



Report for McCarthy Stone

Assessment of demand for a retirement housing scheme of c52 units at Fairways Lodge & Leisure Club, George Street, Prestwich, Bury

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Chapter 1 INTRODUCTION

- 1.1** Three Dragons was commissioned in December 2023 by McCarthy Stone to undertake a housing need and demand study for a retirement development proposal on a site at Fairways Lodge & Leisure Club, George Street, Prestwich. The site lies within Bury Council's (BC) administrative area for planning, housing and adult social care. The study was required to consider the need for retirement housing in light of the availability of retirement accommodation for the older population and current policies by BC and its partners.
- 1.2** The site has been proposed for development of around 52 apartments for Retirement Living, also referred to in this report as sheltered housing.
- 1.3** This report puts forward detailed information on the supply of housing for older people in Bury with additional consideration of the town of Prestwich. An under-supply of leasehold retirement accommodation is a key feature of the local market. The report describes the wider benefits of specialist retirement housing, how it can meet the housing requirements of the Council and an important sector of the community and how it relates to the planning, housing and care policies of BC and its partners.
- 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 January 2024 and drew on published information sources which these are listed in Chapter 2.
- 1.5** We have also undertaken an analysis of older persons' housing demand and supply in Bury 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.

Definitions and Terminology

- 1.6** 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)
 - Extra care housing (which provides a wider range of care).

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 The number of older people living in the UK is increasing rapidly with over 11 million people – 18.6% of the total population – aged 65 years or older. ONS 2022 based projections indicate that by 2040 this will increase by 54% to 17m. The last census also showed that 86% of people aged 65 and over are under-occupying a family property and around 3m in this age group live alone. There are currently estimated to be 9m surplus bedrooms in houses owned by older people. Research by Bayes Business School estimates that if nothing is done the number of surplus bedrooms will increase to 12.8m by 2040.⁸

1.12 However, as the number of older people in the UK increases, the availability of smaller, age friendly, purpose designed properties for later living is failing to keep pace with growing demand. Research from the Homes for Later Living Group⁹ suggests that approximately 25 per cent of the 65+ population (nearly three million people), want to downsize but can't or won't move due to the costs of moving and the lack in supply of suitable homes.

1.13 The same research from the Homes for later Living Group also has found that older people living in supported accommodation are healthier and made fewer demands on health and social services. Reduced hospital stays, A&E attendances and the deferred social care that would be the result are estimated to reduce fiscal pressures on the NHS and social services by around £2.1bn a year. It also found that on a selection of national well-being criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger

⁷ P21 Building Companionship DEMOS 2020

⁸ Too little too late: Housing for an ageing population. https://www.bayes.city.ac.uk/data/assets/pdf_file/0008/541664/too-little-too-late-june-2020.pdf

⁹ Healthier and Happier: An analysis of the fiscal and wellbeing benefits of building more homes for later living: https://www.mccarthyandstone.co.uk/-/media/mccarthy-and-stone/files/pdfs/encouraging_health_and_happiness_september19pdf.pdf/

after moving from mainstream housing to housing specially designed for later living.

Local policies and housing supply

- 1.14** The Population of Bury is ageing. the Housing Strategy comments that “In 2020, there were 191,841 people living in over 81,000 homes in Bury MBC. The borough’s population is projected to increase to 198,241 by 2030 and to 202,568 by 2037, an overall increase of 5.6% residents. The population aged 65 years and over is expected to increase disproportionately quickly, from 35,225 to 43,635 a rise of 8,410 or almost 24% over the same period.”¹⁰
- 1.15** ONS Census data from 2021 shows home ownership among households aged 65 and over in Bury was 79.6%¹¹, higher than the national average of 75%¹². 78.5% of households aged 65-74 in Bury are home owners. For households aged 75 and over the comparable figure is 80.8%.
- 1.16** Bury is a signatory to the Greater Manchester draft Joint DPD Places for Everyone (PfE), covering all Greater Manchester authorities except Stockport, which sets out the vision to make “Greater Manchester one of the best places in the world to grow up, get on and grow old: a place where people live healthy lives and older people are valued”.¹³
- 1.17** The Bury Council Let’s Do It! Strategy recognises “the need to make a house a home, with a series of commitments to achieving that, including: (creating) a more dynamic housing market, with a broader range of housing tenures and more tailored support for people (and ensuring) additional support that enables people to live healthily and well in their own community long into later life”¹⁴.
- 1.18** The current UDP, although now very dated, states that “the council will encourage the provision of special needs housing”¹⁵ and that “Within the special needs category, there will be a particular need to provide accommodation for the very elderly, that is those aged 75 and over.
- 1.19** The Policy Direction Paper sets out that “With Greater Manchester seeking to become an age-friendly city region, policies that meet the needs of the elderly, especially in terms of housing can help meet these aims. Recent population projections indicate that there is likely to be a significant increase in the number of people aged over-65. These groups will have specific housing and care requirements and sufficient accommodation will have to be delivered in order

¹⁰ Para 2.1 Bury Housing Strategy April 2021

¹¹ DC4201EW - Tenure by ethnic group by age - Household Reference Persons – includes home owners with a mortgage

¹² DC4201EW - Tenure by ethnic group by age - Household Reference Persons

¹³ P39 Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

¹⁴ P9 Bury Council and NHS Bury CCG Let’s do it! Strategy 2020

¹⁵ Section 4 Bury Unitary Development Plan part 2

to meet these needs.”¹⁶.

- 1.20** The Bury Housing Strategy states that “We want to drive up the number and quality of homes in the borough and to make sure that new homes are right for the location, offering people choice and helping our towns and neighbourhoods to thrive. . . . We will enable people at all stages of life to access a home that suits them and their families at a price they can afford – giving special attention to meeting the aspirations of our older people.”¹⁷
- 1.21** The appetite to consider a move halves to around 20% by the time people reach 75 years of age, but the desire to move into a sheltered or extra care schemes is in fact highest for the 75-84 age group, at around 20% or more.
- 1.22** This is telling us that, so long as we get the model and publicity right, new extra care housing and remodelled sheltered housing has a significant part to play in housing our older population going forward. Two-bedroom apartments with the right features and in the right locations, are also very popular with older people, as are bungalows. Building significant quantities of the right new homes attractive to our aging population will help to free up larger homes in all tenures.
- 1.23** The HNDA recognises that “given the ageing of the population the need for specialist older person accommodation is expected to increase. . . . Based on population projections to 2030 there is an additional need for 372 units of specialist older persons accommodation¹⁸ . This calculation is based on the assumption that the present ratio of provision of older people's housing to population (ie 9.97% see table 6.4) Is maintained. However the HNDA resident survey has shown that a much higher proportion of old people potentially between 14.9% and 22.1%) are interested in moving within the next five years.

Results of modelling

- 1.24** We have modelled potential demand for specialist retirement housing in Bury using two different approaches: the Retirement Housing Group (RHG) Model and the Contact Consulting Model, both of which are recommended in “Housing in Later Life¹⁹.” Both have been found sound at examination and appeal²⁰. Both use higher rates of propensity to move than does the HDNA but are more closely in line with aspirations in the residents survey,

¹⁶ 4.23-4.24 Bury Local Plan Policy Directions October 2018

¹⁷ Para 1.1.4 Bury Housing Strategy April 2021

¹⁸ Para 6.21 and table 6.4 HNDA

¹⁹ Housing Lin <http://www.housinglin.org.uk/Topics/type/resource/?cid=8654>

²⁰ 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

- The RHG model suggests that in Bury there is a need for 1,411 units of sheltered housing and 453 units of extra care housing for sale, shared equity or market rent.
- The Contact Consulting model points to a need for 1,766 units of sheltered housing and 676 units of extra care housing for sale, shared equity or market rent
- Within the immediate area of Prestwich, the RHG model indicates a need for 228 sheltered and 44 extra care units for sale, shared equity or market rent. The Contact Consulting model indicates a need for 287 sheltered and 80 extra care units for sale, shared equity or market rent.

1.25 The proposed development at the site at Fairways Lodge Prestwich will provide accommodation which is better suited to the needs of older people and can assist Bury Council in delivering its priorities as well as meeting identified demand. Accessible, within easy reach of services and built to high standards of insulation, the properties will be less costly to heat than older, larger homes, thereby helping to deliver affordable warmth. They will help to reduce loneliness and provide improved access to care services for elderly people. There is also evidence of the potential for larger homes to be released onto the market for larger households:

Chapter 2 Local Policy Context

- 2.1** This section considers the policies and the evidence base relevant to the provision of Retirement Living (sheltered) accommodation in Prestwich. The settlement lies within Bury Council's (BC) administrative area for planning, housing and adult social care.
- 2.2** This report has been prepared with reference to the following strategies, policies and plans published by BC and its partners:
- Bury Council and NHS Bury CCG Let's do it! Strategy 2020
 - Bury Council and NHS Bury CCG Corporate Plan 2022-23
 - Places For Everyone - Joint Development Plan Document – Greater Manchester - Publication Stage August 2021
 - Bury Council Local Development Scheme February 2022
 - Bury Unitary Development Plan part 1 Strategy 1997
 - Bury Unitary Development Plan part 2 1997
 - Bury Local Plan Topic Paper 1 Housing
 - Bury Local Plan Policy Directions October 2018
 - Bury Council Authority Monitoring Report 2019/20
 - Bury Housing Strategy April 2021
 - Greater Manchester Age-friendly Strategy September 2018
 - Greater Manchester Strategic Housing Market Assessment update 2021
 - Bury Housing Needs and Demand Assessment August 2020
 - Bury Market Position Statement 2022-2025
 - Bury Loneliness and Isolation Strategy (undated)

District Profile

- 2.3** Bury is a place its residents are proud to call home. It includes 6 towns built within areas of extraordinary natural beauty. Bury was at the centre of the first industrial revolution. It aims to be a place that stands out nationally as the example of what inclusive growth looks like. The ambition is that by 2030 the borough of Bury will have made the fastest improvement in reducing levels of deprivation than any other post industrial northern locality²¹.

²¹ Bury Lets Do It Strategy

Bury Council and NHS Bury CCG Let's do it! Strategy 2020

- 2.4** The Let's Do It! Strategy is a Community Strategy setting out the ambition and ideas of and for communities, businesses and public service leaders to 'build back a better borough of Bury' over the ten year period to 2030. The document is an "opportunity to develop every township in the borough to be better and stronger than before the pandemic". It aims to tackle the causes of inequality in a number of ways including making "sure that older residents stay connected and independent"²².
- 2.5** The Let's Do It! Strategy recognises "the need to make a house a home, with a series of commitments to achieving that, including: (creating) a more dynamic housing market, with a broader range of housing tenures and more tailored support for people (and ensuring) additional support that enables people to live healthily and well in their own community long into later life"²³.

Bury Council and NHS Bury CCG Corporate Plan 2022-23

- 2.6** The Corporate Plan 2022-23 references the Let's Do It! Strategy which has helped to shape its priorities²⁴. Priorities for 2022 include supporting the Health and Care system to cope with COVID-19 and the backlog of demand, including Mental Health; support to health and care transformation, including establishment of the Integrated Commissioning Board; regeneration strategies in Radcliffe, Ramsbottom, Prestwich and Bury East; delivery of the brownfield housing programme.

Planning Policy and Performance

Local Plan

- 2.7** The current adopted Local Plan is the Bury Unitary Development Plan (UDP), adopted by the Council on 29th August 1997. In setting out the strategy for housing, Part 1 of the UDP emphasises that "Encouraging variety in housing types and tenure will also be important in tailoring the housing stock to the needs of the local population and people moving into the area. In particular, the provision of affordable housing and special needs housing will need to be considered."²⁵
- 2.8** Part 2 of the UDP continues the theme of encouraging variety and, in seeking to develop a housing stock which reflects the needs and demands of the Borough's population, it aims to encourage "the development of a wide range of housing types and tenures, both on individual

²² Introductory page Bury Council and NHS Bury CCG Let's do it! Strategy 2020

²³ P9 Bury Council and NHS Bury CCG Let's do it! Strategy 2020

²⁴ P1 Bury Council and NHS Bury CCG Corporate Plan 2022-23

²⁵ Provision of Housing section Bury Unitary Development Plan part 1 Strategy

sites and in particular locations”²⁶. Policy H1: Housing land provision, ensures that a requirement for the provision of 7,200 dwellings over the period mid-1986 to mid-2001 will be met.

- 2.9** According to the Local Development Scheme (February 2022) a new Local Plan is being prepared with the aim of adoption in 2024 (although this will to some extent be shaped by the timings associated with the Greater Manchester Places for Everyone (PfE) Joint Development Plan)²⁷. Together with PfE, the new Local Plan will form the basis for determining future planning proposals for the next 20 years.

Consideration of Older People in Current Planning Policy

Bury Unitary Development Plan 1997

- 2.10** The current UDP, although now very dated, states that “the council will encourage the provision of special needs housing”²⁸ and under Policy H4/2: Special Needs Housing, sets out some of the requirements against which applications will be judged. These include that specialist development should be conveniently located for local shops, public transport and community facilities as well as other design elements which together will create a ‘satisfactory environment’.
- 2.11** The supporting text states that “Within the special needs category, there will be a particular need to provide accommodation for the very elderly, that is those aged 75 and over. Population projections show a possible increase in the number of very elderly in the Borough of 1,000 over the period 1986-2001; the increase being concentrated in the 80-84 and 85+ age groups which will experience increases of 10% and 45% respectively”²⁹.

Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

- 2.12** The draft Joint DPD Places for Everyone (PfE), covering all Greater Manchester authorities except Stockport, sets out the vision to make “Greater Manchester one of the best places in the world to grow up, get on and grow old: a place where people live healthy lives and older people are valued”.³⁰ The Plan has been through examination and the GMCA is currently consulting upon modifications required to make the Plan sound. Chapter 7 – Places for Homes, addresses the ageing population and its comments are worth repeating in full:

“The ageing population will necessitate a renewed emphasis on ensuring that a diverse range of

²⁶ Objective 3 Bury Unitary Development Plan part 2

²⁷ P9 Bury Council Local Development Scheme February 2022

²⁸ Section 4 Bury Unitary Development Plan part 2

²⁹ Section 4 Bury Unitary Development Plan part 2

³⁰ P39 Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

housing is available to meet the needs of older people and households. This will require new dwellings to be more adaptable, and designed with potential care needs in mind, so that older people can remain in their homes if they wish as their circumstances change. There also need to be much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and this could help to release some existing houses for families with dependent children”.³¹

- 2.13** Following this, Policy JP-H 3 - Type, Size and Design of New Housing, guides delivery of a range of housing options to meet need, and where appropriate, this should include incorporating specialist housing for older households and vulnerable people.

Emerging Local Plan

- 2.14** A draft version of the emerging Local Plan is not available on the website. Following consultation, BC has produced a number of documents towards setting out the policy direction. The Policy Direction Paper sets out that

“With Greater Manchester seeking to become an age-friendly city region, policies that meet the needs of the elderly, especially in terms of housing can help meet these aims. Recent population projections indicate that there is likely to be a significant increase in the number of people aged over-65. These groups will have specific housing and care requirements and sufficient accommodation will have to be delivered in order to meet these needs.”³².

- 2.15** Special Needs Housing Policy Direction H5 proposes that the Local Plan should include a policy that seeks to meet the needs of a growing elderly population, and that development that meets these needs will be supported as long as they satisfy certain criteria³³.

- 2.16** The accompanying Housing Topic Paper reports that “compared to the rest of Greater Manchester, Bury has an older population as demonstrated by higher mean and median ages along with a higher proportion of people over the age of 65. Compared with the rest of England and the North West, Bury has similar mean and median ages along with a similar percentage of the population aged 65 or over.”³⁴ It also reports a higher than average rate of owner occupation, above the average for the North West and England as a whole³⁵.

- 2.17** In terms of an indicator of a need for housing with support or care, it goes on to say that “in Bury, there is likely to be significant growth in the numbers of people over the age of 65 who will be affected by limiting long-term illnesses, dementia or will be unable to manage at least one self-

³¹ Para 7.32 Places For Everyone - Joint Development Plan Document – Publication Stage August 2021

³² 4.23-4.24 Bury Local Plan Policy Directions October 2018

³³ Bury Local Plan Policy Directions October 2018

³⁴ 9.6 Bury Local Plan Topic Paper 1 Housing

³⁵ 14.2 Bury Local Plan Topic Paper 1 Housing

care activity on their own. These significant growth rates in the number of people with specialist care needs point to a need to provide many more specialist care accommodation units in Bury as well as one and two bedroom units for older people. The need in Bury is greater than other areas in Greater Manchester which have younger populations.”³⁶

Bury Council Authority Monitoring Report 2019/20

2.18 The current Unitary Development Plan does not include local indicators or targets, hence the AMR performs the role of setting out key information and statistics relating to areas to be covered by the emerging Local Plan. For housing, it reports 200 net completions and conversions for the most recently available monitoring year 2019/2020³⁷.

Local and Regional Housing Priorities

Greater Manchester Age-friendly Strategy September 2018

2.19 Bury is a signatory to the Greater Manchester Age-friendly Strategy which states that “Our vision is that older residents are able to contribute to and benefit from sustained prosperity and enjoy a good quality of life”³⁸. The Strategy sets out eight ‘domains’ of age-friendly approaches – and housing is one of these.³⁹

2.20 The Strategy recognises the need to reduce loneliness: “Central to our understanding of social inclusion is the quality of relationships in later life, including loneliness and social isolation, which we know are important aspects of quality of life”⁴⁰. It goes on to state that “An age-friendly place is a crucial resource for improving the lives of older people. These are neighbourhoods which treat everyone with respect, enable older people to participate in community activities, help people stay healthy and active, and make it easy for older people to stay connected”⁴¹.

2.21 The strategy is currently being refreshed with the aim of setting out an overview of up to date current demographic trends, as well as the key challenges and opportunities for Greater Manchester in becoming an exemplar age-friendly city region. A consultation was undertaken during spring 2023⁴² but no further updates have been provided.

Bury Housing Strategy April 2021

2.22 The Housing Strategy clearly recognises the importance of suitable housing for enabling people

³⁶ 10.6 – 10.7 Bury Local Plan Topic Paper 1 Housing

³⁷ Table 3 Bury Authority Monitoring Report 2019/20

³⁸ P7 Greater Manchester Age-friendly Strategy September 2018

³⁹ P8 Greater Manchester Age-friendly Strategy September 2018

⁴⁰ P12 Greater Manchester Age-friendly Strategy September 2018

⁴¹ P15 Greater Manchester Age-friendly Strategy September 2018

⁴² <https://www.gmconsult.org/young-people/agefriendlygm/>

to live well. “Housing in its widest sense affects many parts of our lives. The COVID-19 lockdown brought home to us all just how important it is to have a healthy, suitable and secure home .. . There is a new impetus on helping people of all ages to live well within our communities and the realisation that we must create the conditions for older people to live well within their communities for as long as possible has grown”⁴³.

2.23 “People are healthy when they are living well in their homes and neighbourhoods. The ability to secure a warm, safe home that is the right size and that meets our particular needs at each stage of life in a neighbourhood we feel we ‘fit’ and with the support we need to live independently, is core to our happiness. It is the basis for good mental and physical health and a springboard to a good life at any age”⁴⁴.

2.24 The Strategy states that “We want to drive up the number and quality of homes in the borough and to make sure that new homes are right for the location, offering people choice and helping our towns and neighbourhoods to thrive. . . . We will enable people at all stages of life to access a home that suits them and their families at a price they can afford – giving special attention to meeting the aspirations of our older people.”⁴⁵

2.25 Key outcomes sought from the Housing Strategy include⁴⁶

- More homes in the borough
- Increased affordable housing supply – through new build, leasing and acquisition
- A more dynamic housing market – a broader range of housing tenures and more tailored support for people to access a suitable home they want in any tenure
- Good quality, healthy homes and places
- Support that enables people to live well in the community
- Intelligent, evidence-driven, targeted investment to improve health through housing
- Towards a township housing strategy shaped to support the future of each town centre and neighbourhoods.

2.26 The Strategy also identifies that “housing presents an opportunity to breathe new life into our town centres and help to achieve each of our town centre ambitions”.⁴⁷

2.27 Looking specifically at older people’s housing the Housing Strategy comments that “In 2020, there were 191,841 people living in over 81,000 homes in Bury MBC. The borough’s population is projected to increase to 198,241 by 2030 and to 202,568 by 2037, an overall increase of

⁴³ Para 1.1 Bury Housing Strategy April 2021

⁴⁴ Para 1.1.1 Bury Housing Strategy April 2021

⁴⁵ Para 1.1.4 Bury Housing Strategy April 2021

⁴⁶ P9 Bury Housing Strategy April 2021

⁴⁷ Para 1.2 Bury Housing Strategy April 2021

5.6% residents. The population aged 65 years and over is expected to increase disproportionately quickly, from 35,225 to 43,635 a rise of 8,410 or almost 24% over the same period.”⁴⁸

2.28 In a discussion about “homes suitable and attractive for older people” the Housing Strategy states that “Our Housing Needs Assessment is telling us that most people over the age of 65 want to continue to live in their current home, with support when needed. However, up to 40% between the ages of 65 and 74 may be interested in moving to a more suitable, more manageable and often smaller home – many thousands of people over the period to 2030. The appetite to consider a move halves to around 20% by the time people reach 75 years of age, but the desire to move into a sheltered or extra care schemes is in fact highest for the 75-84 age group, at around 20% or more.

2.29 This is telling us that, so long as we get the model and publicity right, new extra care housing and remodelled sheltered housing has a significant part to play in housing our older population going forward. Two-bedroom apartments with the right features and in the right locations, are also very popular with older people, as are bungalows. Building significant quantities of the right new homes attractive to our aging population will help to free up larger homes in all tenures. This will make for a more dynamic housing market as more people find a suitable home in a location they want at different stages of their lives”⁴⁹

Greater Manchester Strategic Housing Market Assessment update 2021

2.30 The Greater Manchester Strategic Housing Market Assessment (SHMA) 2021 comments on the ageing demographic across the Greater Manchester area where, over the period to 2043, households aged 75-84 are expected to increase by 57.3% and those aged over 85 by 70.4%.⁵⁰

2.31 It also finds that there are higher concentrations of older people in some districts in Greater Manchester, most notably in districts to the south (Stockport and Trafford) and at the border of Bolton and Bury.⁵¹ The majority of those 65 and over tend to be owner-occupiers and the majority own their home outright.⁵² Of properties occupied by those over 65 across Greater Manchester, 48.8% have 2 or more spare bedrooms and while this is lower than the North West (51.8%) and England (51.6%) it still represents a significant proportion of older persons housing).⁵³

⁴⁸ Para 2.1 Bury Housing Strategy April 2021

⁴⁹ P 14 Bury Housing Strategy April 2021

⁵⁰ Para 4.21 & 4.22 Greater Manchester SHMA 2021

⁵¹ Para 6.5 Greater Manchester SHMA 2021

⁵² Para 6.10 Greater Manchester SHMA 2021

⁵³ Para 6.13 Greater Manchester SHMA 2021

2.32 With reference to input from the Housing LIN, the GM SHMA provides an indicative forecast of potential demand for older persons housing by district. For Bury over the period to 2037, the shortfall is 656 units of housing with support and 186 units of housing with care for purchase.⁵⁴ The SHMA does not set out the assumptions behind this prediction.

Bury Housing Needs and Demand Assessment (HNDA) Final Report August 2020

2.33 The HNDA recognises the significance of an ageing population and comments that the number of residents aged 65 and over is expected to increase by 14.6% up to 2030 and within that total the proportion of people over the age of 85 years is expected to increase by 31.3%⁵⁵.

2.34 The HNDA includes a resident survey which found that 14.9% of older person households were planning to move in the next five years and 7.2% would like to move but felt unable to do so mainly due to affordability issues.⁵⁶ Two-bedroom flats and bungalows are a popular choice particularly for people wanting to move to Ramsbottom and Prestwich⁵⁷.

2.35 The main reasons for wanting to move were concerns due to health problems or the need for housing suitable for an older or disabled person (29.0%) and this rose to 44.4% in the 85 years and over group. 30.3% stated that the house/garden is too big, and 24.2% that the stairs / levels cause a problem in their property⁵⁸.

2.36 The HNDA recognises that “given the ageing of the population the need for specialist older person accommodation is expected to increase. . . Based on population projections to 2030 there is an additional need for 372 units of specialist older persons accommodation⁵⁹ .

2.37 This calculation is based on the assumption that the present ratio of provision of older people's housing to population (ie 9.97% see table 6.4) is maintained. However the HNDA resident survey has shown that a much higher proportion of old people (potentially between 14.9% and 22.1%) are interested in moving within the next five years. This would suggest that maintenance of the current ratio of older people's housing to older population is not an effective mechanism to meet local demand, strengthen communities or maintain the health of the local older population.

⁵⁴ Table 6.3 Greater Manchester SHMA 2021

⁵⁵ Table 6.1 and para 6.8 HNDA

⁵⁶ Para 6.11 HNDA

⁵⁷ Table 6.2 HNDA

⁵⁸ Para 6.15 HNDA

⁵⁹ Para 6.21 and table 6.4 HNDA

Market Position Statement 2022-2025 (MPS) Bury Council and NHS Greater Manchester

- 2.38** Under prevention and well-being the MPS states that a key priority is “prioritising prevention - supporting people to be healthy independent and resilient throughout life. We’ll offer help early to prevent and reduce demand for specialist services”⁶⁰.
- 2.39** The MPS section on Older People and Ageing Well recognises that one of the main drivers of demand for social care services is population increase especially amongst the over 75 age group. It expects greater numbers of - people living alone with increasing risk of social isolation loneliness and depression - unpaid carers many of whom would be/will be older people with their own care needs - people with dementia other lung conditions and with multiple and complex needs.⁶¹

Bury Loneliness and isolation Strategy

- 2.40** The Bury Loneliness and Isolation Strategy states that “a key priority is to reduce loneliness and isolation for all Bury residents”.
- 2.41** Provision of 52 units of specialist retirement housing at Fairways Lodge in Prestwich can help to reduce loneliness, strengthen the local community and improve older people’s access to care.

Local Supply Available for Sale or Private Rent

- 2.42** Analysis of Rightmove data of specialist retirement properties available for sale or rent within 3 miles of Prestwich, carried out on 25th January 2024, indicates that there is a very limited choice available. Ten purpose built retirement properties were listed for sale or shared ownership in Prestwich⁶².
- 6 x 1 bed in price range £70,000 to £225,000⁶³
 - 4 x 2 beds in price range £60,000 to £285,000
- 2.43** There were also 6 age restricted properties in non-purpose built schemes ranging in price from £94,000 to £154,000. There were no properties for market rent.

⁶⁰ P5 MPS Prevention and Wellbeing

⁶¹ P3 MPS Older People and Ageing Well

⁶² It was not possible to identify the level of care provided in these developments

⁶³ Note 3 of these are in the same newbuild McCarthy Stone Development

Conclusions

- 2.44** The strategies and policies of Bury Council and GMCA recognise the housing needs of older people as an issue of increasing importance. Policies endorse the need for more accommodation suitable for older people including the potential of specialist accommodation with support and extra care to enable people to find their own solutions to accommodation and support needs.
- 2.45** The proposed development of 52 retirement units at Fairways Lodge Prestwich will provide accommodation which is better suited to the needs of older people and can assist Bury Council in delivering its priorities. Accessible and built to high standards of insulation, the properties will help to deliver affordable warmth. They will reduce loneliness and ensure better access for older people to onsite care. There is also evidence of the potential for larger homes to be released onto the market for larger households.

Chapter 3 Forecasting specialist housing demand in Bury

- 3.1** We have modelled potential demand for specialist retirement housing in Bury using two different approaches: the Retirement Housing Group (RHG) Model and the Contact Consulting Model, both of which are recommended in “Housing in Later Life⁶⁴.” Both have been found sound at examination and appeal⁶⁵.
- 3.2** Currently in England an estimated **8% of households aged 65 and over live in specialist retirement housing (515,666 dwellings)**⁶⁶. Research for the Housing Lin⁶⁷ 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.
- 3.3** A number of approaches exist which estimate demand for specialist housing for older people. Planning for the Right Homes in the Right Places⁶⁸ 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

- 3.4** 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 properties⁶⁹ 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

⁶⁴ Housing Lin <http://www.housinglin.org.uk/Topics/type/resource/?cid=8654>

⁶⁵ 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

⁶⁶ 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>

⁶⁷ “Downsizing for older people into Specialist Accommodation” Janet Sutherland for Housing LIN February 2011

⁶⁸ DCLG, September 2017

⁶⁹ Michael Ball: Housing Markets and Independence in Old Age fig 4.7

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 available⁷⁰.

- 3.5** 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, shared equity or market accommodation.
- 3.6** ONS Census data from 2021 shows home ownership among households aged 65 and over in Bury was 79.6%⁷¹, higher than the national average of 75%⁷². 78.5% of households aged 65-74 in Bury are home owners. For households aged 75 and over the comparable figure is 80.8%.

The Contact Consulting Model

- 3.7** The Contact Consulting Model⁷³ 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 245 per thousand people aged 75 and over would benefit from a move to specialised housing. The estimate of 245 persons per thousand population is then applied to households on the same basis (i.e. 24.5%)⁷⁴.
- 3.8** 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
 - Extra care housing for rent and sale

Results from the RHG Model

- 3.9** Table 3.2 shows potential demand for specialist older persons' housing provision in Bury 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 2026 (the earliest date by which a

⁷⁰ 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.

⁷¹ DC4201EW - Tenure by ethnic group by age - Household Reference Persons – includes home owners with a mortgage

⁷² DC4201EW - Tenure by ethnic group by age - Household Reference Persons

⁷³ Detailed information about how the model operates can be found in "Housing in Later Life"

⁷⁴ 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

McCarthy Stone scheme in Prestwich is likely to be available). 2,746 existing households require specialist retirement housing.

Table 3.1. RHG model potential demand for specialist older persons housing 2026 – Bury Council

Location: Bury				
Year modelled: 2026	Aged	Aged	Aged	Total
Household age	65-74	75-84	85+	
No of households (Source: ONS Household Projections 2018)	11,165	10,425	3,669	25,259
Requiring specialist retirement housing	2.5%	17.5%	17.5%	
RHG model estimate of potential demand from existing households	279	1,824	642	2,746
Requiring home ownership - based on proportion of home owners in 2021 Census	78.5%	80.8%		
RHG model estimate of demand for home ownership	219	1,474	519	2,212
Assume all under 75s and 72% of 75 and over require sheltered with support	219	1,061	374	1,654
Current supply of retirement housing (age exclusive & sheltered) for sale shared ownership or market rent				243
Requirement for newbuild sheltered for sale shared ownership or market rent				1,411
75 and over requiring extra care & enhanced sheltered for sale or shared ownership	0	413	145	558
Current supply of extra care & enhanced sheltered for sale shared ownership or market rent				105
Requirement for newbuild extra care for sale shared ownership or market rent				453
Total newbuild requirement for home ownership, shared ownership or market rent				1,864

3.10 The 2021 Census for Bury provides data on tenure by age. We have used this data to calculate the proportion of older person households requiring home ownership. It is therefore anticipated

that of the 2,746 older person households who might require older persons housing, 2,212 households will require sale, shared equity or market rented 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, shared equity or market rent is 1,654 units. Potential demand for extra care is 558 units.

3.11 Current supply of older persons accommodation in Bury⁷⁵ is 348 sale units (243 of which are housing with support and 105 housing with care) and 1,331 rented units (1,147 of which are social rent with support, 184 with care). Total specialist older persons housing amounts to 1,679 units⁷⁶. The RHG model would suggest that there is an overall shortfall of 1,411 sheltered units for sale, shared equity or market rent and a shortfall of 453 extra care units for sale shared equity or market rent.

Results from the Contact Consulting Model

3.12 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 3,453 units of specialist older persons accommodation.

3.13 The Contact Consulting methodology suggests that there is potential demand for 2,009 units for sheltered housing for home ownership, shared equity or private rent compared with current supply of 243 units: a shortfall of 1,766 units (see Table 3.2). There is potential demand for 781 units of extra care housing for home ownership shared equity or market rent, compared with current supply of 105 units: a shortfall of 676 units.

⁷⁵ Based on EAC data for East Hampshire www.housingcare.org/housing-care/search

⁷⁶ 348 + 1,331

Table 3.2. Contact Consulting Model: Potential demand for older persons accommodation

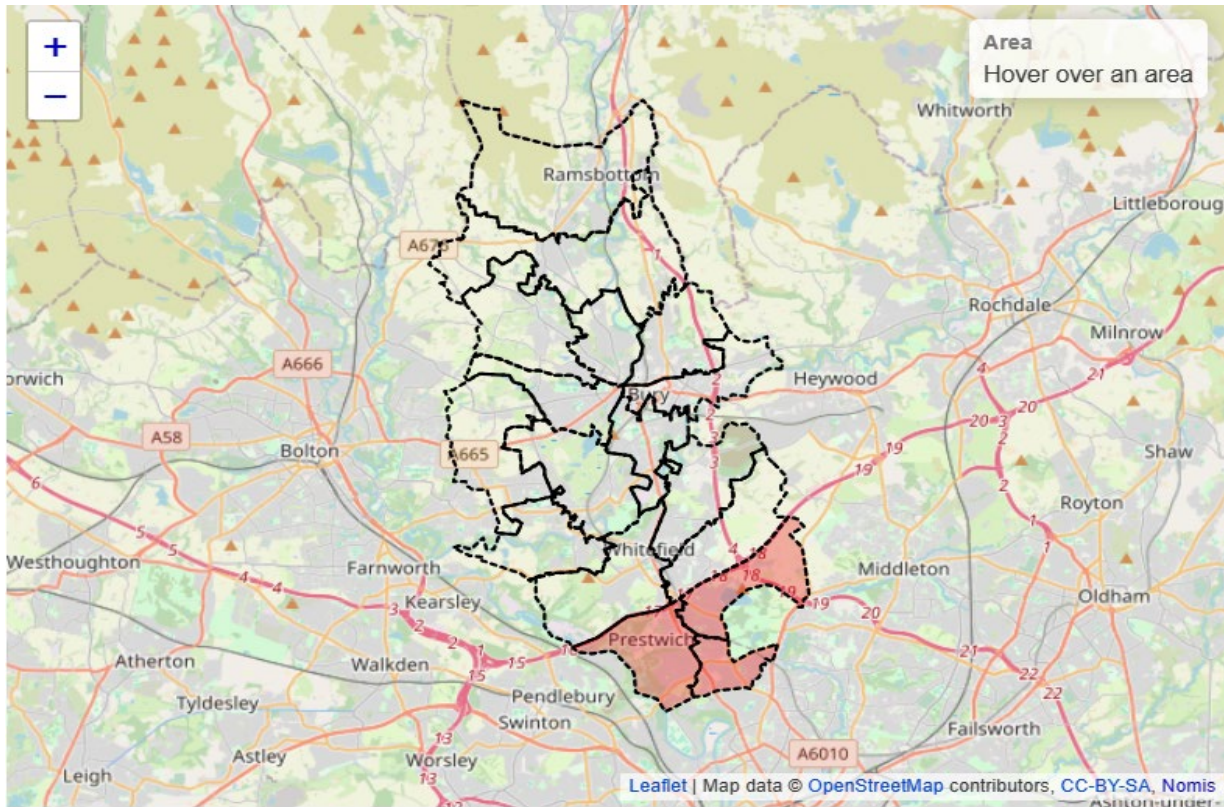
Location: Bury Year modelled: 2026	sale ownership or market rent	shared or affordable rent	Social or affordable rent	Total hh aged 75 and over
All households	11,387	2,707		14,094
Requiring retirement housing 24.5%	2,790	663		3,453
Sheltered/supported housing 72%				
Total demand	2,009	478		2,486
Current supply (Source EAC)	243	1,147		
Additional provision required	1,766	-669		
Extra care housing 28%				
Total demand	781	186		967
Current supply (Source EAC)	105	184		
Additional provision required	676	2		

(Note figures may not add due to rounding)

Housing Supply and Demand in Prestwich and Surrounding Area

3.14 It is possible to compare the situation in Prestwich and the immediate area (see Figure 3.1 and Table 3.4 below) with that in the wider Bury area.

Figure 3.1 Wards Selected Area and Surrounding Area



Source: NOMIS accessed via <https://www.nomisweb.co.uk/>

Table 3.4 Details of Wards Selected

Ward Ref	Name	Ward Ref	Name
E05014156	Holyrood	E05014166	St. Mary's (Bury)

3.15 According to the 2021 Census there were 3,770 older person households (aged 65 and over) living in the Prestwich area as identified above, compared with 23,128 living in Bury. Households aged 65 to 74 older person households in the area accounted for 16.3% of all older person households in Bury and households aged 75+ accounted for 16.3%). We have applied these percentages to the 2026 data for Bury to derive the total number of households in Prestwich and the surrounding area in 2026.

3.16 The RHG model shows that 271 households in Prestwich will require sheltered housing for sale, shared equity or market rent and 92 households will require extra care housing for sale, shared equity or market rent. There is a current local supply of 43 sheltered units, leaving a shortfall of 228 units of sheltered housing for sale, shared equity or market rent. There is a current supply of 48 units of extra care housing for sale, shared equity or market rent leaving a shortfall of 44 extra care units.

Table 3.5 RHG Model for Prestwich wards

Location: Prestwich Year modelled: 2026 Household age	Aged 65-74	Aged 75-84	Aged 85+	Total
No of households (Source: ONS Household Projections 2018)	1,815	1,704	600	4,119
Requiring specialist retirement housing	2.5%	17.5%	17.5%	
RHG model estimate of potential demand from existing households	45	298	105	449
Requiring home ownership - based on proportion of home owners in 2021 Census	78.6%	81.2%		
RHG model estimate of demand for home ownership	36	242	85	363
Assume all under 75s and 72% of 75 and over require sheltered with support	36	174	61	271
Current supply of retirement housing (age exclusive & sheltered) for sale shared ownership or market rent				43
Requirement for newbuild sheltered for sale shared ownership or market rent				228
75 and over requiring extra care & enhanced sheltered for sale or shared ownership	0	68	24	92
Current supply of extra care & enhanced sheltered for sale shared ownership or market rent				48
Requirement for newbuild extra care for sale shared ownership or market rent				44
Total newbuild requirement for home ownership, shared ownership or market rent				272

3.17 The Contact Consulting model shows demand for 330 units of sheltered retirement housing for sale, shared equity or private rent against a current supply of 43 leaving a shortfall of 287 units. It also shows demand for 128 units of extra care housing for sale shared equity or private rent and a current supply of 48 units resulting in a shortfall of 80 units. There is a surplus of sheltered social rented housing and a modest shortfall of extra care social rented housing.

Table 3.6 Contact Consulting Model

Location: Prestwich Year modelled: 2026	sale shared ownership or market rent	Social or affordable rent	Total hh aged 75 and over
All households	1,871	433	2,304
Requiring retirement housing 24.5%	458	106	564
Sheltered/supported housing 72%			
Total demand	330	76	406
Current supply (Source EAC)	43	259	
Additional provision required	287	-183	
Extra care housing 28%			
Total demand	128	30	158
Current supply (Source EAC)	48	15	
Additional provision required	80	15	

3.18 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

3.19 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 1,411 units of sheltered housing and 453 units of extra care housing for sale, shared equity or market rent.

- The Contact Consulting model points to a need for 1,766 units of sheltered housing and 676 units of extra care housing for sale, shared equity or market rent
- Within the immediate area of Prestwich, the RHG model indicates a need for 228 sheltered and 44 extra care units for sale, shared equity or market rent. The Contact Consulting model indicates a need for 287 sheltered and 80 extra care units for sale, shared equity or market rent.

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 (or retirement living), 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.

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 - 27th December 2023

Age Exclusive Housing

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Age Exclusive	Tenure(s): Rent (social landlord)	Abbey Court	Coronation Road, Radcliffe, Greater Manchester, M26 3RS	Radcliffe	M26 3RS	51	Flats
Age Exclusive	Tenure(s): Rent (social landlord)	Albert Avenue	Prestwich, Greater Manchester, M25 0LY	Prestwich	M25 0LY	23	Flats
Age Exclusive	Tenure(s): Rent (social landlord)	Alfred Street/Gigg Lane	Alfred Street, Bury, Lancashire, BL9 9EH	Bury	BL9 9EH	14	Bungalows
Age Exclusive	Tenure(s): Rent (social landlord)	Ashton Lodge	Stubbins Lane, Ramsbottom, Bury, Greater Manchester, BL0 0PX	Ramsbottom	BL0 0PX	31	Flats
Age Exclusive	Tenure(s): Rent (social landlord)	Garside Hey Road	Brandlesholme Road, Bury, BL8 1HZ	Bury	BL8 1HZ	8	Flats, Bungalows
Age Exclusive	Tenure(s): Rent (social landlord)	Hamilton House	57 Hanson Street, Bury, Greater Manchester, BL9 6LR	Bury	BL9 6LR	24	flats
Age Exclusive	Tenure(s): Rent (social landlord)	Hazelhurst	Bolton Street, Ramsbottom, Bury, Lancashire, BL0 9PQ	Ramsbottom	BL0 9PQ	46	Flats, Bungalows
Age Exclusive	Tenure(s): Rent (social landlord)	Manshal House	250 Baguley Crescent, Rhodes, Middleton, Greater Manchester, M24 4GX	Middleton	M24 4GX	12	flats
Age Exclusive	Tenure(s): Rent (social landlord)	St Mary's Court	Derby Street, Prestwich, Manchester, M25 1NY	Prestwich	M25 1NY	11	Bungalows
Age Exclusive	Tenure(s): Rent (social landlord)	The Woodlands	Brandlesholme Road, Bury, BL8 1BX	Bury	BL8 1BX	57	flats
Age Exclusive	Tenure(s): Rent (social landlord)	Truro Close	Woodhill Road, Bury, BL8 1BY	Bury	BL8 1BY	4	Bungalows
Age Exclusive	Tenure(s): Rent (social landlord) and Shared Ownership	Clarence Gardens	Danesmoor Drive, Bury, Lancashire, BL9 6FY	Bury	BL9 6FY	10	Flats, Bungalows
Age exclusive housing / Retirement housing	Tenure(s): Rent (social landlord)	Farraday House	Cottam Street, Bury, Lancashire, BL8 1QQ	Bury	BL8 1QQ	13	Flats

McCarthy Stone Needs Assessment Bury – January 2024

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Age Exclusive	Tenure(s): Shared Ownership (LSE)	Halvard Court	Walmersley Road, Bury, Lancashire, BL9 6XE	Bury	BL9 6XE	30	Bungalows
Age Exclusive	Tenure(s): Shared Ownership (LSE)	Melrose Close	Whalley Road, Whitefield, Manchester, M45 8WZ	Whitefield	M45 8WZ	5	flats
Age Exclusive	Tenure(s): Leasehold	New Church Court	Elizabeth Street, Whitefield, Manchester, M45 6BT	Whitefield	M45 6BT	13	flats
Age Exclusive	Tenure(s): Rent (social landlord) and Shared Ownership	Clarence Gardens	Danesmoor Drive, Bury, Lancashire, BL9 6FY	Bury	BL9 6FY	9	flats

		District Number of units	Ward Number of units
Age Exclusive	Licence or Rent	304	34
	Ownership or Shared Ownership	57	0

Retirement Housing

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Retirement	Tenure(s): Rent (social landlord)	Abbeyfield House	Turks Road, Radcliffe, Manchester, M26 4WN	Radcliffe	M26 4WN	7	flats
Retirement	Tenure(s): Rent (social landlord)	Beech Close	63 Ostrich Lane, Prestwich, Bury, Greater Manchester, M25 1GP	Prestwich	M25 1GP	11	bungalows
Retirement	Tenure(s): Rent (social landlord)	Chapelfield	Radcliffe, Bury, Greater Manchester, M26 1JH	Radcliffe	M26 1JH	5	flats
Retirement	Tenure(s): Rent (social landlord)	Chelsea Avenue	Radcliffe, Bury, Greater Manchester, M26 3NF	Radcliffe	M26 3NF	18	flats
Retirement	Tenure(s): Rent (social landlord)	Clarks Hill	off Rectory Lane, Prestwich, Manchester, M25 1BE	Prestwich	M25 1BE	35	flats
Retirement	Tenure(s): Rent (social landlord)	Eastwood Court	42 Deal Street, Bury, Manchester, BL9 7DL	Bury	BL9 7DL	54	flats
Retirement	Tenure(s): Rent (social landlord)	Elms Close	Whitefield, Bury, Greater Manchester, M45 8XR	Bury	M45 8XR	24	bungalows
Retirement	Tenure(s): Rent (social landlord)	Elms Farm	Mather Avenue, Whitefield, Greater Manchester, M45 8NT	Whitefield	M45 8NT	47	flats
Retirement	Tenure(s): Rent (social landlord)	Fusilier Court	18 Chislehurst Close, off Bolton Road, Bury, Lancs, BL8 2XA	Bury	BL8 2XA	66	flats
Retirement	Tenure(s): Rent (social landlord)	Griffin Close	Bury, Greater Manchester, BL9 6LG	Bury	BL9 6LG	30	flats & Bungalows
Retirement	Tenure(s): Rent (social landlord)	Hampson Fold	Radcliffe, Bury, Greater Manchester, M26 4PP	Radcliffe	M26 4PP	22	bungalows
Retirement	Tenure(s): Rent (social landlord)	Harry Whitehead Court	Lowes Road, Bury, Greater Manchester, BL9 6QN	Bury	BL9 6QN	33	flats
Retirement	Tenure(s): Rent (social landlord)	Harwood House	Wesley Street, Tottington, Bury, Lancashire, BL8 3NW	Tottington	BL8 3NW	28	flats
Retirement	Tenure(s): Rent (social landlord)	Holly Court	2a Pimhole Road, Bury, Greater Manchester, BL9 7HJ	Bury	BL9 7HJ	35	flats
Retirement	Tenure(s): Rent (social landlord)	Hoyles Court	Park Street, Radcliffe, Manchester, M26 2GZ	Radcliffe	M26 2GZ	34	flats
Retirement	Tenure(s): Rent (social landlord)	Kirton Lodge	Ostrich Lane, Prestwich, Greater Manchester, M25 1DW	Prestwich	M25 1DW	27	flats
Retirement	Tenure(s): Rent (social landlord)	Lime Grove	Ramsbottom, Lancashire, BL0 0BD	Ramsbottom	BL0 0BD	24	bungalows
Retirement	Tenure(s): Rent (social landlord)	Maple Grove	Chestnut Avenue, Tottington, Bury, Lancashire, BL8 3EE	Tottington	BL8 3EE	14	bungalows
Retirement	Tenure(s): Rent (social landlord)	Moorfield	Wordsworth Avenue, Radcliffe, Greater Manchester, M26 3QY	Radcliffe	M26 3QY	35	flats
Retirement	Tenure(s): Rent (social landlord)	Mosses House	Frank Street, Bury, Greater Manchester, BL9 0RY	Bury	BL9 0RY	16	flats

McCarthy Stone Needs Assessment Bury – January 2024

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Retirement	Tenure(s): Rent (social landlord)	Naseby Court	1 Hampden Road, Prestwich, Bury, Greater Manchester, M25 1LG	Prestwich	M25 1LG	32	flats
Retirement	Tenure(s): Rent (social landlord)	Sealand House	Vine Street, Prestwich, Greater Manchester, M25 1NQ	Prestwich	M25 1NQ	53	flats
Retirement	Tenure(s): Rent (social landlord)	St Clements Court	Ogden Street, Prestwich, Bury, Greater Manchester, M25 1JL	Prestwich	M25 1JL	31	flats
Retirement	Tenure(s): Rent (social landlord)	Stanhope Court	Bury New Road, Prestwich, Greater Manchester, M25 3BE	Prestwich	M25 3BE	20	bungalows
Retirement	Tenure(s): Rent (social landlord)	Taylor House	Brandlesholme Road, Bury, Greater Manchester, BL8 1HS	Bury	BL8 1HS	16	flats
Retirement	Tenure(s): Rent (social landlord)	Top O'Th Fields	Whitefield, Bury, Greater Manchester, M45 7HE	Bury	M45 7HE	30	flats
Retirement	Tenure(s): Rent (social landlord)	Waverley Place	School Street, Radcliffe, Greater Manchester, M26 3AQ	Radcliffe	M26 3AQ	29	flats
Retirement	Tenure(s): Rent (social landlord)	Welcombe Walk	Whitefield, Bury, Greater Manchester, M45 7HE	Bury	M45 7HE	19	flats
Retirement	Tenure(s): Rent (social landlord)	Wellington House	Haig Road, Bury, Greater Manchester, BL8 2NG	Bury	BL8 2NG	20	flats
Age Exclusive Housing / Retirement Housing	Tenure(s): Rent (social landlord)	Farraday House	Cottam Street, Bury, Lancashire, BL8 1QQ	Bury	BL8 1QQ	12	flats
Retirement Housing / Housing-With-Care / Close Care Housing	Tenure(s): Rent (social landlord)	Moorview House	Heathlands Drive, Prestwich, Manchester, M25 9SB	Prestwich	M25 9SB	16	flats

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Retirement Housing	Tenure(s): Leasehold	Charlton Court	Charlton Avenue, Prestwich, Greater Manchester, M25 0BE	Prestwich	M25 0BE	26	flats
Retirement Housing	Tenure(s): Leasehold	Pinfold Court	Pinfold Lane, Whitefield, Manchester, M45 7NZ	Whitefield	M45 7NZ	40	flats
Retirement Housing	Tenure(s): Leasehold	Valley Court	Longsight Road, Ramsbottom, Bury, Lancashire, BL0 9FY	Ramsbottom	BL0 9FY	50	flats
Retirement Housing	Tenure(s): Leasehold	Waterloo Court	Manchester Road, Bury, Lancs, BL9 0UE	Bury	BL9 0UE	26	flats
Retirement Housing	Tenure(s): Leasehold	Willow Bank	Pilkington Drive, Whitefield, Manchester, M45 8JX	Whitefield	M45 8JX	30	flats , Bungalows
Retirement Housing / Extra Care Housing	Tenure(s): Leasehold	Broadfield Court	Park View Road, Prestwich, M25 1QF	Prestwich	M25 1QF	14	flats

		District Number of units	Ward Number of units
Retirement & sheltered	Licence or Rent	843.0	225.0
	Ownership or Shared Ownership	189.0	43.0

Extra care and Enhanced Sheltered Housing

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Extra Care Housing	Tenure(s): Rent (social landlord)	Falcon & Griffin Extra Care Scheme	Falcon Close, Bury, Greater Manchester, BL9 6LQ	Bury	BL9 6LQ	69	flats, bungalows
Extra Care Housing	Tenure(s): Rent (social landlord)	Peachment Place	Heaton Avenue, Redvales, Bury, Greater Manchester, BL9 9GQ	Redvales	BL9 9GQ	60	flats
Extra Care Housing	Tenure(s): Rent (social landlord)	Red Bank	Lowe Street, Radcliffe, Manchester, M26 3PD	Radcliffe	M26 3PD	40	flats
Retirement Housing / Housing-With-Care / Close Care Housing	Tenure(s): Rent (social landlord)	Moorview House	Heathlands Drive, Prestwich, Manchester, M25 9SB	Prestwich	M25 9SB	15	flats

Type	Tenure	Name	Address	Location	Postcode	Dwgs	Property Type
Extra Care Housing	Tenure(s): Leasehold	The Cottons	Factory Street, Ramsbottom, Bury, Lancashire, BL0 9GH	Ramsbottom	BL0 9GH	57	flats
Retirement Housing / Extra Care Housing	Tenure(s): Leasehold	Broadfield Court	Park View Road, Prestwich, M25 1QF	Prestwich	M25 1QF	48	flats

		District Number of units	Ward Number of units
Housing with Care	Licence or Rent	184	15
	Ownership or Shared Ownership	105	48

