



Report for Churchill Living

Assessment of need for a retirement housing scheme of sheltered/ supported housing at South Street Bridport

June 2024

The logo for Three Dragons, featuring a green silhouette of three dragon heads above the text "Three Dragons" in white serif font on a green background.

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Chapter 1 Introduction and summary

- 1.1** Three Dragons was commissioned in June 2024 by Churchill Living to undertake a housing need and demand study for a retirement development proposal on a site at South Street Bridport. The site lies within the former West Dorset District Council’s administrative area for planning and housing and Dorset Council for adult social care. The development is to comprise approximately 48 apartments and 25 cottages for Later Living (C3) accommodation (also referred to in this report as sheltered housing). The study was required to consider the need for sheltered housing in light of the availability of sheltered accommodation for the older population and current policies of Dorset Council and its partners.
- 1.2** West Dorset is now part of the wider Dorset Council unitary authority. For the purposes of this report we have looked at housing need in the West Dorset area only. This is to better align with current local plans and to accommodate data sources for population projections as well as consideration of the wider area in which potential purchasers of specialist retirement housing are likely to move.
- 1.3** This report puts forward detailed information on the supply of housing for older people in West Dorset with additional consideration of Bridport and the surrounding area. This report shows that an under-supply of open market (leasehold) retirement accommodation is a key feature of the market in the district. The also report describes the wider benefits of this type of specialist retirement housing and how it meets some of the housing requirements of the Council.
- 1.4** The study has been carried out in the context of national policy, evidence and good practice relating to meeting the housing needs of older people. It was undertaken during June 2024.
- 1.5** We have undertaken an analysis of older persons’ housing demand / need and supply in West Dorset using both the Retirement Housing Group demand assessment model and the Contact Consulting model, one of the methodologies recommended in “Housing in Later Life”¹ and a prototype for the Housing Lin SHOP tool.

Definitions and Terminology

- 1.6** This report distinguishes between various types of specialist older persons’ accommodation including:
- Age restricted general market housing (which does not provide any kind of scheme-based support to residents)
 - Sheltered housing or retirement living (which offers onsite support but not care)

¹ Housing in Later Life: planning ahead for specialist housing for older people, Housing LIN and others, December 2012

- Enhanced Sheltered (sheltered accommodation where additional support, services and some level of care can be provided)
- Extra care housing or housing-with-care (which provides a wider range of care)

1.7 For more detailed definitions see Appendix 1A

The Case for Development

1.8 Older people living in specialist accommodation such as sheltered housing enjoy better health and place reduced demands on health and social care services. Residents feel more secure in these environments and enjoy an improved quality of life. Sheltered retirement accommodation meets the needs of many older people and can contribute to maintaining independence and minimising the health impacts of ageing and thereby reducing the cost of care to individuals and the costs to the local authority. It is also widely recognised that the delivery of sheltered housing has the effect of freeing up larger, frequently under-occupied, market and affordable homes for local families.

1.9 Planning practice guidance from DLUHC states that

- “Plan-making authorities should assess the need for housing of different groups and reflect this in planning policies.”²
- The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.³
- Plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate.⁴
- Private retirement accommodation can meet the needs of many older people and can contribute to maintaining independence and minimising the health impacts of ageing, hence keeping down the cost of care to individuals and to the local authority.⁵
- “Plan-making authorities should set clear policies to address the housing needs of groups with particular needs such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the

² PPG 2019 Paragraph: 001 Reference ID: 67-001-20190722

³ PPG 2019 Paragraph: 001 Reference ID: 63-001-20190626

⁴ PPG 2019 Paragraph: 012 Reference ID: 63-012-20190626

⁵ PPG 2019 Paragraph: 001 Reference ID: 63-001-20190626

number of units of specialist housing for older people needed across the plan area throughout the plan period.”⁶

1.10 A recent study by the County Council Network (CCN) and the Association of Retirement Community Operators (ARCO)⁷ found that:

- The availability of suitable housing stock is critical to the health and wellbeing of older individuals.
- it is also a key factor in the capacity of public services to sustainably support healthy ageing over the long term delivering both improved outcomes and huge efficiencies.
- Local planning authorities should consider including policies within their local plans that outline the current and future need for older people’s housing and care including retirement communities.
- The study set a joint goal of providing housing with care for 250,000 people by 2030.

1.11 A study by DEMOS carried out in 2020⁸ based on the experience of residents in retirement housing provided by McCarthy and Stone (which is equivalent to the accommodation proposed in this application) found that “older people in age-specific housing, such as retirement housing and extra care housing, tend to report feeling much less lonely than their peers in mainstream housing. The features of retirement housing that can help people overcome loneliness might be grouped into “people” (the community and ethos of a housing development, and staff and residents who actively encourage others to socialise), and “place” (the design and location of housing developments which promote better health and mobility, and greater opportunities for building social networks and engaging in activities)”.

1.12 DEMOS comment that “tackling the growing problem of loneliness among older people is both a social and economic priority. The implications for spending on health, care and support services for socially isolated older people, at a time where budgets are already stretched, are such that the case for preventative and lower level “social fixes” to tackle loneliness (and its health implications) is compelling. We have already seen how small scale schemes have evaluated their impact and consistently achieve around a 3:1 investment ratio – in other words, £1 spent in tackling loneliness among older people can create £3 of service savings or other social value”.

⁶ Paragraph: 006 Reference ID: 63-006-20190626

⁷ Planning for Retirement 2020

⁸ P21 Building Companionship DEMOS 2020

Recent research by WPI Strategy Ltd for Homes for Later Living reported the following –

Housing Stock

The 2017/18 English Housing Survey found that **67% of homeowners aged 65 or over live in an under-occupied property**, equivalent to 3.6 million households in England. (p17)

The UK has the oldest housing stock in the EU with 38% of our homes dating from before 1946 and 21% from before 1919. Older homes are often in a poor state of repair and have more dangers including cold, damp, fire risk and general fall hazards. They also tend to be lacking basic adaptations such as handrails in the shower and on the stairs as well as more substantial elements such as wider internal doors, stairlifts and walk-in showers. For less mobile older people these adaptations mean that everyday essential tasks like getting out of bed going to the bathroom or getting dressed are safer and more manageable, helping to support their independence. (p10)

Health and Wellbeing

In 2017/18 falls accounted for 335,000 hospital admissions in England of people aged 65 and over.

Around half of people aged 80 and over fall at least once a year. The NHS has described falls and fractures in older people as *“a costly and often preventable health issue”*. (p12)

A cold home can cause chronic and acute illnesses and lead to reduced mobility, falls and depression. In 2018 the House of Commons Housing, Communities and Local Government Committee heard there was a well evidenced link between cold homes and chronic diseases such as respiratory and cardiovascular diseases and rheumatoid arthritis and poor mental health. The Committee also heard that cold homes were connected to acute cases such as heart attacks, strokes and falls. (p13)

Around 1.5 million people aged 50 and over are always or often lonely and projections from Age UK suggest this could rise to 2 million people within the next 10 years. Older people who are lonely are more than three times more likely to suffer depression and 1.9 times more likely to develop dementia in the following 15 years. (p13)

Economic considerations

The average person living in specialist housing for older people saves the NHS and social services £3,490 per year. This is because people living in specialist older persons housing are around half as likely to have falls. They are also far less likely to be lonely, making them significantly less likely to develop dementia and increasing the chance that if they suffer a stroke they will get the urgent medical attention they need. (p19)

Specialist older persons housing can help save the High Street. Given the majority of developments for later living are located on or close to a High Street there are also significant community benefits:

1.13 We have modelled demand for private leasehold accommodation (including shared ownership as an ownership option) and private rented retirement housing in the West Dorset district and in Bridport and the surrounding area using both the RHG and Contact Consulting Models as

recommended in Housing in Later Life. We have modelled demand for both sheltered and extra care housing, noting that according to the SHOP tool as reported in “Housing in later life” around 72% of total demand for specialist retirement housing is for sheltered housing⁹.

- The RHG model shows that, across West Dorset there is a need for **930 units of sheltered housing** and 299 units of extra care housing for sale, private rent or shared equity.
- The Contact Consulting model, **at West Dorset level**, points to a need for **1,369 units of sheltered housing** and 551 units of enhanced sheltered and extra care housing for sale, private rent or shared equity.
- **At local level**, applying the methodology to **Bridport and surrounding wards** only, the RHG model indicates need for 303 units of age exclusive and sheltered housing for sale shared ownership or private rent and a shortfall of 195 extra care units for sale, private rent or shared equity. The Contact Consulting model indicates a requirement for 430 units of sheltered housing for sale or private rent and 273 units for sale or private rent.
- There is a surplus of age exclusive and sheltered housing for social rent in all cases but unmet demand for extra care for social rent.

1.14 This demonstrates the significant level of demand for sheltered (Later Living C3) accommodation across West Dorset and in the Bridport area such as the 48 apartments and 25 cottages proposed in the applicant’s scheme at South Street Bridport.

1.15 **The proposed development at the site at South Street Bridport will provide accommodation which is suited to the needs of older people and can assist Dorset Council in delivering its housing, health and social care priorities as well as meeting identified demand for specialist accommodation for older people.** The site is accessible, within easy reach of services and would be built to high energy efficiency and insulation standards. It will provide opportunities and space for social interaction, assisting in the reduction of social isolation and loneliness. It is also a recognised benefit of freeing up larger homes onto the market for larger households, as residents downsize to sheltered housing.

⁹ Figure 6 p11 housing in later life

https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Toolkit/Housing_in_Later_Life_Toolkit.pdf

Chapter 2 Forecasting specialist housing demand in West Dorset

- 2.1** We have modelled the need for specialist retirement housing in the former West Dorset District Council area using two different approaches: the Retirement Housing Group (RHG) Model and the Contact Consulting Model, both of which are recommended in “Housing in Later Life¹⁰” and have been found sound at Local Plan Examinations and appeals¹¹.
- 2.2** A number of approaches exist which estimate the need for specialist housing for older people. Planning for the Right Homes in the Right Places¹² consulted on a proposed standard methodology for housing needs assessment at local authority level. Confirming that assessing the needs of older people will continue to be required, the consultation sought additional views on how this should be approached. Pending the introduction of a standard methodology for older persons accommodation, the models described here are based on clear assumptions. The RHG model uses household data rather than population figures and so may be less likely to overstate demand. It makes a realistic assessment of demand for different tenures based on Census data on tenure among older people, while the Contact Consulting Model presents a useful alternative perspective based on the anticipated levels of care or support needs among older persons

The RHG model

- 2.3** Currently in England an estimated **8% of households aged 65 and over live in specialist retirement housing (515,666 dwellings)**¹³. Research for the Housing Lin¹⁴ suggests that, based on comparisons with the USA and Australia where the stock of older persons' housing is higher and those people who wish to live in specialist accommodation have a practical option to do so, the proportion **households which are aged 65 and over** residing in specialist retirement housing could be as high as 13-17%. Analysis of historic (early 2000s) SHMA findings from surveys of over 13,500 households aged 50 plus suggests that around 20% of all older households would consider moving to specialist retirement housing if it was available. A forthcoming survey of U3A members focussing on older homeowners, found that 37% of respondents had already moved and 23% were interested in a move to specialist retirement housing¹⁵.

¹⁰ Housing Lin <http://www.housinglin.org.uk/Topics/type/resource/?cid=8654>

¹¹ Examples include APP/B1740/W/20/3265937 / APP/Z3825/W/20/3262938 / APP/D3830/W/19/3241644 / APP/J2210/W/19/3226136 / The London Plan 2021 examination library

¹² DCLG, September 2017

¹³ Based on a comparison of the total number of specialist older persons housing units at July 2015 (Source EAC) with the total number of households aged 65 and over taken from Household projections England 2012 table 414

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

¹⁴ “Downsizing for older people into Specialist Accommodation” Janet Sutherland for Housing LIN February 2011

¹⁵ Janet Sutherland for U3A 2023

- 2.4** The RHG model takes the average of the 13% to 20% range, utilising as a premise that 17.5% of older person households (aged 75 and over) would live in retirement housing if it was available. Analysis of the age of residents of McCarthy and Stone's properties¹⁶ shows that a small proportion (18%) of residents are aged under 75. On the basis that this is the normal age distribution for households living in retirement housing, and we compare the total number of households in each age group living in retirement housing with those living in the general housing stock, then an estimated 2.5% of households aged 65-74 would live in retirement housing if it was available in their area and their chosen tenure. The RHG model therefore assumes that 17.5% of households aged 75 and over and 2.5% of households aged 65-74 would live in retirement housing if it was available¹⁷.
- 2.5** The RHG model analyses the need for specialist older persons' accommodation by tenure working on the assumption that social and private renters require affordable rented retirement housing and that home owners require outright sale, private rented or shared equity accommodation.
- 2.6** Table 2.1 shows potential demand for specialist older persons' housing provision in West Dorset using the RHG Model at 17.5% of older person households (aged 75+) and 2.5% of households aged 65-74. The table is based on projected household data for 2027 (the earliest date by which a Churchill Living scheme in Bridport is likely to be available). In 2027 according to the 2018 based household projections there will be 10,104 households aged 65-74 and 15,066 households aged 75 and over in West Dorset. 2,889 existing households potentially require specialist retirement housing.
- 2.7** 2021 Census data is not available for West Dorset so we have used 2021 Census data for Dorset. This shows that home ownership among households aged 65 and over in Dorset¹⁸ was 83.6%¹⁹ which is above the national average of 75%²⁰. 81.8% of households aged 65-74 in Dorset are homeowners. For households aged 75 and over the comparable figure is 85.1%.
- 2.8** It is therefore anticipated that of the 2,889 older person households who might require older persons housing, 2,451 households will require sale or shared equity housing. If the Contact Consulting split between sheltered and enhanced sheltered/extra care (72:28) for over 75s was applied to this figure, then potential demand for sheltered housing for home ownership is 1,823 units. Likewise, the potential demand for extra care for sale is 628 units.

¹⁶ Michael Ball: Housing Markets and Independence in Old Age fig 4.7

¹⁷ A very small number of households aged below 65 live in McCarthy and Stone retirement properties. This is because McCarthy and Stone will accept households aged 60 and over. Households aged below 65 have been excluded from this calculation.

¹⁸ Note that only data for the unitary Authority of Dorset was available showing tenure by age – this is what has been used

¹⁹ DC4201EW - Tenure by ethnic group by age - Household Reference Persons – includes homeowners with a mortgage

²⁰ DC4201EW - Tenure by ethnic group by age - Household Reference Persons

Table 2.1 RHG model potential demand for specialist older persons housing 2027 – West Dorset

| Location: West Dorset | | | | |
|--|--------|--------|-------|--------|
| Year modelled: 2027 | Aged | Aged | Aged | Total |
| Household age | 65-74 | 75-84 | 85+ | |
| No of households (Source: ONS Household Projections 2018)(West Dorset) | 10,104 | 10,895 | 4,171 | 25,170 |
| Requiring specialist retirement housing | 2.5% | 17.5% | 17.5% | |
| RHG model estimate of potential demand from existing households | 253 | 1,907 | 730 | 2,889 |
| Requiring home ownership - based on proportion of home owners in 2021 Census (Dorset) | 81.8% | 85.1% | | |
| RHG model estimate of demand for home ownership | 207 | 1,623 | 621 | 2,451 |
| Assume all under 75s and 72% of 75 and over require sheltered with support | 207 | 1,168 | 447 | 1,823 |
| Current supply of retirement housing (age exclusive & sheltered) for sale, shared ownership or market rent | | | | 893 |
| Requirement for newbuild sheltered for sale, shared ownership or market rent | | | | 930 |
| 75 and over requiring extra care & enhanced sheltered for sale, shared ownership or shared ownership | 0 | 454 | 174 | 628 |
| Current supply of extra care & enhanced sheltered for sale, shared ownership or market rent | | | | 329 |
| Requirement for newbuild extra care for sale, shared ownership or market rent | | | | 299 |
| Total newbuild requirement for home ownership, shared ownership or market rent | | | | 1,229 |

2.9 Current supply of older persons accommodation in West Dorset²¹ is 1,222 sale units (893 of which are housing with support and 329 housing with care) and 1,679 rented units (1,647 of which are social rent with support, 32 are social rent with care). Total specialist older persons housing amounts to 2,901 units²². **The RHG model would suggest that there is an overall shortfall of 930 sheltered for sale units** including a requirement for shared equity or private rent and a further 299 extra care units for sale including a requirement for shared equity or private rent.

The Contact Consulting Model

2.10 We have used the Contact Consulting methodology as outlined in “Housing in later life” to provide an alternative estimate of potential demand for specialist housing for older people, including a more detailed estimate by type of specialist accommodation required. This looks at total population aged 75 and over and makes estimates of demand for a range of types of specialist housing based on frailty and inability to perform routine domestic and personal care tasks. It assumes that 245 persons per thousand will require specialist retirement housing accommodation. When expressed as the same percentage of households aged 75 and over (24.5%) this indicates demand for 3,691 units of specialist older persons accommodation.

2.11 The Contact Consulting methodology suggests that there is potential demand for 2,262 units for sheltered housing for home ownership, shared equity purchase or private rent compared with current supply of 854 units: a shortfall of 1,369 units (see Table 2.2 below). In addition, there is potential demand for 880 units of extra care housing for home ownership, shared equity purchase or private rent, compared with current supply of 329 units: a shortfall of 551 units.

2.12 There is a significant surplus of sheltered housing for social rent, but a shortfall of 122 units of extra care housing for social rent.

²¹ Based on EAC data for former West Dorset District Council area www.housingcare.org/housing-care/search

²² 1,193 + 1,679

Table 2.2 Contact Consulting Model: Potential demand for older persons accommodation –West Dorset

| Location: West Dorset Year modelled: 2027 | Home ownership sale shared ownership or market rent | Social or affordable rent | Total hh aged 75 and over |
|--|--|---------------------------------|------------------------------|
| All households | 12,824 | 2,242 | 15,066 |
| Requiring retirement housing 24.5% | 3,142 | 549 | 3,691 |
| Sheltered/supported housing 72% | | | |
| Total demand for sheltered/supported | 2,262 | 395 | 2,658 |
| Current supply (Source EAC) | 893 | 1,647 | |
| Additional provision required sheltered/supported | 1,369 | -1,252 | |
| Extra care housing 28% | | | |
| Total demand for extra care | 880 | 154 | 1,034 |
| Current supply (Source EAC) | 329 | 32 | |
| Additional provision required extra care | 551 | 122 | |

Housing Supply and Demand in Bridport and Surrounding Area

2.13 It is possible to compare the need situation in Bridport and the surrounding area (see Table 2.43below) with that in the wider West Dorset area.

Table 2.3 Details of Wards Selected

| Ward Ref | Name | Ward Ref | Name |
|-----------|-------------|-----------|----------------|
| E05012683 | Beaminster | E05012699 | Eggardon |
| E05012686 | Bridport | E05012707 | Marshwood Vale |
| E05012689 | Chesil Bank | | |

2.14 According to the 2021 Census there are 7,257 older person households (aged 65 and over) living in the Bridport area as identified above. The proportion of older homeowners in the Bridport area was 82.3% very slightly lower than the proportion for the Dorset area as a whole, which was 83.6%.

2.15 We have applied the 2018 ONS predicted increase in number of households between 2021 and 2027 for West Dorset to the census figures for Bridport to calculate that there will be estimated number of 8,377 older person households in the Bridport area in 2027. We have then used the same modelling principles as used for West Dorset to predict demand for specialist older persons housing in Bridport and the surrounding area.

2.16 The RHG model, model (see table 2.4 below) shows that 922 older person households in the Bridport area will require specialist retirement housing, 770 of whom will require a property for home ownership or shared equity. Applying the Contact Consulting split of demand 72:28 between sheltered housing and extra care housing, 575 households will require sheltered housing for sale, shared equity or private rent and 195 households will require extra care housing for sale or shared ownership in Bridport. There is current local supply of 272 sheltered units, leaving a requirement for 303 sheltered units for sale, shared equity or private rent. There is no current local supply of extra care units of housing for sale, shared equity or private rent leaving a requirement for an additional 195 extra care units for sale or shared equity.

Table 2.4 RHG Model for Bridport and surrounding area wards

| Location: Bridport and surrounds | | | |
|--|--------------|-------------|--------------|
| Year modelled: 2027 | Aged | Aged | Total |
| Household age | 65-74 | 75+ | |
| No of households (Source: ONS Household Projections 2018) | 3,625 | 4,751 | 8,377 |
| Requiring specialist retirement housing | 2.5% | 17.5% | |
| RHG model estimate of potential demand from existing households | 91 | 832 | 922 |
| Requiring home ownership - based on proportion of home owners in 2021 Census | 80.6% | 83.8% | |
| RHG model estimate of demand for home ownership | 73 | 697 | 770 |
| Assume all under 75s and 72% of 75 and over require sheltered with support | 73 | 502 | 575 |
| Current supply of retirement housing (age exclusive & sheltered) for sale shared ownership or market rent | | | 272 |
| Requirement for newbuild sheltered for sale shared ownership or market rent | | | 303 |
| 75 and over requiring extra care & enhanced sheltered for sale or shared ownership | 0 | 195 | 195 |
| Current supply of extra care & enhanced sheltered for sale shared ownership or market rent | | | 0 |
| Requirement for newbuild extra care for sale shared ownership or market rent | | | 195 |
| Total newbuild requirement for home ownership, shared ownership or market rent | | | 498 |

2.17 The Contact Consulting model for Bridport (see table 2.5) shows demand for 702 units of sheltered retirement housing for sale shared ownership or private rent against a current supply of 272 units leaving a requirement for 430 units of sheltered housing for sale, shared equity or private rent. It also shows demand for 273 units of extra care housing for sale, shared equity or private rent and no current supply of units resulting in a requirement of 273 units for this type of dwelling. Again there is a surplus of sheltered social rented accommodation and demand for 53 units for extra care for social rent.

Table 2.5 Contact Consulting Model - Bridport and surrounding wards

| Location: Bridport and surrounds Year modelled: 2027 | Home ownership shared ownership or market rent | Social or affordable rent | Total hh aged 75 and over |
|---|---|--|--|
| All households | 3,982 | 770 | 4,751 |
| Requiring retirement housing 24.5% | 975 | 189 | 1,164 |
| Sheltered/supported housing 72% | | | |
| Total demand for sheltered/supported | 702 | 136 | 838 |
| Current supply (Source EAC) | 272 | 338 | |
| Additional provision required sheltered/supported | 430 | -202 | |
| Extra care housing 28% | | | |
| Total demand for extra care | 273 | 53 | 326 |
| Current supply (Source EAC) | 0 | 0 | |
| Additional provision required extra care | 273 | 53 | |

2.18 We would however always advise caution in considering data at a local level as it may not take into consideration factors unknown to the researchers which may affect older residents' decisions and behaviour in relation to moving home, accordingly utilising the data at the district level is likely to be more robust approach.

Conclusions

2.19 We have appraised potential need for specialist retirement housing in 2027 using two alternative models, one of which is driven by the scale of potential need from persons who would potentially benefit from a move to specialised housing, the other looking at propensity to move

by age group.

- The RHG model shows that, across West Dorset there is a need for **930 units of sheltered housing** and 299 units of extra care housing for sale, private rent or shared equity.
- The Contact Consulting model, **at West Dorset level**, points to a need for **1,369 units of sheltered housing** and 551 units of enhanced sheltered and extra care housing for sale, private rent or shared equity.
- **At local level**, applying the methodology to **Bridport and surrounding wards** only, the RHG model indicates need for 303 units of age exclusive and sheltered housing for sale shared ownership or private rent and a shortfall of 195 extra care units for sale, private rent or shared equity. The Contact Consulting model indicates a requirement for 430 units of sheltered housing for sale or private rent and 273 units for sale or private rent.
- There is a surplus of age exclusive and sheltered housing for social rent in all cases but unmet demand for extra care for social rent.

2.20 Whichever model is used there is significant demand across West Dorset and the Bridport area for retirement housing with support and care for sale, shared ownership and private rent.

Appendix A - Definitions

ELDERLY ACCOMMODATION COUNSEL DEFINITIONS OF DIFFERENT TYPES OF SPECIALIST RETIREMENT HOUSING

Age-restricted general market housing:

This type of housing is generally for people aged 55 and over and the active elderly, usually incorporating design features helpful to older people. It may include some shared amenities such as communal gardens, but does not include support or care services.

Retirement living or sheltered housing

This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

The facilities may include a residents' lounge, a visitors' room, a communal garden and laundry. Typically the scheme will have a full- or part-time manager whose job includes providing support and advice to residents.

Many sheltered schemes have an important social dimension. Residents and/or scheme managers may organise regular coffee mornings, bingo, entertainments, religious services or outings.

Enhanced sheltered housing

Provides residents with the independence of having their own front door and self-contained flat whilst also having access to some on-site support service.

Most developments will have scheme manager and alarm systems in the property,

There may also be some personal care and home help services that can be arranged by the management.

Extra care housing or housing-with-care

This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of services and facilities, meals and care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses. Seen as an alternative to residential care.

Appendix B – Stock of Specialist Housing - June 2024

Age Exclusive Housing

| Tenure | Name | Address | Dwgs | Property Type | Ward? |
|-------------|-----------------|---------------------------------------|------|---------------|-------|
| Social rent | Dorchester Road | Stratton, Dorchester, Dorset, DT2 9RT | 3 | houses | No |
| Social rent | Nappers Houses | West Walks, Dorchester, Dorset, DT1 | 8 | flats | No |

| Tenure | Name | Address | Dwgs | Property Type | Ward? |
|----------------------|----------------------|---|------|---------------|-------|
| Tenure(s): Freehold | Abbey View Cottages | Fairfield, Coldharbour, Sherborne, Dorset, DT9 4HD. | 10 | Bungalows | No |
| Tenure(s): Leasehold | Castle View Cottages | Bridport Road, Poundbury, Dorchester, Dorset, DT1 2NH | 4 | Bungalows | No |
| Tenure(s): Leasehold | Chestnut Court | Chestnut Road, Charlton Down, Dorchester, Dorset, DT2 9FN | 39 | flats | No |
| Tenure(s): Leasehold | St James Park | Higher Street, Bradpole, Bridport, Dorset, DT6 3UR | 10 | flats | Yes |
| Tenure(s): Leasehold | The Cloisters | Long Street, Sherborne, Dorset, DT9 3BS | 16 | houses | No |

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Retirement Housing

| Type | Tenure | Name | Address | Dwgs | Property Type | Ward? |
|--------------------|---|-------------------------------|--|------|---------------------|-------|
| Retirement housing | Tenure(s): Rent (social landlord) | Abbeyfield House | Fleet Street, Yarn Barton, Beaminster, Dorset, DT11 1JY | 9 | Studio flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Abbeyfield House | Coldharbour, Sherborne, Dorset, DT9 4HA | 10 | Studio flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Acland Court | Linden Avenue, Dorchester, Dorset, DT1 1AY | 64 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Barton Close | West Stafford, Dorchester, Dorset, DT2 8AD | 8 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Bayeux Court | York Road, Dorchester, Dorset, DT1 1AS | 32 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Beech Close / Woodlands | Broadmayne, Dorchester, Dorset, DT2 8EL | 19 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Bishops Close / Back Street | Abbottsbury, Weymouth, Dorset, DT3 4JP | 12 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Bridge Rd / Ellesdon / West | Charmouth, Dorset, DT6 6QP | 33 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Broken Cross/Symonds Ct/C | Charminster, Dorchester, Dorset, DT2 9QB | 44 | flats and bungalows | No |
| Retirement housing | Tenure(s): Leasehold so and market rent | Casterbridge Court | London Road, Dorchester, Dorset, DT1 1WY | 44 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Cherry Tree | Bridport, Dorset, DT6 5HH | 18 | Bungalows | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Christchurch Court | The Grove, Dorchester, Dorset, DT1 1TD | 58 | flats | No |
| Retirement housing | Tenure(s): Rent (market) | Clandon House | Prince of Wales Road, Dorchester, Dorset, DT1 1P | 15 | studios | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Clover Mead | The Meadens, Yetminster, Dorset, DT9 6LR | 24 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Cranes Meadow | Buckland Newton, Dorchester, Dorset, DT2 7BY | 12 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Crossways Court | Crossways, Dorchester, Dorset, DT2 8TR | 30 | Flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Denziloe | Netherbury, Bridport, Dorset, DT6 5LP | 10 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Durrant Close | Sherborne, Dorset, DT9 3EY | 38 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Fairfield | Chickerell, Weymouth, Dorset, DT3 4AU | 32 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Flaxhayes | Bridport, Dorset, DT6 5DT | 45 | flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Fleet Street | Beaminster, Dorset, DT8 3EH | 6 | flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Fordington Hill House | High Street, Fordington, Dorchester, Dorset, DT1 1JL | 12 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Fulbrooke Cl / Cooper Ct / S | Fulbrooke Cl / Cooper Ct / St Swithins, St Swithins, Dorset, DT1 1JL | 50 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Fullers | Broadwindsor, Beaminster, Dorset, DT8 3PY | 34 | flats and bungalows | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Glebe Court | Beaminster, Dorset, DT8 3EZ | 24 | flats | Yes |
| Retirement housing | Tenure(s): Leasehold and Shared Ownership | Gordon Court | Flood Lane, Bridport, Dorset, DT6 3FZ | 38 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Granary Orchard | Trent, Sherborne, Dorset, DT9 4TA | 13 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Greenings Court / Glyde Pat | Dorchester, Dorset, DT1 1HR | 18 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Half Acre | Sherborne, Dorset, DT9 3HG | 54 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Hampton | Portesham, Weymouth, Dorset, DT3 4EX | 10 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Hanover Court | East Road, Bridport, Dorset, DT6 4EE | 29 | flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Hawthorne Flats | Hawthorne Road, Dorchester, Dorset, DT1 2PE | 10 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Hibernia Close | Bridport, Dorset, DT6 5ES | 35 | flats and bungalows | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Kingston Court | Allington Road, Dorchester, Dorset, DT1 1PN | 16 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Knapwater | Lower Bockhampton, Dorchester, Dorset, DT2 8QJ | 8 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Lubbecke Way | London Road, Dorchester, Dorset, DT1 1QL | 59 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Magdalen Court | Bridport, Dorset, DT6 5AA | 12 | flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Manor Court | Newlands, Sherborne, Dorset, DT9 3JX | 43 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Manor Grove | Martinstown, Dorchester, Dorset, DT2 9JD | 21 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Marshallsay Court | Chickerell, Weymouth, Dorset, DT3 4BE | 24 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Marshallsay Road / Australia | Chickerell, Weymouth, Dorset, DT3 4BB | 33 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Meadow Close / View | Cattistock, Dorchester, Dorset, DT2 0JE | 12 | Bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Meadow View / Hill View | Charminster, Dorchester, Dorset, DT2 9RE | 46 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Millstream House | River Crescent, Dorchester, Dorset, DT1 1LW | 12 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Napier Court | Westbridge Park, Sherborne, Dorset, DT9 6BG | 32 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Newland Flat/Chrysanthem | Newland, Dorset, DT9 3DZ | 37 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Old Mill Flats | Holloway Road, Dorchester, Dorset, DT1 1LQ | 17 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Richmond Green | Sherborne, Dorset, DT9 3HP | 40 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Riverside Court | South Walk, Bridport, Dorset, DT6 3XB | 17 | flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Rod Hill/ Beech Road/ Brym | Rod Hill Close, Puddletown, Dorchester, Dorset, DT1 1JL | 37 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Sandringham Court | Dorchester, Dorset, DT1 2BL | 62 | flats | No |
| Retirement housing | Tenure(s): Licence | Sir Johns' House | Half Moon Street, Sherborne, Dorset, DT9 3LJ | 10 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | South Annings/Lower Town | Bridport, Dorset, DT6 4RW | 23 | flats and bungalows | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | St Andrews House | St Andrews Drive, Charmouth, Dorset, DT6 6FN | 49 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | St John's House | Half Moon Street, Sherborne, Dorset, DT9 3LJ | 19 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | St Marys Gardens | Beaminster, Dorset, DT8 3DB | 28 | flats and bungalows | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Staples Terrace / Halletts Co | Lyme Regis, Dorset, DT7 3BL | 52 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Vernons Court | Bridport, Dorset, DT6 3QF | 58 | flats | Yes |
| Retirement housing | Tenure(s): Rent (social landlord) | Webbers Piece | Maiden Newton, Dorchester, Dorset, DT2 0AQ | 32 | flats and bungalows | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Weld Court | West Walks, Dorchester, Dorset, DT1 1RJ | 20 | flats | No |
| Retirement housing | Tenure(s): Rent (social landlord) | Wightmans Orchard | Piddle Trenthide, Dorset, DT2 7QQ | 24 | flats and bungalows | No |

Churchill Living Needs Assessment Bridport June 2024

| Tenure | Name | Address | Dwgs | Property Type | Ward? |
|--|--------------------|--|------|------------------|-------|
| Tenure(s): Leasehold | Abbeymead Court | Old School Place, Sherbourne, Dorset, DT9 3AU | 14 | flats/houses | No |
| Tenure(s): Leasehold | alfred lodge | Rax Lane, Bridport, Dorset, DT6 3JL | 26 | flats | Yes |
| Tenure(s): Leasehold | barnes Lodge | Wessex Road, Dorchester, Dorset, DT1 2FH | 40 | flats | No |
| Tenure(s): Leasehold | Barton Farm | Cerne Abbas, Nr Dorchester, Dorset, DT2 7LF | 26 | houses | No |
| Tenure(s): Leasehold and Rent (market) and | Casterbridge Court | London Road, Dorchester, Dorset, DT1 1WY | 44 | flats | No |
| Tenure(s): shared ownership | Cloverdale Court | Anning Road, Lyme Regis, Dorset, DT7 3ED | 44 | flats | No |
| Tenure(s): Leasehold | Culliford Court | Culliford Road North, Dorchester, DT1 1US | 47 | flats | No |
| Tenure(s): Leasehold | Fleur de Lis | Middlemarsh Street, Poundbury, Dorchester, Dorset, DT1 1 | 29 | flats | No |
| Tenure(s): Leasehold | Folly Mill Lodge | 29 South Street, Bridport, Dorset, DT6 3QS | 33 | flats | Yes |
| Tenure(s): Leasehold | Gordon Court | Flood Lane, Bridport, Dorset, DT6 3FZ | 38 | flats | No |
| Tenure(s): Leasehold | Hanover Court | Hogshill Street, Beaminster, Dorset, DT8 3LR | 30 | flats | Yes |
| Tenure(s): Leasehold | Hillbrook Court | Acreman Street, Sherborne, Dorset, DT9 3NZ | 38 | flats | No |
| Tenure(s): Leasehold | Homebredy House | East Street, Bridport, Dorset, DT6 3NL | 37 | flats | Yes |
| Tenure(s): Leasehold | Homechester House | High West Street, Dorchester, Dorset, DT1 1UQ | 51 | flats | No |
| Tenure(s): Leasehold | Meadow Court | Folly Mill Lane, Bridport, Dorset, DT6 3UW | 39 | flats | Yes |
| Tenure(s): Leasehold | Peelers Court | 13-27 St Andrews Road, Bridport, Dorset, DT6 3HB | 59 | flats | Yes |
| Tenure(s): Leasehold | Raleigh Court | Long Street, Sherborne, Dorset, DT9 3EQ | 40 | flats | No |
| Tenure(s): Leasehold | Southfield House | Prince of Wales Street, Dorchester, Dorset, DT1 1PS | 63 | flats | No |
| Tenure(s): Leasehold | Swanbridge Court | London Road, Dorchester, Dorset, DT1 1NF | 39 | flats | No |
| Tenure(s): Leasehold | Walpole Court | Orford Street, Puddletown, Dorset, DT2 8TJ | 24 | flats and houses | No |
| Tenure(s): Leasehold | Wingfield Court | Lenthay Road, Sherborne, Dorset, DT9 6EG | 38 | flats | No |
| Tenure(s): Rent (market) | Clandon House | Prince of Wales Road, Dorchester, Dorset, DT1 1PW | 15 | studios | No |

Extra care and Enhanced Sheltered Housing

| Tenure | Name | Address | Dwgs | Property Type | Ward? |
|---------------------------|---------------|---|------|---------------|-------|
| Rent and Shared ownership | Melrose Court | Peverell Avenue East, Poundbury, Dorchester, Do | 63 | flats | No |

| Tenure | Name | Address | Dwgs | Property Type | Ward? |
|-----------------------------|-------------------|-----------------------------|------|---------------|-------|
| Leasehold | Abbey View Cottag | Fairfield, Coldharbour, She | 10 | bungalows | No |
| Leasehold | Bowes Lyon Court | 2 Bowes Lyon Place, Pound | 62 | flats | No |
| Leasehold | Lyme Bay Court | Pound Road, Lyme Regis, D | 6 | flats | No |
| Rent and Shared ownership | Melrose Court | Peverell Avenue East, Pour | 63 | flats | No |
| Leasehold and Shared ownere | Mulberry hOUse | off Bradford Road, Sherbor | 119 | flats | No |
| Leasehold | Signature House | 3 Maumbury Gardens, Brew | 42 | flats | No |
| Leasehold | Somerleigh Court | Somerleigh Road, Dorches | 68 | flats | No |

Notes

Abbey View Court all units treated as age exclusive

Melrose Court split 32 units for rent and 32 units for shared ownership

Casterbridge House, Gordon Court, and Clandon House treated as private retirement housing, not social landlord