



Report for Churchill Retirement Living

**Assessment of demand for a retirement living scheme of 47 units
at Edwina Mountbatten House, Broadwater Road, Romsey**

May 2023

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Chapter 1 Introduction and context

- 1.1** Three Dragons was commissioned in February 2023 by Churchill Retirement Living (CRL) to undertake a housing need and demand study for a retirement development proposal on a site at Edwina Mountbatten House, Broadwater Road, Romsey. The site lies within the Test Valley District Council's administrative area for planning and housing. The development is to comprise approximately 47 retirement living/sheltered properties. The study was required to consider the need for retirement housing in light of the availability of retirement accommodation to meet demand for the older population's housing needs.
- 1.2** This report puts forward detailed information on the supply of housing for older people in Test Valley with additional consideration of the town of Romsey. An under-supply of leasehold sheltered retirement accommodation is a key feature of the local market. The report describes the wider benefits of specialist retirement housing and has been carried out in the context of national policy, evidence and good practice relating to meeting the housing needs of older people.
- 1.3** We have undertaken an analysis of older persons' housing demand and supply in Test Valley using both 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.
- 1.4** The study was undertaken during March 2023 and drew on published data information sources.

Definitions and Terminology

- 1.5** This report distinguishes between various types of specialist older persons' accommodation including:
 - Age exclusive housing (which does not provide any kind of scheme-based support to residents)
 - Sheltered housing (which offers onsite support but not care)
 - Enhanced Sheltered (sheltered accommodation where additional support and services can be provided)
 - Extra Care (which provides a wider range of care)
- 1.6** For more detailed definitions see Appendix 1.

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

The Case for Development

1.7 Older people living in specialist accommodation enjoy better health and make fewer demands on health and social care services. They feel more secure and enjoy improved quality of life. 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. It can also free up larger market and affordable homes for local families.

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

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

- The availability of suitable housing stock is critical to the health and wellbeing of older individuals

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

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

- 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.

1.10 A study by DEMOS carried out in 2020⁷ based on the experience of residents in retirement housing provided by McCarthy and Stone 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)”.

1.11 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”.

⁷ P21 Building Companionship DEMOS 2020

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

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)

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)

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: businesses situated nearby can expect to feel the effects of the grey pound as residents regularly use shops and local facilities; organisations such as libraries, charity shops and community centres can also benefit. (p14)

1.12 We have modelled demand for leasehold and shared ownership housing in Test Valley using both the RHG and Contact Consulting Models as recommended in Housing in later life.

- 1.13** Across Test Valley the RHG model shows demand for **an additional 667 sheltered leasehold or shared ownership properties**. The Contact Consulting model shows potential demand for an **additional 982 sheltered housing properties (age exclusive and sheltered) for leasehold or shared ownership**.
- 1.14** At local level, for Romsey and surrounding wards in the south of Test Valley, the demand for sheltered housing for sale is for **185 units using the RHG model and 323 units using the Contact Consulting model**. There is a surplus of extra care and enhanced sheltered housing.
- 1.15** The estimated demand for sheltered accommodation (also known as retirement living) is significant at both district and local ward level. This is the type of accommodation to be provided through the application site. It provides on-site support and some community facilities such as a residents' lounge and enables independent living. It is not however the same as extra care housing (of which a local surplus is identified). Extra care housing is a different product, although still aimed at older people, providing on-site care and wider facilities, attracting residents with greater care needs.
- 1.16** The proposed scheme of 47 sheltered (retirement living) units for sale in Romsey, all built to M4(2) standards, would help the Council to meet identified demand and provide accessible specialist housing for its ageing population. It will also free up family homes for sale on the market.

Chapter 2 Forecasting specialist housing demand in Test Valley

- 2.1** We have modelled potential demand for specialist retirement housing in Test Valley and Romsey using two different approaches: the Retirement Housing Group (RHG) Model and the Contact Consulting Model, both of which are recommended in “Housing in Later Life⁸.”
- 2.2** Currently in England an estimated **8% of households aged 65 and over live in specialist retirement housing (515,666 dwellings)**⁹. Research for the Housing Lin¹⁰ 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 of older person households moving into specialist retirement housing could be as high as 13-17%. Analysis of 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.
- 2.3** A number of approaches exist which estimate demand for specialist housing for older people. Planning for the Right Homes in the Right Places¹¹ 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, 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.

The RHG model

- 2.4** The RHG model is based on propensity to move. It assumes that 17.5% of older person households (aged 75 and over) would live in retirement housing if it was available. Analysis of residents of McCarthy and Stone properties¹² shows that a small proportion (18%) of residents are aged under 75. If we assume 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

⁸ Housing Lin <http://www.housinglin.org.uk/Topics/type/resource/?cid=8654>

⁹ 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>

¹⁰ “Downsizing for older people into Specialist Accommodation” Janet Sutherland for Housing LIN February 2011

¹¹ DCLG, September 2017

¹² Michael Ball: Housing Markets and Independence in Old Age fig 4.7

and 2.5% of households aged 65-74 would live in retirement housing if it was available¹³.

- 2.5 The RHG model analyses potential demand 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 or shared equity accommodation.
- 2.6 The most recent published data on tenure mix by age is the 2011 census. The 2021 census will provide updated information but this is not expected to be available in a format split by age and tenure until later in 2023. The 2011 data is now 10 years old. Households who were aged 65 to 74 in 2011 will now be aged 75 to 84. The 2011 data on tenure mix by age has therefore been rolled forward as set out in the table below. No allowance has been made for differences in mortality or household dissolution between people living in different tenures. There is no published data which would enable such an allowance to be made.

Table 2.1 2011 age groups, rolled forward to 2021

Age group 2011 census	Assumed age group 2021
50-64	60-74
65-74	75-84
75-84	85-94
85 and over	Na

- 2.7 ONS Census data from 2011 rolled forward to 2021 shows home ownership among households aged 65 and over in Test Valley was 79.9%¹⁴, higher than the national average of 75%¹⁵. 80% of households aged 65-74 in Test Valley are home owners. For households aged 75 and over the comparable figure is 79.7% (81.6% of households aged 75-84 and 77.1% of households aged 85 and over).

The Contact Consulting Model

- 2.8 The Contact Consulting Model¹⁶ is based on anticipated levels of care or support needs among older persons. Drawing on data relating to limiting long term illness (LLTI) and difficulty in performing personal care and household tasks, it establishes norms for people who have assessable support and care needs, estimating that 251 per thousand people aged 75 and over would benefit from a move to specialised housing. The estimate of 251 persons per thousand

¹³ A very small number of households aged below 65 live in retirement properties where households aged 60 and over are accepted onto schemes. However households aged below 65 have been excluded from this calculation.

¹⁴ DC4201EW - Tenure by ethnic group by age - Household Reference Persons – includes home owners with a mortgage

¹⁵ DC4201EW - Tenure by ethnic group by age - Household Reference Persons

¹⁶ Detailed information about how the model operates can be found in "Housing in Later Life"

population is then applied to households on the same basis (i.e. 25%)¹⁷.

2.9 Care and support needs and the ability to manage LLTI conditions within this group will differ and requires a range of different solutions. This model provides a more detailed breakdown of demand by type of specialist housing required, distinguishing between:

- Sheltered housing for rent and sale
- Enhanced sheltered housing for rent and sale
- Extra Care housing for rent and sale
- Dementia housing.

Results from the RHG Model

2.10 Table 2.2 shows potential demand for specialist older persons' housing provision in Test Valley 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 2024 (the earliest date by which a CRL scheme in Romsey is likely to be available). 2,160 existing households require specialist retirement housing.

2.11 The 2011 Census for Test Valley provides data on tenure by age. We have used this data (rolled forward to 2021) to calculate the proportion of older person households requiring home ownership. It is therefore anticipated that of the 2,160 older person households who might require older persons housing, 1,734 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 1,293 units. Potential demand for Extra Care for sale is 441 units.

2.12 Current supply of older persons accommodation in Test Valley¹⁸ is 1,051 sale units (626 of which are housing with support and 437 housing with care) and 553 rented units (397 of which are social rent with support, and 144 social rent with care). Total specialist older persons housing amounts to 1,604 units. The RHG model would suggest that there is an overall shortfall of 667 sheltered for sale units including a requirement for shared equity and for 4 Extra Care units for sale including a requirement for shared equity.

¹⁷ The Contact Consulting model forms the basis for the Housing LIN/ADASS Strategic Housing for Older People (SHOP) Resource Pack and SHOP@ analysis tool produced by the Housing LIN and endorsed by the Department of Health

¹⁸ Based on EAC data for Test Valley www.housingcare.org/housing-care/search

Table 2.2. RHG model potential demand for specialist older persons housing 2024

Test Valley	Aged	Aged	Aged	Total
Household age	65-74	75-84	85+	
No of households (Source: ONS Household Projections 2018)	7,942	7,964	3,242	19,148
Requiring specialist retirement housing	2.50%	17.5%	17.5%	
RHG model estimate of potential demand from existing households	199	1,394	567	2,160
Requiring home ownership - based on proportion of home owners in 2011 Census	80.0%	81.6%	77.1%	
RHG model estimate of demand for home ownership	159	1,138	437	1,734
Assume all under 75s and 72% of 75 and over require sheltered with support	159	819	315	1,293
Current supply of retirement housing (age exclusive & sheltered) for sale				626
Requirement for newbuild sheltered for sale				667
75 and over requiring extra care & enhanced sheltered for sale				441
Current supply of extra care & enhanced sheltered for sale				437
Requirement for newbuild extra care for sale				4

Results from the Contact Consulting Model

- 2.13** 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 251 persons per thousand will require specialist accommodation. When expressed as the same percentage of households (25%) this indicates demand for 2,813 units of specialist older persons accommodation.
- 2.14** The Contact Consulting methodology suggests that there is potential demand for 1,608 units for sheltered housing for home ownership or shared equity purchase compared with current supply of 626 units: a shortfall of 982 units (see Table 3.3 below). There is potential demand for 581 units of Extra Care or enhanced sheltered housing for home ownership or shared equity purchase, compared with current supply of 437 units, resulting in a shortfall of 144 units (see Table 2.3 below).
- 2.15** There is a sufficient supply of sheltered housing for rent.

Table 23. Contact Consulting Model: Potential demand for older persons accommodation – household based estimate using 2011 Census tenure patterns

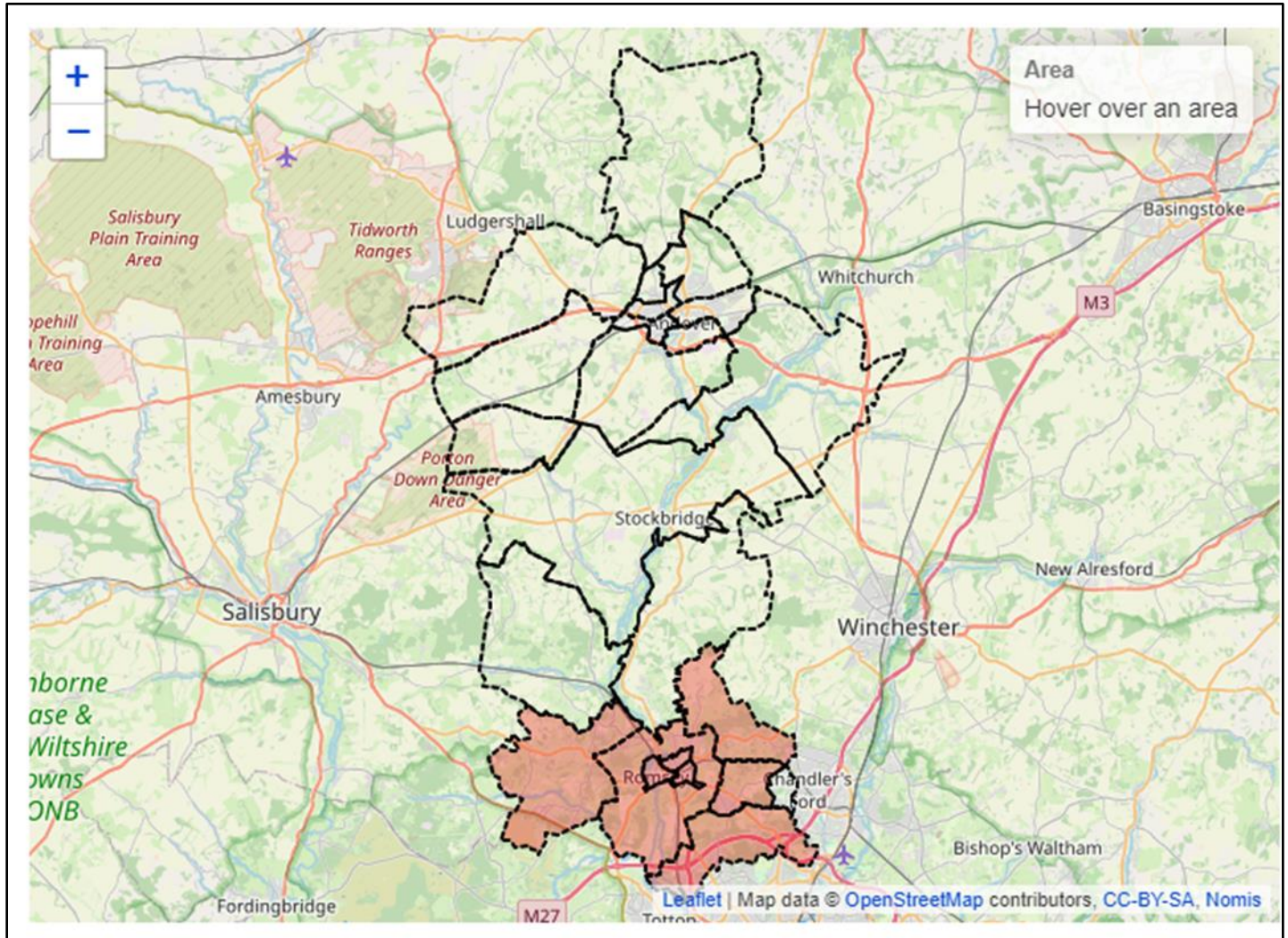
		Current provision	Increase or decrease required	Target number of units required	Target provision 251 per 1k households 75+
					2,813
Sheltered & Age Exclusive	Rent	409	-0	409	36
	Sale/SE	626	982	1,608	144
Enhanced Sheltered	Rent	0	45	45	4
	Sale/SE	0	179	179	16
Extra Care	Rent	144	-42	102	9
	Sale/SE	437	-35	402	36
Dementia Housing		0	67	67	6
TOTAL		1,616		2,813	251

(Note figures may not add due to rounding)

Housing Supply and Demand in Romsey and Surrounding Area

- 2.16** It is possible to compare the situation in Romsey and the surrounding area (see Figures 3.4 and 3.5 below) with that in the wider Test Valley area.

Figure 3.4. Wards Selected Area and Surrounding Area



Map source Nomisweb: 2011 census wards merged

Table 2.5. Details of Wards Selected

Ward Ref	Name	Ward Ref	Name
E36003241	Abbey	E36003251	Cupernham
E36003243	Ampfield and Braishfield	E36003257	North Baddesley
E36003246	Blackwater	E36003260	Romsey Extra
E36003250	Chilworth, Nursling and Rownhams	E36003262	Tadburn

2.17 According to the 2011 Census older person households in the Romsey area accounted for 40%

of all older person households in Test Valley). The proportion of older homeowners in the location area was 84.9%, which is higher than the proportion for the Test Valley area as a whole, which was 79.9%, and England as a whole at 75%.

- 2.18** We have applied the 2018 ONS predicted household changes for Test Valley to the 2011 census figures for Romsey and used the same modelling principles as used for Test Valley to predict demand for specialist older persons housing in Romsey.
- 2.19** The RHG model shows that 742 households will require sheltered housing for sale or shared equity and 189 households will require extracare housing for sale or shared ownership in the Romsey area. There is a current local supply of 368 sheltered units, leaving a shortfall of 185 units of sheltered housing for sale or shared equity. There are 260 units of extracare housing resulting in a surplus of 81 extracare units for sale or shared equity.
- 2.20** The Contact Consulting model shows demand for 323 units of sheltered retirement housing for sale and a surplus of 20 units (minus 97 plus 77 units of enhanced sheltered) of extracare housing for sale or shared equity in Romsey and surrounding area, as per the tables below.

Table 2.6 RHG Model for Romsey and surrounding wards

Romsey & nearby wards	Aged 65-74	Aged 75-84	Aged 85+	Total
Household age				
No of households (Source: ONS household projections 2018)	3,177	3,186	1,297	7,660
Requiring specialist retirement housing	2.50%	17.5%	17.5%	
RHG model estimate of potential demand from existing households	79	558	227	864
Requiring home ownership - based on proportion of home owners in 2011 Census	84.3%	87.1%	83.7%	
RHG model estimate of demand for home ownership	67	486	190	742
Assume all under 75s and 72% of 75 and over require sheltered with support	67	350	137	553
Current supply of retirement housing (age exclusive & sheltered) for sale				368
Requirement for newbuild sheltered for sale				185
75 and over requiring extra care & enhanced sheltered for sale				189
Current supply of extra care & enhanced sheltered for sale				270
Requirement for newbuild extra care for sale				-81

Table 2.7 Contact Consulting Model for Romsey and surrounding wards

		Current provision	Increase or decrease required	Target number of units required	Target provision 251 per 1k households 75+
					1,125
Sheltered & Age Exclusive	Rent	105	11	116	26
	Sale/SE	368	323	691	154
Enhanced Sheltered	Rent	0	13	13	3
	Sale/SE	0	77	77	17
Extra Care	Rent	54	-25	29	6
	Sale/SE	270	-97	173	39
Dementia Housing		0	27	27	6
TOTAL		797		1,125	251

2.21 We would always advise caution in considering data at 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.

Conclusions

2.22 We have appraised potential demand for specialist retirement housing 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 suggests a need for 667 new units of sheltered housing (retirement living) for sale in Test Valley;
- The Contact Consulting model points to a need for 982 new units of sheltered housing for sale or shared equity using the current tenure split for Test Valley;
- Data at ward level for Romsey and surrounding wards in the south of Test Valley, shows the demand is for 185 sale units using the RHG model and 323 sale units using the Contact Consulting model (but it should be noted that there is a surplus of 20-81 units of enhanced sheltered and extra care housing for sale).

2.23 The estimated demand for sheltered accommodation (also known as retirement living) is significant at both district and local ward level. This is the type of accommodation to be provided through the application site. It provides on-site support and some community facilities such as a residents' lounge and enables independent living. It is not however the same as extra care housing (of which a local surplus is identified). Extra care housing is a different product, although

still aimed at older people, providing on-site care and wider facilities, attracting residents with greater care needs.

- 2.24** A sheltered housing (Retirement Living) scheme for sale in Romsey will contribute towards meeting identified demand and will also free up family homes for sale on the market. It will provide accessible homes, each with their own front door, that are easy to heat and maintain with access to communal areas and support from an on-site scheme manager.

Appendix A - Definitions

1. ELDERLY ACCOMMODATION COUNSEL DEFINITIONS OF DIFFERENT TYPES OF SPECIALIST RETIREMENT HOUSING

AGE-EXCLUSIVE HOUSING

- Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people, and may have communal facilities such as a residents' lounge, guest suite and shared garden, but do not provide any regular on-site support to residents.

SHELTERED HOUSING

- Sometimes referred to as retirement housing, this offers a well designed home of your own plus communal facilities and some services. Most schemes comprise flats, but bungalow estates exist too. Newer schemes usually offer 1, 2 and sometimes 3 bedroom properties; older ones may include some studio (one room) flats.
- 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

- Retirement housing with a high level of services and facilities, meals and personal care services. Seen as an alternative to residential care.

Appendix B – Stock of Specialist Housing - March 2023

Age Exclusive Housing

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Age exclusive	Leasehold	Fleming Court	Norton Welch Close	North Baddesley	SO52 9JY	15	Houses/Bungalows
Age exclusive	Leasehold	Fleur-de-Lis Romsey	Duttons Road	Romsey	SO51 8XG	52	Flats
Age exclusive	Freehold	Grange Mews	Winchester Hill	Romsey	SO51 7NB	18	Bungalows
Age exclusive	Leasehold	Homemead House	Middlebridge Street	Romsey	SO51 8QL	37	Flats
Age exclusive	Leasehold	Kingsmead	Lower Common Road, West Wellow	Romsey	SO51 6DG	24	Bungalows/Flats
Age exclusive	Leasehold	Oaklands	Lower Common Road, West Wellow	Romsey	SO51 6BT	7	Flats
Age exclusive	Rent (social landlord)	Sheppard Cottages	Shepherds Cottages, Ampport	Andover	SP11 8BD	6	Houses
Age exclusive	Leasehold	St Peters Close	Church Lane, Goodworth Clatford	Andover	SP11 7SF	19	Houses/Flats

Age exclusive	
Freehold	18
Leasehold	154
Rent (social landlord)	6
Total	178

Churchill Retirement Living Needs Assessment Test Valley – May 2023

Retirement Housing

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Retirement	Leasehold	Abbey Lodge	Winchester Road	Romsey	SO51 8LJ	31	Houses/Flats
Retirement	Rent (market)	Abbeyfield House	Mill Lane	Romsey	SO51 8EW	12	Flats
Retirement	Leasehold	Ashlawn Gardens	Winchester Road	Andover	SP10 2EU	40	Bungalows/Flats
Retirement	Rent (social landlord)	Blake Court	Artists Way	Andover	SP10 3UU	32	Flats
Retirement	Rent (social landlord)	Bracher Close	Church Close	Andover	SP10 1EH	37	Bungalows/Flats
Retirement	Leasehold	Bridge Court	Middlebridge Street	Romsey	SO51 8HT	15	Bungalows/Flats
Retirement	Leasehold	Carters Meadow	Charlton Village	Andover	SP10 4AF	48	Houses/Flats
Retirement	Leasehold	Chantry Lodge	Chantry Street	Andover	SP10 1AL	70	Flats
Retirement	Rent (social landlord)	Charles Dalton Court	Western Road	Andover	SP10 2NT	53	Flats
Retirement	Leasehold	Coldharbour Court	Micheldever Road	Andover	SP10 2BL	54	Flats
Retirement	Leasehold	Dunwood Court	Sherfield English	Romsey	SO51 6GR	22	Bungalows/Flats
Retirement	Leasehold	Edwina Mountbatten	Palmerston Street	Romsey	SO51 8GH	40	Flats
Retirement	Rent (social landlord)	Gainsborough Court	Willis Avenue	North Baddesley	SO52 9JX	45	Bungalows/Flats
Retirement	Leasehold/Rent (market)/Share	Glebe Court	Abbotswood Common Road	Romsey	SO51 0BX	36	Flats
Retirement	Rent (social landlord)	Hanover & Runnymede	London Street, Kings Meadow	Andover	SP10 2SF	35	Flats
Retirement	Rent (social landlord)	Hanover Close	Floral Way	Andover	SP10 3PP	23	Flats
Retirement	Leasehold	Hillier Court	Botley Road	Romsey	SO51 5AB	40	Flats
Retirement	Rent (social landlord)	Linden Court	Linden Road	Romsey	SO51 8BR	21	Flats
Retirement	Leasehold	Meadow Heights	15-17 London Road	Andover	SP10 2PL	15	Flats
Retirement	Leasehold	Mottisfont Lodge	Alma Road	Romsey	SO51 8AG	31	Flats
Retirement	Rent (social landlord)	Mulberry House	Silkweavers Road	Andover	SP10 1QT	17	Flats
Retirement	Rent (social landlord)	Pembroke Court	Beales Close	Andover	SP10 1LG	23	Flats
Retirement	Rent (social landlord)	Rosalind Hill House	-	Stockbridge	SO20 6HD	17	Flats
Retirement	Rent (social landlord)	Shepherd Lodge	Artists Way	Andover	SP10 3TL	31	Bungalows/Flats
Retirement	Rent (social landlord)	Threadneedle House	Weavers Close	Andover	SP10 1QU	18	Flats
Retirement	Rent (social landlord)	Wakeford Court	Cressey Road	Romsey	SO51 8HU	39	Bungalows/Flats

Retirement	
Leasehold	406
Leasehold/Rent (market)/Shared Ownership	36
Rent (market)	12
Rent (social landlord)	391
Total	845

Extracare and Enhanced Sheltered Housing

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Extra care	Leasehold/Rent (market)	Ampfield Meadows	Baddesley Road	Chandler's Ford	SO52 9BH	130	Houses/Flats
Extra care	Leasehold	Audley Stanbridge Estate	Stanbridge Lane, Stanbridge Earls	Romsey	SO51 0ZS	155	Houses/Flats
Extra care	Leasehold	Grove Place	Upton Lane	Nursling	SO16 0XY	115	Bungalows/Flats
Extra care	Leasehold	Knightwood Mews	Shannon Way, Valley Park	Chandler's Ford	SO53 4TL	37	Bungalows/Flats
Extra care	Rent (social landlord)	Lion Oak Court	Salisbury Road	Andover	SP10 2GJ	52	Flats
Extra care	Rent (social landlord)/Shared Ownership	Nightingale Lodge	Great Well Drive	Romsey	SO51 7QN	54	Flats
Extra care	Rent (social landlord)	Warner Court	Bishops Way	Andover	SP10 3EG	38	Flats

Extra care	
Leasehold	307
Leasehold/Rent (market)	130
Rent (social landlord)	90
Rent (social landlord)/Shared Ownership	54
Total	581