Housing Needs and Demand 2025

Older Person's Summary

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INTRODUCTION

The Housing Needs and Demand Assessment (HN&DA) 2025 provides the most recent evidence to inform future planning and housing policies within the area. It builds on the Greater Manchester Strategic Housing Market Assessment by offering detailed local insights.

This assessment analyses the area's social, economic, housing, and demographic characteristics. It outlines the current housing stock, identifies existing and projected housing needs, and examines the requirements of different household types. The report specifies the size and type of housing needed by tenure and household composition, considers the demand for affordable housing, and highlights the needs of particular groups within the borough.

It is important to note that some data may now be outdated, as housing trends and conditions continue to evolve nationally.

The full HN&DA can be downloaded from the Council's website at [Housing needs and demand assessment - Bury Council]

National Planning Guidance (NPPF) defines older people as '*people over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs*'.

OLDER PERSONS' POPULATION

Table 1: Older person population change in Bury					
Age Group	**2022**	**2030 (short term)**	**2035 (medium term)**	**2043 (long term)**	**Change 2022-2043**
65-74	18,547	20,524	21,748	19,550	1,004
75-84	12,804	14,128	14,071	16,793	3,989
85+	4,615	5,699	7,043	7,627	3,012
All ages	193,417	198,241	201,192	207,901	13,674
Age Group	**2022**	**2030**	**2035**	**2043**	**Change % 2022-2043**
65-74	9.6%	10.4%	10.8%	9.4%	5.4%
75-84	6.6%	7.1%	7.0%	8.1%	31.2%
85+	2.4%	2.9%	3.5%	3.7%	65.3%
All ages	100%	100%	100%	100%	7.1%

Table 1 indicates that between 2022 and 2043, Bury's population is projected to grow by 7.1%, with growth concentrated in older age groups, indicating a clear ageing trend. The population aged 65–74 increases modestly by 5.4% before peaking mid-period and declining slightly by 2043, while much stronger growth is seen among those aged 75–84, rising by 31.2%, and those aged 85+, which expands by 65.3%. By 2043, residents aged 75 and over will make up a significantly larger share of the population, highlighting increasing demand for age-appropriate housing, health, and care services, particularly for the oldest age groups with more complex needs.

CURRENT OLDER PERSONS' HOUSING

Table 2: Dwellings occupied by households* aged 65 and over				
Dwelling type and size	**65-74**	**75-84**	**85+**	**Total**
1 or 2-bedroom house	16.3%	12.3%	14.6%	14.9%
3-bedroom house	36.6%	34.7%	31.2%	35.6%
4 or-more bedroom	19.9%	16.0%	14.7%	18.2%
1-bedroom bungalow	7.5%	5.7%	8.1%	7.0%

2 or more-bedroom bungalow	4.4%	8.1%	5.4%	5.6%
1-bedroom flat	3.4%	3.5%	5.0%	3.6%
2 or more-bedroom flat	11.3%	19.7%	20.4%	14.7%
Other	0.6%	0.0%	0.7%	0.4%
Base	13,680	6,971	2,072	22,723

*main household respondent

Table 2 shows that older households in Bury are predominantly living in family housing, particularly 3-bedroom houses, which account for over a third (35.6%) of all households aged 65 and over, with occupancy remaining high across all older age groups. Larger homes (4+ bedrooms) are also relatively common (18.2%), especially among those aged 65–74, suggesting under-occupation as households age. While bungalows and smaller homes are present, they represent a minority of stock, with bungalows accounting for just 12.6% overall. There is a clear age-related shift towards flats, particularly among those aged 75 and over, with 20.4% of households aged 85+ living in flats. Overall, the data highlights a mismatch between the ageing population and the housing stock they occupy, reinforcing the need for a greater supply of appropriate, accessible smaller homes to support downsizing and independent living in later life.

Table 3: Older person's housing preference by age group

Housing Option	65-74	75-84	85+	All 65+
Continue to live in current home with support when needed	67.2%	82.4%	87.5%	75.4%
Buying a dwelling on the open market	19.6%	8.3%	0.0%	12.9%
Rent a dwelling from a private landlord	2.4%	2.5%	0.0%	2.1%
Rent from a Housing Association	12.8%	12.7%	2.9%	11.5%
Rent for the Council	15.2%	15.6%	2.9%	13.7%
Part rent / buy	3.6%	1.9%	4.1%	3.0%
Sheltered accommodation – To rent	21.9%	27.4%	16.0%	23.1%
Sheltered accommodation – To buy	15.7%	16.0%	10.6%	15.2%
Sheltered accommodation – Part rent / buy	3.2%	14.6%	11.6%	8.5%
Extra Care housing – To rent	14.1%	18.1%	14.7%	15.7%
Extra Care housing – To buy	10.8%	8.3%	9.4%	9.7%
Extra Care housing – Part rent / buy	4.6%	2.3%	0.0%	3.2%
Supported housing for people with LD and Autism	0.8%	0.0%	0.0%	0.45
Supported housing for mental health needs	3.0%	6.1%	12.6%	5.4%
Residential care home	1.6%	5.4%	9.8%	4.1%

Co-housing	13.2%	15.0%	7.4%	13.1%
Go to live with children or other relatives / friends	5.3%	4.0%	5.7%	4.9%
Other	2.6%	2.4%	0.0%	2.2%
Base (total households responding)	4,057	2,963	1,074	8,094

Table 3 reports the number of households who would consider different older persons' housing options (respondents could tick more than one option) across the borough. Older people in Bury show a strong preference to remain living independently, with 75.4% of households aged 65+ wishing to stay in their current home with support if needed, rising to 87.5% among those aged 85+. Interest in owner occupation declines sharply with age, from 19.6% of those aged 65–74 to none among those aged 85+, while reliance on rented and supported options increases. There is substantial demand for specialist housing, with around 23% expressing interest in rented sheltered accommodation and 15.7% in Extra Care housing overall, particularly among those aged 75–84. Preferences for residential care and supported housing rise markedly with age, especially for mental health needs and care homes among the 85+ group. Overall, the findings underline the importance of enabling ageing in place while expanding the supply of accessible homes, sheltered housing and Extra Care provision to meet changing needs as people grow older.

FUTURE REQUIREMENTS

Across Bury, the latest data indicates there are approximately 3,112 units/bedspaces of specialist older persons' accommodation, comprising 1,464 specialist older persons dwelling units (C3 use class), 231 Extra Care units, and 1,417 residential care bedspaces (C2 use class).

An assessment of need for different forms of older persons' accommodation, based on the latest metrics published by the Housing Learning and Information Exchange (Housing LIN), identifies the following:

- *Residential care (C2)* - An estimated need for 1,243 bedspaces in 2022, increasing to 1,587 bedspaces by 2043, compared with a current supply of 1,417 bedspaces.
- *Extra Care housing* - A need for 784 units in 2022, rising to 1,099 units by 2043, compared with a current supply of just 231 units.
- *Specialist older persons housing (C3, excluding Extra Care)* - A requirement for 3,484 units in 2022, increasing to 4,884 units by 2043, compared with an existing supply of 1,464 units.

Based on projected demographic change and the Housing LIN estimates, this indicates that over the period 2022 to 2043 there is a need for:

- 3,420 additional C3 specialist older persons dwelling units (excluding Extra Care), equivalent to around 163 units per year;
- 868 additional Extra Care units, equivalent to around 41 units per year; and
- 170 additional residential care bedspaces (C2), equivalent to around 8 bedspaces per year.

The analysis identifies a particular need for leasehold sheltered housing, enhanced sheltered housing, and Extra Care housing for sale, reflecting both demographic change and older households' stated preferences. While Bury benefits from a relatively strong existing supply of dementia-friendly older persons' accommodation, the scale and profile of projected growth highlights the need for significant additional provision across specialist housing types.