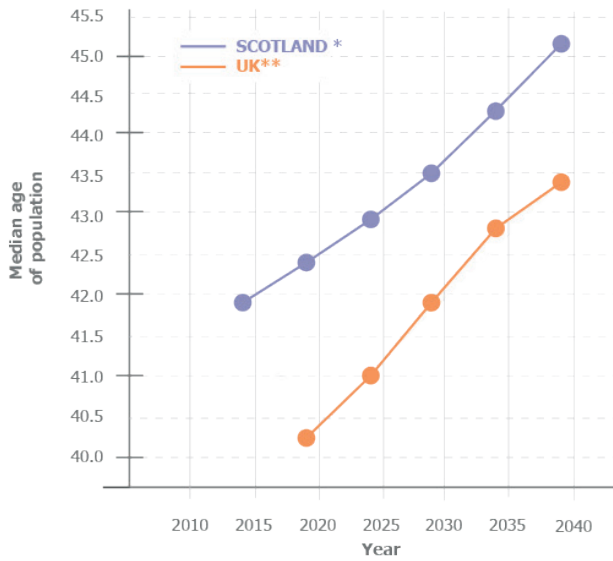


Park Homes in Scotland: Planning for Retirement Living Research Summary

Scotland: An Ageing Population



* <https://www.statista.com/statistics/367796/population-of-scotland-forecast-median-age/>

** <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/table11principalprojectionuksummary>

Key challenges: How Park Homes can respond



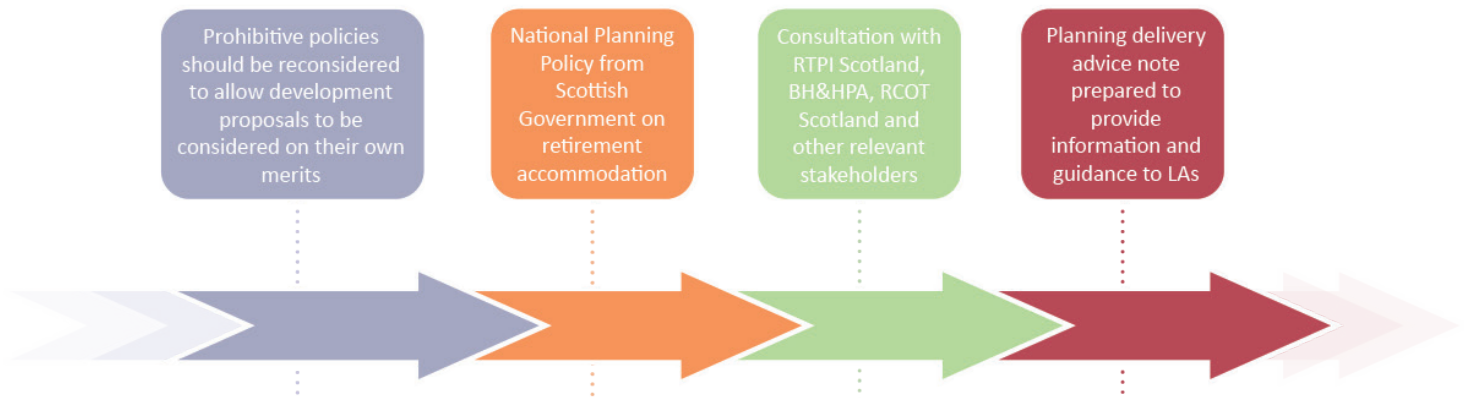
Park Home Construction and Appearance: Myth Busters



Park Home Advantages for Retirement Living: Resident and Local Authority Perspectives



Way Forward: Action Plan



Park Homes in Scotland: Planning for Retirement Living

Research Summary

- Thirty four per cent of households in Scotland are headed by a person aged 60 or older, 75 per cent of whom are owner occupiers. Over the next 20 years the population of Scotland is predicted to age faster than the UK as a whole.
- Our relationship with our home becomes more critical as we grow older, with environments not suited to our needs potentially impacting on health and wellbeing. The Scottish government has committed to enabling the development of a broader range of types of homes. The supply of retirement homes in Scotland has been limited to date with evidence of untapped potential in the sector. Extrapolating the survey results of Claudia Wood's work to Scotland's 565,650 older outright home owners suggests that 58 per cent of older home owners would consider moving (328,077 households) and 25 per cent would consider a retirement property (141,412 households) suggesting a large unmet need.
- Park Homes are constructed in factories before being transported to parks where they are sited upon concrete bases. Newer models are similar in appearance to bungalows, with their wheeled chassis often hidden by brickwork. Many parks are marketed as retirement accommodation, restricting occupation to people over a certain age.
- The majority of planning authorities in Scotland do not have a specific policy which relates to future general Park Home development, with the remainder unsupportive. Negative perceptions may be partly explained by low levels of awareness of Park Homes among some planning officers, with knowledge and experience sometimes limited to older parks and units. There are also inconsistencies in determining Park Home planning applications, with confusion over: the relevant land-use class; the respective roles of planning and licensing; developer contributions; and affordable housing provision.
- Park Homes have the potential to meet the needs of people in later life seeking to release equity and live on one level within retirement communities, especially those who desire a bespoke design to meet current or future needs. Potential benefits for local authorities include the fast delivery of homes, economies of scale in care provision and the release of family homes to the resale market.
- Planning authorities should be open to the possibility of Park Home developments in meeting the needs of an ageing population. Prohibitive policies, potentially based on vague and dated perceptions of Park Homes, should be reconsidered to allow development proposals to be considered on their own merits.
- The Scottish Government should commit to producing national planning policy on retirement accommodation, within which Park Homes should be considered. Information and guidance on the nature of Park Homes and how developments should be considered should be provided via a planning delivery advice note after consultation with the RTPi Scotland, the BH&HPA and other relevant stakeholders.

Dominic Aitken and Rose Gilroy, Newcastle University

Read our full report, Park Homes in Scotland: Planning for Retirement Living at housinglin.org.uk