

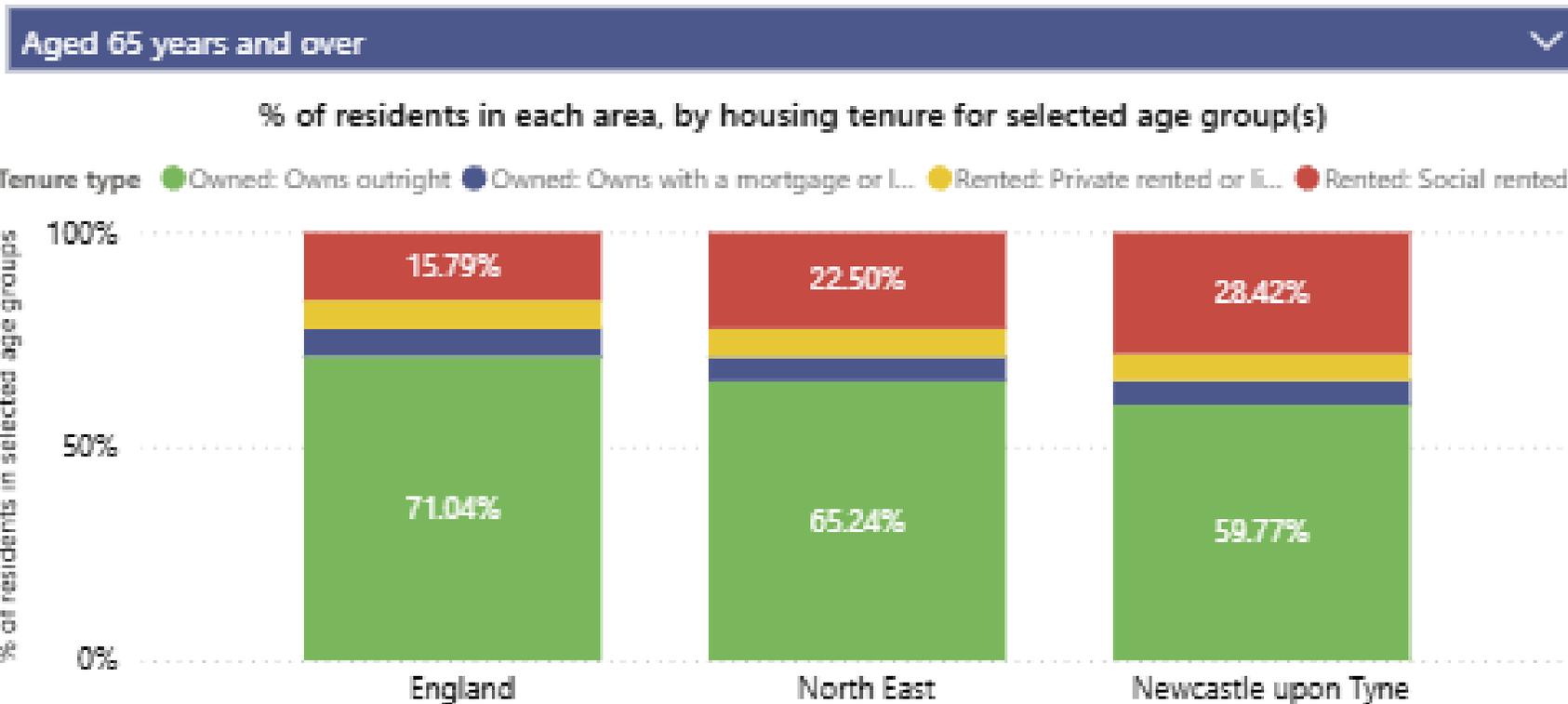
Older adults and housing in the north- east

Rose Gilroy

Professor of Ageing, Planning and Policy
Newcastle University

Find me on LinkedIn

Older people's housing landscape in the north-east



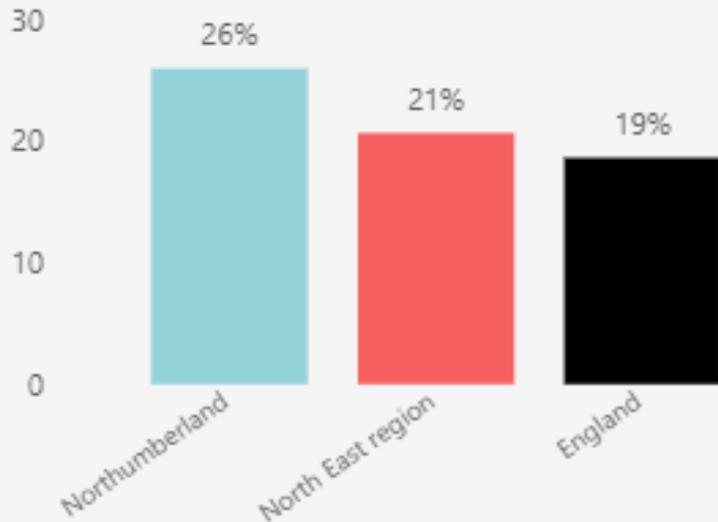
Source: JSNA Newcastle

Are we focused on the real housing crisis?



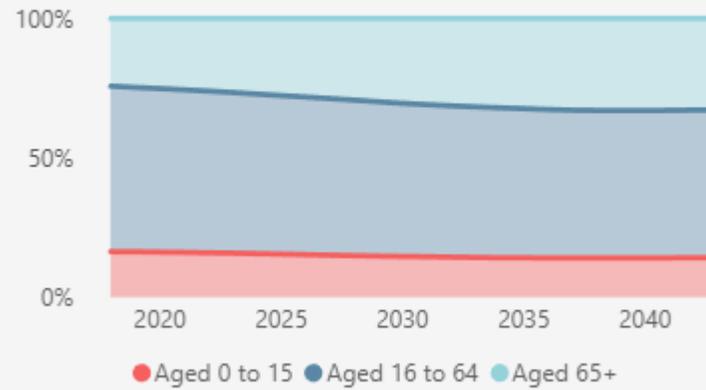
In the north- east the fastest growing need is not young people but older adults

That's a higher proportion than both **England** and the **North East**.



Source: Fingertips, Productive Healthy Ageing Profile

Our 65+ population is projected to grow by the largest proportion; rising to 33% of our population by 2043.



Source: [NOMIS, Population Projections](#)

- Northumberland**
- One of the fastest growing ageing populations**
- Low density**
- Declining infrastructure**
- Impact of 2nd homes and Airbnb**
- Limited public transport**

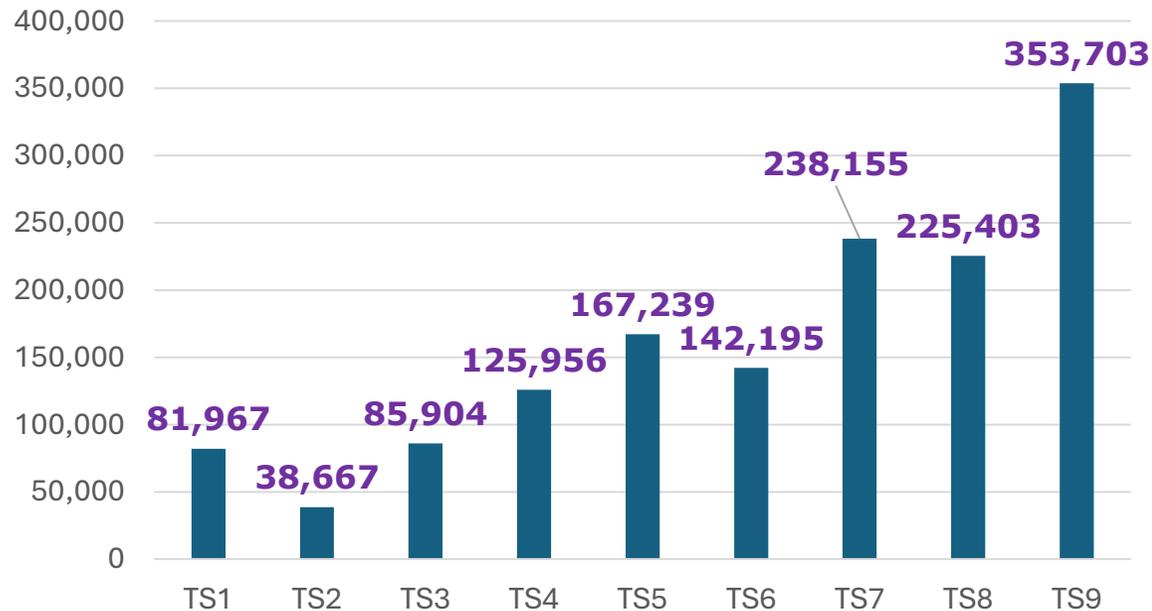
Housing- the frontline healthcare infrastructure

- In the North-East almost 30% of people aged 50-64 say they are not in good health. This rises to almost 50% for people aged 65(+)
- 1.47 million northern homes fail decent homes standards. One third are occupied by people aged 60(+).
- **Cost to NHS £588 million annually**
- **Why don't upstream housing investment arguments land?**

The beguiling (and erroneous) economic argument of moving on

- Older person sells and moves to retirement property
- Family moves into their 3 bed family house; first time buyer moves into their starter home
- **Spotlight on Middlesbrough**

AVERAGE SALES PRICE



No retirement property ; small new build bungalow development £125K for 1 bed in TS5

The challenge

- **New build smaller mainstream housing: car dependent; no shops, no everyday infrastructure.**
- **Housing innovation destroyed by viability**
- **Retirement housing: financially out of reach for many**
- **The “used car” phenomenon**
- **If it looks like a care home, people won't move**
- **If smaller is all that is being offered, then older people will stay where they are**

Jesmond Assembly(Pegasus)

Apartment 15	 2 Bedrooms	 2nd Floor	 825 sq ft	
	Rent price: n/a	Sale price: £375,000		
Apartment 17	 2 Bedrooms	 2nd Floor	 678 sq ft	
	Rent price: n/a	Sale price: £295,000		
Apartment 19	 1 Bedroom	 3rd Floor	 616 sq ft	
	Rent price: N/A	Sale price: £295,000		