

**Extract from Draft Regional Study by ORS – Local Housing Market Assessment 2019**

|  | Pembrokeshire |
|--|---------------|
| <b>Households with one or more persons with a limiting long-term illness or disability (2018)</b>    | 23,426        |
| Does not affect their housing need   | 16,097        |
| Current home suitable for needs  | 6,105         |
| Current home requires adaptation   | 629           |
| Need to move to a more suitable home   | 595           |
| <b>Total households where a limiting long-term illness or disability affects their housing need:</b> | <b>7,329</b>  |

|   | Pembrokeshire |
|---|---------------|
| <b>Households where an existing illness or disability affects their housing need in 2018</b>                                |               |
| Current home suitable for needs   | 6,105         |
| Current home requires adaptation  | 629           |
| Need to move to a more suitable home  | 595           |
| <b>Total households where a limiting long-term illness or disability affects their housing need in 2018</b>                 | <b>7,329</b>  |
| Existing households in 2018 likely to develop health problems that affect their housing need within 10 years                | 3,155         |
| Additional households in 2033 projected to experience problems or likely to develop problems within 10 years                | 7,473         |
| <b>Additional households in 2033 where illness or disability affects their housing need or will develop within 10 years</b> | <b>10,628</b> |

|  | Pembrokeshire |
|--|---------------|
| <b>Existing need in 2018</b>   |               |
| Households where an existing illness or disability affects their housing need and need to move in 2018               | 595           |
| <b>Projected future need 2018-33</b>   |               |
| Additional households in 2033 where illness or disability affects their housing need or will develop within 10 years | 10,628        |
| <b>Maximum need for adapted housing 2019-33 (households)</b>   | <b>11,223</b> |
| Less households living in dwellings adaptable to M4(1) standard  | 6,967         |
| <b>Minimum need for adapted housing 2019-33 (households)</b>   | <b>4,256</b>  |

The dark blue rows above provide a reasonable upper and lower band to the estimates for adapted housing, incorporating the combined need for M4(2) and M4(3).

| Housing Type         | Age of Household Representative |       |       |       |       |       |       |       |
|----------------------|---------------------------------|-------|-------|-------|-------|-------|-------|-------|
|                      | 15-24                           | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75-84 | 85+   |
| <b>Pembrokeshire</b> |                                 |       |       |       |       |       |       |       |
| Market housing       | < 0.1%                          | 0.4%  | 1.1%  | 1.8%  | 3.1%  | 4.0%  | 5.8%  | 8.7%  |
| Affordable housing   | 0.3%                            | 2.1%  | 3.2%  | 6.5%  | 6.3%  | 10.4% | 12.2% | 18.9% |

| Modelled Need for Wheelchair Adapted Housing | Households aged under 75 |              |                    | Households aged 75+ |            |                    | Overall change 2018-33* |
|--|--------------------------|--------------|--------------------|---------------------|------------|--------------------|-------------------------|
|  | 2018                     | 2033         | Net change 2018-33 | 2018                | 2033       | Net change 2018-33 |                         |
| <b>Pembrokeshire</b>                         |                          |              |                    |                     |            |                    |                         |
| Market housing                               | 880                      | 980          | 100                | 560                 | 620        | 60                 | 160                     |
| Affordable housing                           | 490                      | 560          | 70                 | 220                 | 250        | 30                 | 110                     |
| <b>Total</b>                                 | <b>1,370</b>             | <b>1,540</b> | <b>170</b>         | <b>780</b>          | <b>870</b> | <b>90</b>          | <b>270</b>              |

\*numbers may not sum due to rounding

The number of households likely to need wheelchair adapted housing in Pembs is likely to increase by 270 over the 15-year period.

It is important to recognise that many of the identified growth in households with wheelchair users are aged 75 or over, and it is likely that many of these households would also be identified as needing specialist housing for older persons. The earlier analysis identified a need for around 4,250 specialist older person housing units for households aged 75 or over in Pembs. Whilst not all households needing wheelchair adapted housing will live in specialist older person housing, at any point in time it is likely that around a quarter of those living in specialist housing will need wheelchair adapted homes, and it is likely that some older households will start using a wheelchair whilst living in specialist housing if their health deteriorates. On this basis, it may be appropriate to adopt higher targets for specialist housing for older persons that is wheelchair accessible, and this could reduce the proportion of general needs housing that would need to meet the Category 3 requirements.