in Dorset over the same period). Changes for younger age groups are smaller, reflecting the fact that projections are expecting older age groups to see the greatest proportional increases in population.
- 6.15 When related back to the total projected change to the population, the increase of 6,100 people aged 65+ with a mobility problem represents 16% of total projected population growth in BCP with a slightly higher proportion (9,060 or 19%) seen in Dorset.

Table 6.8 Projected Changes to Population with a Range of Disabilities – BCP

Disability	Age Range	2021	2038	Change	% Change
Dementia	65+	6,428	9,024	2,596	40.4%
Mobility problems	65+	16,414	22,495	6,082	37.1%
Autistic Spectrum Disorders	18-64	2,365	2,504	139	5.9%
	65+	791	1,074	284	35.9%
Learning Disabilities	15-64	6,015	6,346	331	5.5%
	65+	1,770	2,344	574	32.4%
Challenging behaviour	15-64	110	116	6	5.2%
Impaired mobility	16-64	13,016	13,213	197	1.5%

Source: POPPI/PANSI and Demographic Projections

Table 6.9 Projected Changes to Population with a Range of Disabilities – Dorset

Disability	Age Range	2021	2038	Change	% Change
Dementia	65+	7,258	11,282	4,024	55.4%
Mobility problems	65+	18,898	27,958	9,060	47.9%
Autistic Spectrum Disorders	18-64	1,864	1,881	17	0.9%
	65+	958	1,339	381	39.7%
Learning Disabilities	15-64	4,838	4,920	82	1.7%
	65+	2,117	2,895	778	36.7%
Challenging behaviour	15-64	90	91	1	1.4%
Impaired mobility	16-64	12,434	11,977	-457	-3.7%

Source: POPPI/PANSI and Demographic Projections

- 6.16 The tables below set out an analysis of the potential need for specialist housing for older people. The methodology draws on a range of sources from the Housing Learning and Information Network (Housing LIN) which again is explained in detail in the Local Housing Needs Assessment.
- 6.17 Overall, the analysis seems to point to a particular need for housing with care (extra-care) in both areas as well as other forms of housing in the longer term (many types appear to currently be in surplus).
- 6.18 In BCP, it can be seen by 2038 there is an estimated need for 1,780 additional dwellings with support or care. In addition, there is a need for 1,181 additional nursing and residential care bedspaces. Typically for bedspaces it is conventional to convert to dwellings using a standard multiplier (1.80 bedspaces per dwelling for older persons accommodation) and this would therefore equate to around 656 dwellings.
- 6.19 In total, the older persons analysis therefore points towards a need for around 2,436 units over the 2021-38 period. With potential delivery of 26,860 homes using the revised population projections in

this report, this equates to some 9% of all homes needing to be some form of specialist accommodation for older people.

Table 6.10 Specialist Housing Need using adjusted SHOP@Review Assumptions, 2021-38 – BCP

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/surplus (-ve)	Additional demand to 2038	Shortfall /surplus by 2038
Housing with support	Market	54	3,178	2,373	-805	957	152
	Affordable	67	4,069	2,955	-1,114	1,192	77
Total (housing with support)		121	7,247	5,328	-1,919	2,149	229
Housing with care	Market	17	299	762	463	307	771
	Affordable	17	243	729	486	294	780
Total (housing with care)		34	542	1,492	950	602	1,551
Residential care bedspaces		39	1,831	1,705	-126	688	561
Nursing care bedspaces		44	2,072	1,918	-154	773	619
Total bedspaces		83	3,903	3,623	-280	1,461	1,181

Source: Derived from Demographic Projections and Housing LIN/Elderly Accommodation Council

6.20 In Dorset, it can be seen by 2038 there is an estimated need for 4,509 additional dwellings with support or care. In addition, there is a need for 2,815 additional nursing and residential care bedspaces (equating to around 1,564 dwellings).

6.21 In total, the older persons analysis therefore points towards a need for around 6,073 units over the 2021-38 period. With potential delivery of 33,286 homes using the revised population projections, this equates to some 18% of all homes needing to be some form of specialist accommodation for older.

Table 6.11 Specialist Housing Need using adjusted SHOP@Review Assumptions, 2021-38 – Dorset

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall/surplus (-ve)	Additional demand to 2038	Shortfall /surplus by 2038
Housing with support	Market	55	2,603	3,041	438	1,622	2,060
	Affordable	57	4,199	3,146	-1,053	1,678	625
Total (housing with support)		112	6,802	6,188	-614	3,299	2,685
Housing with care	Market	18	556	970	414	517	932
	Affordable	14	276	762	486	406	892
Total (housing with care)		31	832	1,733	901	924	1,824
Residential care bedspaces		36	2,069	1,980	-89	1,056	967
Nursing care bedspaces		40	1,567	2,228	661	1,188	1,848
Total bedspaces		76	3,636	4,208	572	2,244	2,815

Source: Derived from Demographic Projections and Housing LIN/EAC

- 6.22 The final set of tables update estimates of the need for housing for wheelchair users. Overall, it is projected that around 12% of additional homes in BCP should be suitable for wheelchair users and a very slightly higher figure of 13% in Dorset (figures in the housing needs assessment were 8% for BCP and also 13% in Dorset).
- 6.23 For both areas there is expected to be a need for wheelchair user homes in both the market and affordable sectors, particularly for affordable housing, reflecting higher levels of disability within occupants of affordable housing.

Table 6.12 Estimated number of wheelchair user households (2021-38) – BCP

	Prevalence rate (per 1,000 population)	Population 2021	Population 2038	Wheelchair user households (2021)	Wheelchair user households (2038)
under 60 years	4	283,512	290,918	1,249	1,281
60 - 74 years	22	66,566	79,489	1,450	1,731
75 - 84 years	56	28,960	39,396	1,617	2,200
85 years or over	132	11,813	17,708	1,563	2,344
TOTAL		390,851	427,511	5,879	7,556

Source: Derived from a range of sources

Table 6.13 Estimated number of wheelchair user households (2021-38) – Dorset

	Prevalence rate (per 1,000 population)	Population 2021	Population 2038	Wheelchair user households (2021)	Wheelchair user households (2038)
under 60 years	4	232,938	238,210	968	990
60 - 74 years	18	87,035	99,182	1,575	1,795
75 - 84 years	51	38,455	55,260	1,967	2,826
85 years or over	130	13,826	24,434	1,793	3,170
TOTAL		372,255	417,085	6,304	8,781

Source: Derived from a range of sources

Table 6.14 Estimated need for wheelchair user homes, 2021-2038

	Current need	Projected need (2021-38)	Total current and future need	Housing need (2021-38)	% of Housing Need
BCP	1,444	1,677	3,121	26,860	11.6%
Dorset	1,549	2,477	4,026	31,626	12.7%

Source: Derived from a range of sources

Table 6.15 Estimated need for wheelchair user homes by tenure, 2021-2038

	Market	Affordable
BCP	9%	24%
Dorset	10%	26%

Source: Derived from demographic projections and EHS prevalence rates