

References within the Strategic Housing Market Area Assessment (H4) and the Mansfield Housing Needs of Particular Groups (H4) to the need for smaller dwellings, the ageing population and likely need for bungalows

In response to question 9 set out within the EXAM 4a hearing sessions follow up items.

The Strategic Housing Market Availability Assessment (SHMA) (H4) 2015 has assessed the type of housing required between 2013 and 2033. Paragraph 8.15 and table 65 on page 191 identifies the need for smaller market dwellings between 2013 and 2033. This is due to the fact that household sizes are expected to fall slightly in the future (which itself is partly due to the ageing population). The key findings for the type of affordable housing need within the district is set out on page 192. The data suggests that in the period 2013 to 2033 that around four –fifths of the requirement is for one or two bedroom homes with around a fifth of the requirement being for larger homes with three or more bedrooms. Tables 68 and 69 on page 197 sets out the estimated dwelling requirement by the number of bedrooms 2013 to 2033 for both Market and Affordable Housing.

The SHMA also considered the Housing Needs of Older People within section 9 of the report. The population projections (Table 71 on page 204) show that the population of the district is expected to see a notable increase in the older person population, with the total number of people aged 65 and over expected to increase by 52% over the 20 year period from 2013. The projected growth in the population aged 65 and over is similar to that projected for both the region and England as a whole.

In identifying the need for bungalows paragraph 9.33 on page 213 sets out that as part of the stakeholder engagement as part of preparing the SHMA, identified a demand for Bungalows. Providing an element of bungalows on sites should be given strong consideration, as this allows for older households to downsize while freeing up family accommodation for younger households.

The Mansfield Housing Needs of Particular Groups 2018 (H3) also considered the type of housing that should be provided and the needs of the ageing population. Section 6 of the report considers family housing and housing mix. Para 6.35 and 6.36 considered the size of the market housing that should be provided between 2013 and 2033, it concluded that the housing need can be expected to reinforce the existing profile but with a shift towards a requirement for smaller dwellings relative to the distribution of housing (particularly towards a need for 2- bedroom homes). This is understandable given the fact that household sizes are expected to fall slightly in the future- particularly as a result of an ageing population living in smaller households. Page 88 of the study provides the conclusions on the type of housing that should be provided by affordable housing tenure.

The study on page 60 considers the future change in the population of older persons. Figure 5.2 on page 61 shows that based on the ONS subnational population projections (2014 –based) that the district is expected to see a notable increase in the older person population with the total number of people aged 65 and over expected to increase by 50% over the 20 years from 2013.

In terms of identifying the need for bungalows within the district, paragraph 6.54 sets out that the analysis used in the report makes it difficult to quantify a need/demand for bungalows in the district as Census data does not separately identify this type of accommodation. Bungalows are often the first choice for older people seeking suitable accommodation in later life and there is often high demand when it becomes available. Paragraph 6.57 concludes that the Council should consider the potential role of bungalows as part of the future mix of housing. Such housing may be particularly attractive to older owner occupiers which may assist in encouraging households to downsize.