

Mendip District Council

Older Persons Housing Needs Survey

Report tabulations

March 2012

Background

This report has been produced to provide similar information to that which was included in a 2010 report by Fordham Research entitled 'Housing and Older People Study'. Two separate reports were provided by Fordham Research; one for the Taunton Housing Market Area (covering Sedgemoor, Taunton Deane and West Somerset) and one for the South Somerset Housing Market Area. The data in this report therefore completes the evidence base for Somerset by including the same range of data for Mendip.

Survey methodology

Whilst a number of secondary data sources are available to study the situation of different household groups it was felt that a survey for Mendip was necessary given that the Housing and Older Persons Study for the other four authorities in Somerset had drawn heavily on a survey carried out in 2008. A survey was therefore carried out in Mendip based on a very similar survey form to that which had been used by the other four Somerset local authorities.

The survey was carried out by means of postal questionnaires with 10,000 forms being sent out to households in early October 2011. In total 2,633 forms were returned representing a response rate of 26.3%. The original sample for the survey was drawn on a stratified random basis from Council Tax information with households being split into eight distinct geographical areas. The table below shows the response rate and estimated number of households in each area.

Response rate and estimated number of households by sub-area					
Area	Number of forms returned	Number sent	Response rate	Estimated number of households	% of households
Frome	416	1,644	25.3%	11,422	24.4%
Shepton Mallet	281	1,146	24.5%	4,395	9.4%
Glastonbury & Street	370	1,475	25.1%	8,979	19.1%
Wells	343	1,188	28.9%	5,007	10.7%
East Rural	303	1,090	27.8%	3,571	7.6%
Central Rural	344	1,361	25.3%	7,463	15.9%
South West Rural	293	1,028	28.5%	2,735	5.8%
North West Rural	283	1,068	26.5%	3,329	7.1%
Total	2,633	10,000	26.3%	46,900	100.0%

Although this report focuses on the situation of older person households the survey was carried out for all age groups. This was partly due to difficulties in identifying older person households and also to allow the survey data to be used for a housing needs assessment covering all household groups in the district. A separate housing needs assessment report will be produced in due course.

Survey data was weighted to remove any possible response bias in the returns. This is an important aspect of preparing data for analysis as social survey responses never exactly match the estimated population totals. As a result it is necessary to ‘rebalance’ the data to correctly represent the population being analysed via weighting. Weighting is recognised by CLG Guidance as being a way of compensating for low response amongst certain groups. Although response rates were lower amongst certain groups of the population the application of a sophisticated weighting process, as has been used in this survey, removes any bias. The key variables considered in weighting data included:

- Tenure
- Population profile
- Council Tax Band
- Ward (and parish)

The majority of analysis in this report is about older person only households. These households are taken to be any household where all members are aged 55 and over. To be consistent with the previous older person research in Somerset some analysis concentrates on households where all members are of pensionable age (for consistency this is taken as 60 for females and 65 for males).

Some 1,313 responses (49.9% of the sample) were received from older person only households, representing 19,916 older person households across the District.

Other

The table and figure numbers used in this report match those in the Taunton Housing Market Area Older Persons report and as a result some are not relevant to this work. These are noted in the text. In some cases additional data is provided in the text – this is again to be consistent with the wider work in Somerset.

Finally, much of the analysis looks at differences between households living in urban and more rural areas. For the purposes of analysis we have split the district into four typologies based on parishes. The table below summarises the categories used.

Area typologies used for analysis	
Area typology	Areas included
Urban	Frome
Town and Fringe	Wells, Shepton Mallet, Glastonbury, Street
Village	All other parishes with an estimated population in excess of 500
Hamlet	All other (smaller) parishes

SECTION 2 – Older person population and household composition

Table 2.1 Older person population by age group (thousands) 2009

	Mendip		South West		England	
	Count	%	Count	%	Count	%
55-64	15.1	13.9%	685.1	13.1%	6,092.7	11.6%
65-74	10.6	9.8%	511.9	9.8%	4,380.0	8.5%
75-84	6.9	6.3%	348.5	6.7%	2,891.6	5.6%
85+	3.1	2.9%	151.4	2.9%	1,162.9	2.2%
Total older persons	35.7	32.8%	1,696.9	32.4%	14,527.2	28.0%
Total non-older persons	73.0	67.2%	3,534.3	67.6%	37,282.5	72.0%
Total	108.7	100.0%	5,231.2	100.0%	51,809.7	100.0%

Source: ONS mid-year estimates 2009

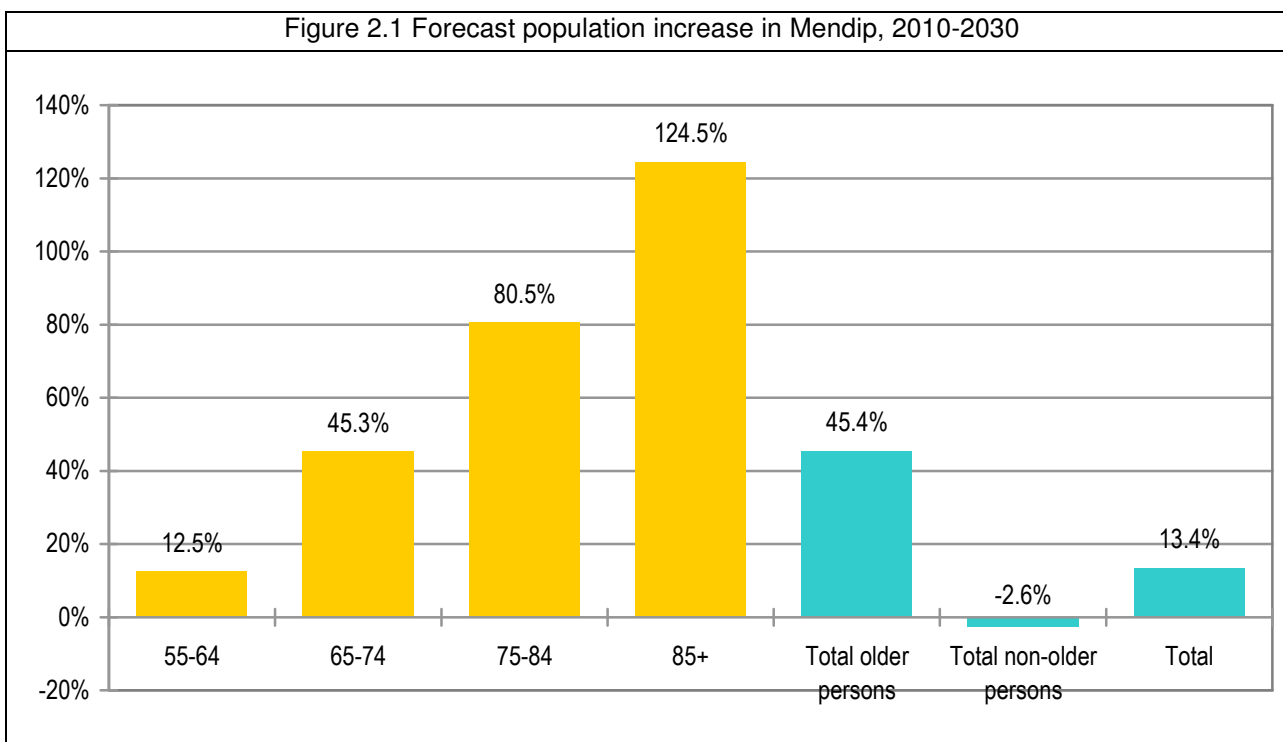
NB Table 2.2 showed information for each district in the Taunton HMA

Table 2.3 Older person population in Mendip – increase by age group 2010-2030 (thousands)

Age group	2010		2015		2020		2025		2030	
	Count	%	Count	%	Count	%	Count	%	Count	%
55-64	15.2	13.9%	14.8	13.2%	16.4	14.2%	18.0	14.9%	17.1	13.8%
65-74	11.0	10.1%	13.6	12.1%	14.6	12.5%	14.3	11.9%	16.0	12.9%
75-84	7.0	6.4%	8.0	7.1%	9.5	8.2%	11.9	9.9%	12.7	10.2%
85+	3.2	2.9%	3.7	3.3%	4.5	3.9%	5.6	4.7%	7.2	5.8%
Total older persons	36.5	33.3%	40.1	35.7%	45.0	38.8%	49.9	41.4%	53.0	42.7%
Total non-older persons	73.2	66.7%	72.2	64.3%	71.1	61.2%	70.6	58.6%	71.3	57.3%
Total	109.7	100.0%	112.3	100.0%	116.1	100.0%	120.5	100.0%	124.3	100.0%

Source: ONS 2008-based population projections

Figure 2.1 Forecast population increase in Mendip, 2010-2030



Source: ONS 2008-based population projections

Age group	Mendip			South West			England		
	2010	2030	change	2010	2030	change	2010	2030	Change
55-64	15.2	17.1	12.5%	684.5	766.6	12.0%	6,079.3	6,964.6	14.6%
65-74	11.0	16.0	45.5%	529.0	730.2	38.0%	4,472.0	6,112.7	36.7%
75-84	7.0	12.7	81.4%	352.2	561.9	59.5%	2,920.0	4,426.4	51.6%
85+	3.2	7.2	125.0%	156.1	317.2	103.2%	1,193.0	2,399.2	101.1%
Total older persons	36.5	53.0	45.4%	1,721.8	2,375.9	38.0%	14,664.3	19,902.9	35.7%
Total non-older persons	73.2	71.3	-2.6%	3,574.8	3,824.1	7.0%	37,533.9	39,835.4	6.1%
Total	109.7	124.3	13.4%	5,296.6	6,200.0	17.1%	52,198.2	59,738.3	14.4%

Source: ONS 2008-based population projections

NB Table 2.5 showed information for each district in the Taunton HMA

NB Figure 2.2 showed information for each district in the Taunton HMA

Age group	Count	%
55-64	6,809	34.2%
65-74	6,394	32.1%
75-84	4,589	23.0%
85+	2,124	10.7%
Total	19,916	100.0%

Source: Household survey data (2011)

Ethnicity	Mendip	South West	England
White British	97.0%	96.8%	92.4%
White Other	2.6%	2.4%	3.9%
Mixed	0.2%	0.2%	0.3%
Asian or Asian British	0.1%	0.3%	2.0%
Black or Black British	0.1%	0.3%	1.1%
Chinese or other ethnic group	0.1%	0.1%	0.3%

Source: ONS Census (2001)

NB Table 2.8 showed information for each district in the Taunton HMA

Area	No. of older person h'holds	Total no. of h'holds in area	% of older person h'holds in area	As a % of all older person h'holds
Urban	4,018	11,422	35.2%	20.2%
Town and Fringe	8,417	18,381	45.8%	42.3%
Village	5,987	14,172	42.2%	30.1%
Hamlet	1,493	2,926	51.0%	7.5%
Total	19,916	46,900	42.5%	100.0%

Source: Household survey data (2011)

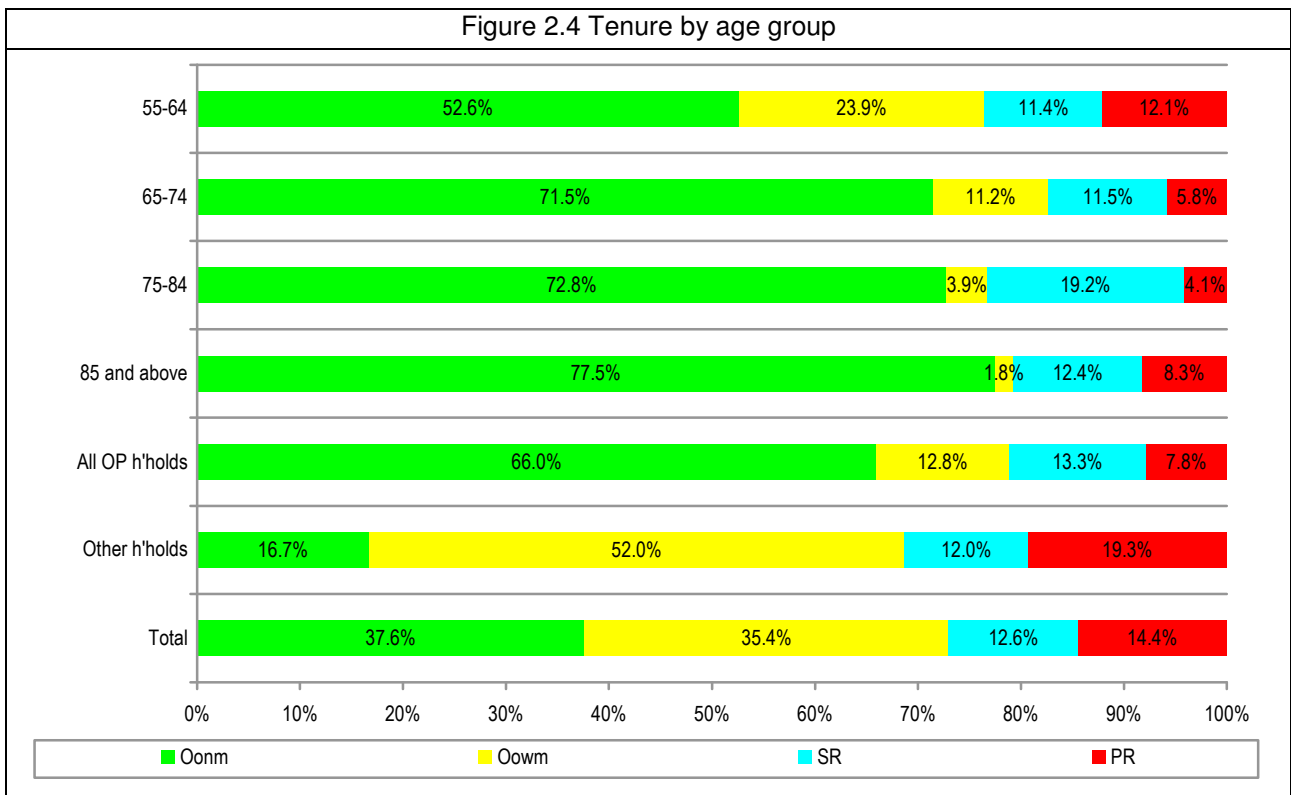
NB Figure 2.3 showed ward level information for each district in the Taunton HMA – this is included as Table A3.1 below.

Age group	1		2		3 (or more)		Total	
	Count	%	Count	%	Count	%	Count	%
55-64	3,221	47.3%	3,519	51.7%	70	1.0%	6,809	100.0%
65-74	2,875	45.0%	3,510	54.9%	8	0.1%	6,394	100.0%
75-84	2,552	55.6%	2,036	44.4%	0	0.0%	4,589	100.0%
85+	1,628	76.6%	462	21.8%	34	1.6%	2,124	100.0%
All OP h'holds	10,276	51.6%	9,528	47.8%	112	0.6%	19,916	100.0%
Other h'holds	4,267	15.8%	7,863	29.1%	14,854	55.0%	26,984	100.0%
Total	14,543	31.0%	17,391	37.1%	14,966	31.9%	46,900	100.0%

Source: Household survey data (2011)

Age group	Detached		Semi-detached		Terraced		Bungalow		Flat		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
55-64	1,956	28.7%	1,506	22.1%	1,626	23.9%	1,046	15.4%	674	9.9%	6,809	100.0%
65-74	1,811	28.3%	1,418	22.2%	1,214	19.0%	1,440	22.5%	510	8.0%	6,394	100.0%
75-84	937	20.4%	777	16.9%	856	18.7%	1,460	31.8%	559	12.2%	4,589	100.0%
85+	442	20.8%	510	24.0%	324	15.3%	513	24.1%	336	15.8%	2,124	100.0%
All OP h'holds	5,146	25.8%	4,211	21.1%	4,021	20.2%	4,459	22.4%	2,079	10.4%	19,916	100.0%
Other h'holds	6,535	24.2%	7,604	28.2%	7,743	28.7%	1,941	7.2%	3,162	11.7%	26,984	100.0%
Total	11,681	24.9%	11,815	25.2%	11,764	25.1%	6,400	13.6%	5,241	11.2%	46,900	100.0%

Source: Household survey data (2011)



Source: Household survey data (2011)

Age group	Owner-occupied (no mortgage)		Owner-occupied (with mortgage)		Social rented		Private rented		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%
55-64	3,584	52.6%	1,624	23.9%	777	11.4%	824	12.1%	6,809	100.0%
65-74	4,572	71.5%	715	11.2%	738	11.5%	368	5.8%	6,394	100.0%
75-84	3,340	72.8%	180	3.9%	879	19.2%	190	4.1%	4,589	100.0%
85+	1,646	77.5%	39	1.8%	264	12.4%	176	8.3%	2,124	100.0%
All OP h'holds	13,141	66.0%	2,558	12.8%	2,659	13.3%	1,558	7.8%	19,916	100.0%
Other h'holds	4,508	16.7%	14,031	52.0%	3,245	12.0%	5,201	19.3%	26,984	100.0%
Total	17,649	37.6%	16,589	35.4%	5,903	12.6%	6,759	14.4%	46,900	100.0%

Source: Household survey data (2011)

Age group	Overcrowded		Neither over or under-occupied		Under-occupied		Total	
	Count	%	Count	%	Count	%	Count	%
55-64	0	0.0%	2,565	37.7%	4,244	62.3%	6,809	100.0%
65-74	0	0.0%	2,321	36.3%	4,072	63.7%	6,394	100.0%
75-84	0	0.0%	2,197	47.9%	2,392	52.1%	4,589	100.0%
85+	0	0.0%	995	46.8%	1,130	53.2%	2,124	100.0%
All OP h'holds	0	0.0%	8,078	40.6%	11,838	59.4%	19,916	100.0%
Other h'holds	787	2.9%	17,841	66.1%	8,356	31.0%	26,984	100.0%
Total	787	1.7%	25,919	55.3%	20,194	43.1%	46,900	100.0%

Source: Household survey data (2011)

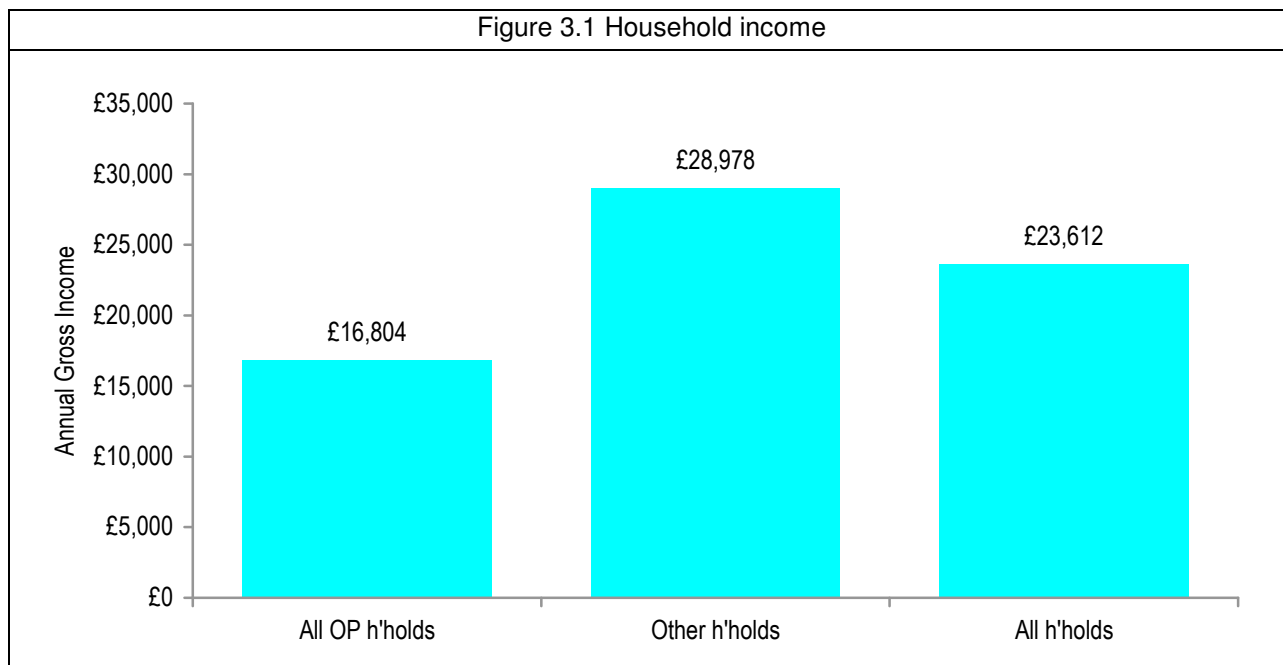
Tenure	No. under-occupying	Total no. of older person households	% of tenure group under-occupying	As a % of those under-occupying
Owner-occupied (no mortgage)	8,955	13,141	68.1%	75.6%
Owner-occupied (with mortgage)	1,797	2,558	70.2%	15.2%
Social rented	432	2,659	16.3%	3.7%
Private rented	654	1,558	42.0%	5.5%
Total	11,838	19,916	59.4%	100.0%

Source: Household survey data (2011)

Around one in twelve (8.2%) of under-occupying older person households said that they needed or were likely to move home within the next two years. The vast majority (80.0%) of these moving households expected to downsize.

SECTION 3 – Older person households

It is of interest to further sub-divide older person households by retired and non-retired households. Some 74.1% of older person households are retired – these households have a median income of £15,548. Non-retired older person households have a median income of £21,062.



Source: Household survey data (2011)

	All OP h'holds	Other h'holds	All h'holds
Income	£16,804	£28,978	£23,612
Savings	£9,710	£1,382	£3,070
Equity (owner-occupiers only)	£210,915	£128,519	£167,554

Source: Household survey data (2011)

NB Table 3.2 showed information for each district in the Taunton HMA

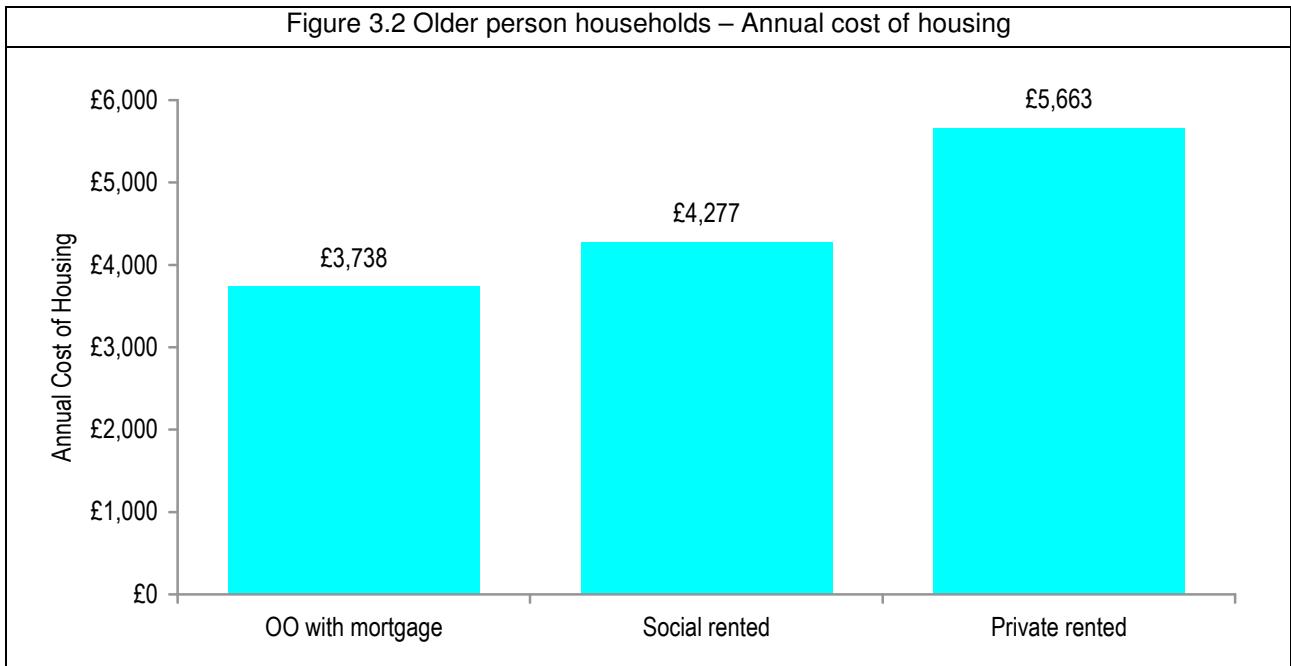
The percentage of the population aged 60 and over claiming pension credit is a useful indicator of the proportion of older people with reasonably low incomes in an area (only those with an income under £10,000 per annum qualify). According to data from the 'Health and Social Needs in Somerset' report in 2007 16.2% of the population aged 60 and over in Somerset were claiming Pension Credit (the same figure also being shown for Mendip).

Tenure	Income	Savings	Equity
Owner-occupied (no mortgage)	£18,603	£18,669	£217,681
Owner-occupied (with mortgage)	£27,434	£7,493	£159,645
Social rented	£9,589	£650	-
Private rented	£12,904	£1,369	-

Source: Household survey data (2011)

Tenure	No. with capital over £50k	Total no. low income h'holds	% of tenure group capital rich	As % of low income h'holds
Owner-occupied (no mortgage)	2,348	2,348	100.0%	90.4%
Owner-occupied (with mortgage)	236	283	83.4%	9.1%
Social rented	0	1,483	0.0%	0.0%
Private rented	14	411	3.3%	0.5%
Total	2,598	4,525	57.4%	100.0%

Source: Household survey data (2011)



Source: Household survey data (2011)

NB Table 3.5 showed information for each district in the Taunton HMA

Tenure	No. without car/van	Total no. of older person households	% of tenure group without car/van	As a % of all those without car/van
Owner-occupied (no mortgage)	2,404	13,141	18.3%	53.8%
Owner-occupied (with mortgage)	153	2,558	6.0%	3.4%
Social rented	1,384	2,659	52.0%	31.0%
Private rented	526	1,558	33.8%	11.8%
Total	4,466	19,916	22.4%	100.0%

Source: Household survey data (2011)

Age group	No. without car/van	Total no. of older person households	% of tenure group without car/van	As a % of all those without car/van
55-64	1,008	6,809	14.8%	22.6%
65-74	991	6,394	15.5%	22.2%
75-84	1,477	4,589	32.2%	33.1%
85+	991	2,124	46.6%	22.2%
Total	4,466	19,916	22.4%	100.0%

Source: Household survey data (2011)

Area group	No. without car/van	Total no. of older person households	% of area group without car/van	As a % of all those without car/van
Urban	961	4,018	23.9%	21.5%
Town and Fringe	2,549	8,417	30.3%	57.1%
Village	808	5,987	13.5%	18.1%
Hamlet	148	1,493	9.9%	3.3%
Total	4,466	19,916	22.4%	100.0%

Source: Household survey data (2011)

No. of cars/vans	No. with transport problem	Total no. of older person h'holds	% of car group with problem	As a % of all those with problem
None	540	4,466	12.1%	14.8%
One	1,543	10,313	15.0%	42.4%
Two	1,323	4,359	30.4%	36.4%
Three or more	233	778	30.0%	6.4%
Total	3,639	19,916	18.3%	100.0%

Source: Household survey data (2011)

Tables 3.10 to 3.13 of the Taunton HMA report looked at access to services with the survey form asking people how easy (or difficult) it is to get to a range of different services. In the Mendip survey this question was worded in terms of people rating their neighbourhood for a number of services with the list being slightly expanded. The findings are therefore not directly comparable but do provide a similar range of information.

The survey asked households to rate their neighbourhood for a range of services – in total 54.2% of older person households said that their neighbourhood was fairly or very bad for one or more of the services listed. This compares with 59.8% of all households.

Service	Number	% of older person h'holds
Schools	229	1.2%
Shops	3,118	15.7%
Healthcare	883	4.4%
Leisure facilities	2,561	12.9%
Parks/open spaces	1,031	5.2%
Public transport	3,639	18.3%
Car parking	4,830	24.2%
Cycle and pedestrian paths	3,785	19.1%
Broadband internet access	2,725	13.7%

Source: Household survey data (2011)

NB Table 3.11 showed information for each district in the Taunton HMA

Area group	No. rating fairly or very bad	Total no. of older person households	% of area group rating fairly or very bad	As a % of all those rating fairly or very bad
Urban	1,944	4,018	48.4%	18.0%
Town and Fringe	3,641	8,417	43.3%	33.7%
Village	4,105	5,987	68.6%	38.0%
Hamlet	1,105	1,493	74.0%	10.2%
Total	10,794	19,916	54.2%	100.0%

Source: Household survey data (2011)

No. of cars/vans	No. rating fairly or very bad	Total no. of older person households	% of car group rating fairly or very bad	As a % of all those rating fairly or very bad
None	1,969	4,466	44.1%	18.2%
One	5,246	10,313	50.9%	48.6%
Two	2,963	4,359	68.0%	27.5%
Three or more	616	778	79.2%	5.7%
Total	10,794	19,916	54.2%	100.0%

Source: Household survey data (2011)

NB Table 3.14 showed information for each district in the Taunton HMA

Tenure	No. moving within last two years	Total no. of older person h'holds	% of tenure group moving	As a % of all those moving
Owner-occupied (no mortgage)	1,128	13,141	8.6%	54.1%
Owner-occupied (with mortgage)	191	2,558	7.5%	9.1%
Social rented	331	2,659	12.4%	15.8%
Private rented	437	1,558	28.0%	20.9%
Total	2,087	19,916	10.5%	100.0%

Source: Household survey data (2011)

Age group	No. moving within last two years	Total no. of older person h'holds	% of age group moving	As a % of all those moving
55-64	913	6,809	13.4%	43.8%
65-74	760	6,394	11.9%	36.4%
75-84	330	4,589	7.2%	15.8%
85+	84	2,124	4.0%	4.0%
Total	2,087	19,916	10.5%	100.0%

Source: Household survey data (2011)

In terms of location of their previous home, almost half (47.9%) of moving older person households moved within Mendip District and 24.4% from other parts of the South West (mainly from adjoining local authorities). Therefore 27.7% had moved from outside the South West including 5.5% from abroad.

The most common reasons cite for moving home were 'to move closer to friends/family' (30.3%), 'previous home too big' (21.9%) and 'to move to a better environment' (16.2%).

NB Table 3.17 showed information for each district in the Taunton HMA

Tenure	No. moving within next two years	Total no. of older person h'holds	% of tenure group moving	As a % of all those moving
Owner-occupied (no mortgage)	1,015	13,141	7.7%	54.5%
Owner-occupied (with mortgage)	208	2,558	8.1%	11.2%
Social rented	229	2,659	8.6%	12.3%
Private rented	408	1,558	26.2%	21.9%
Total	1,860	19,916	9.3%	100.0%

Source: Household survey data (2011)

Age group	No. moving within next two years	Total no. of older person h'holds	% of tenure group moving	As a % of all those moving
55-64	941	6,809	13.8%	50.6%
65-74	465	6,394	7.3%	25.0%
75-84	302	4,589	6.6%	16.2%
85+	152	2,124	7.1%	8.2%
Total	1,860	19,916	9.3%	100.0%

Source: Household survey data (2011)

NB Mistake in the Taunton HMA report for Table 3.19

The most common cited reasons for moving home are 'health reasons' (25.6%), 'retirement' (24.8), 'to move closer to friends/family' (24.1%) and 'home is too big' (23.3%).

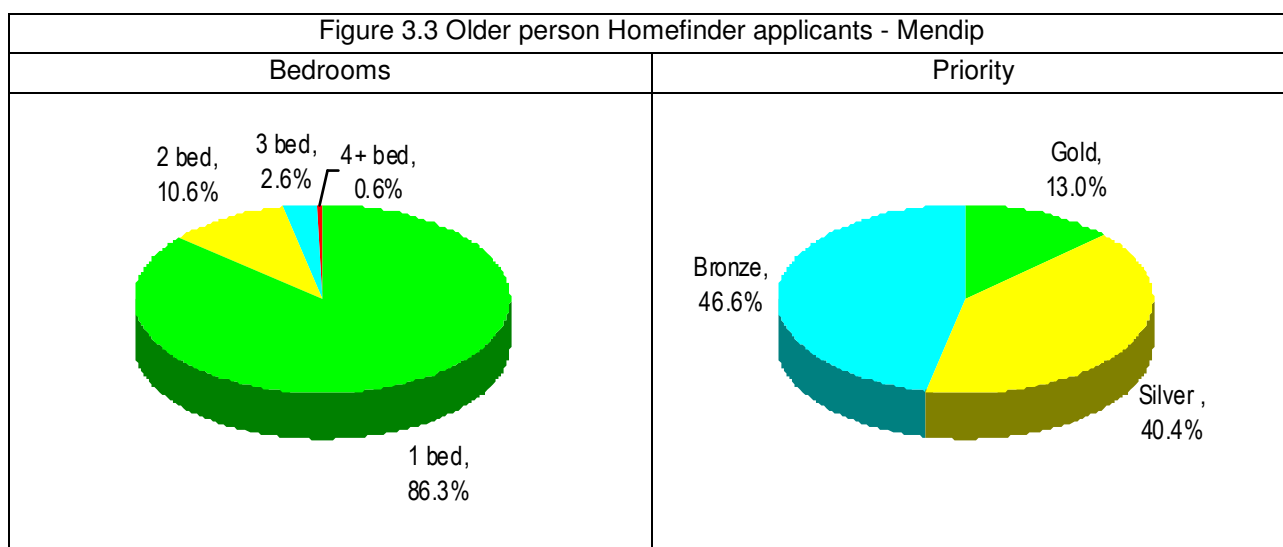
Location of next home	Like	Expect
Within Mendip	54.5%	55.3%
Sedgemoor	1.2%	1.2%
South Somerset	2.9%	3.0%
North Somerset	1.0%	1.7%
BANES	7.8%	6.5%
Elsewhere in Somerset	4.0%	3.4%
Bristol	0.0%	0.0%
Elsewhere in the South West	11.2%	11.5%
Elsewhere in the UK	15.8%	16.7%
Abroad	1.4%	0.6%

Source: Household survey data (2011)

Tenure of next home	Like	Expect
Owner-occupied	66.4%	61.0%
Social rented	23.9%	23.7%
Private rented	9.7%	15.3%
Total	100.0%	100.0%

Source: Household survey data (2011)

Figure 3.3 and Table 3.22 of the Taunton HMA report shows data from the Homefinder register. The data in the Taunton report is for the whole of Somerset and below we have provided information for Mendip only.



Source: Mendip District Council Homefinder applicant register (January 2012)

Table 3.22 Older person Homefinder applicants in need of supported accommodation – by age group (Mendip)

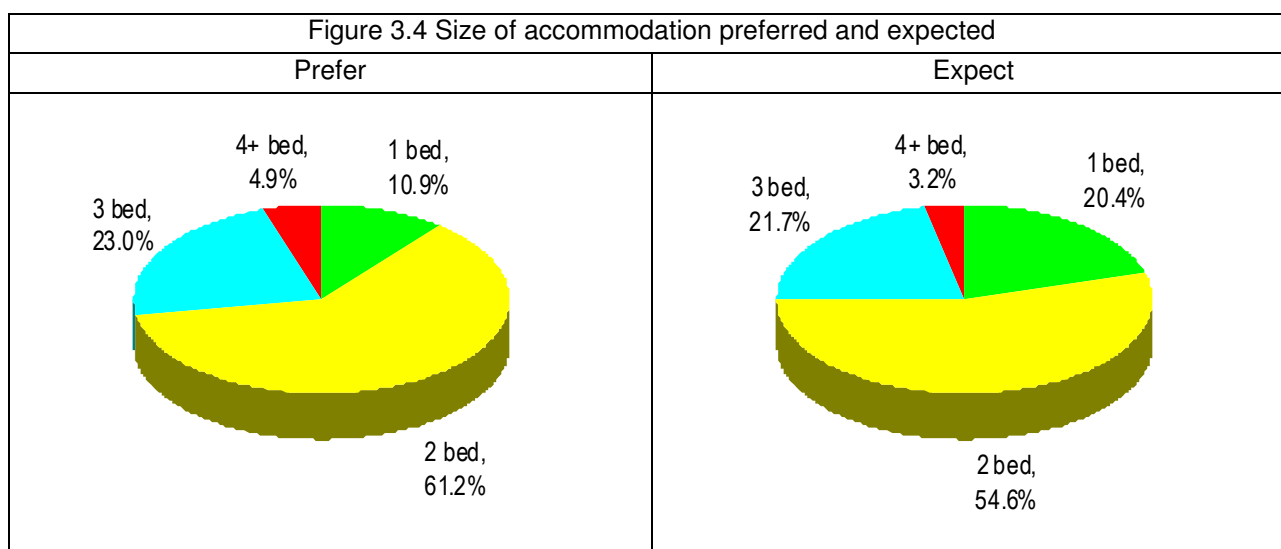
Age group	No. older person applicants in need of supported accom.	Total no. of older person applicants	% of age group	As a % of all older applicants
55 to 64	82	306	26.8%	30.3%
65 to 74	93	225	41.3%	34.3%
75 to 84	61	105	58.1%	22.5%
85 plus	35	55	63.6%	12.9%
Total	271	691	39.2%	100.0%

Source: Mendip District Council Homefinder applicant register (January 2012)

Table 3.23 Older person households – aspirations and expectations re. dwelling type of next home

Dwelling type of next home	Like	Expect
Detached house	27.9%	18.3%
Semi-detached house	13.8%	13.4%
Terraced house	1.4%	7.6%
Bungalow	48.7%	42.4%
Flat/maisonette	8.2%	18.3%
Caravan, mobile or temporary structure	0.0%	0.0%
Total	100.0%	100.0%

Source: Household survey data (2011)



Source: Household survey data (2011)

Accommodation type of next home	Like	Expect
Sheltered housing with warden	7.2%	2.8%
Sheltered housing without a warden	7.2%	9.3%
Supported housing	4.4%	4.4%
Extra care scheme	2.2%	4.0%
Residential care/nursing home	2.2%	2.2%
Ordinary accommodation	76.8%	77.2%
Total	100.0%	100.0%

Source: Household survey data (2011)

Households were asked in the household survey whether they had any problems with their home, with possible answers based on the CLG guided categories of 'unsuitable housing'. Five of the categories refer to age-related issues. Overall it is estimated that 2,566 households, or 12.9%, have at least one age-related problem.

Problem	Number	% of older person h'holds
Difficulty maintaining home	994	5.0%
Difficulty using stairs and/or lifts to or within home	1,284	6.5%
Need to be close to a relative to give and/or receive care	1,223	6.1%
A household member is unable to access essential facilities	367	1.8%
Health of household is suffering due to condition of the home	213	1.1%

Source: Household survey data (2011)

NB Table 3.26 showed information for each district in the Taunton HMA

Age group	No. with age-related problems	Total no. of older person h'holds	% of age group with age-related problems	As a % of those with age-related problems
55-64	704	6,809	10.3%	27.4%
65-74	864	6,394	13.5%	33.7%
75-84	625	4,589	13.6%	24.4%
85+	374	2,124	17.6%	14.6%
Total	2,566	19,916	12.9%	100.0%

Source: Household survey data (2011)

Tenure	No. with age-related problems	Total no. of older person h'holds	% of tenure group with age-related problems	As a % of those with age-related problems
Owner-occupied (no mortgage)	1,587	13,141	12.1%	61.8%
Owner-occupied (with mortgage)	391	2,558	15.3%	15.2%
Social rented	372	2,659	14.0%	14.5%
Private rented	215	1,558	13.8%	8.4%
Total	2,566	19,916	12.9%	100.0%

Source: Household survey data (2011)

Support need	Number	% of older person h'holds
Medical condition	3,393	17.0%
Physical disability	2,710	13.6%
Frail elderly	1,884	9.5%
Mental health problem	542	2.7%
Severe sensory disability	267	1.3%
Learning disability	219	1.1%
Other	184	0.9%

Source: Household survey data (2011)

NB Figures in Taunton HMA report for Table 3.29 look wrong.

NB Table 3.30 showed information for each district in the Taunton HMA

According to POPPI (Projecting Older People Population Information System) in 2011 there were 1,602 people in Mendip aged 65 and over with dementia (7.3% of all people aged 65 and over), and that this is expected to increase to 1,799 (7.1%) in 2015 and 3,145 (8.7%) in 2030. The number of people aged 65 and over with a limiting long-term illness in 2011 was estimated to be 9,282 (42.4% of all people age 65 and over), expected to increase to 10,688 (42.1%) in 2015 and 15,687 (43.6%) in 2030.

POPPI also consider mobility problems for older people estimating that in 2010 4,132 people aged over 65 in Mendip suffered from some kind of mobility problem (18.9% of all people aged 65 and over). This is expected to increase to 4,626 (18.2%) in 2015 and 7,399 (20.6%) in 2030.

Condition	Count	%
Dementia	1,602	7.3%
Limiting long-term illness	9,282	42.4%
Mobility problem	4,132	18.9%

Source: Household survey data (2011)

NB Figures in Taunton HMA report for Table 3.31 look wrong.

NB Figures in Taunton HMA report are for 2010

The proportion of the population aged 65 and over claiming attendance allowance can be used to indicate the prevalence of support needs that limit the day to day activities of older people. Data from the '*Health and Social Needs in Somerset*' report shows that in 2007 17.3% of the population aged 65 in Somerset claimed attendance allowance with the same figure also being found in Mendip.

Number of household members	No. with support needs	Total no. of older person h'holds	% of group with support need	As a % of h'holds with a support need
One	2,816	10,276	27.4%	50.0%
Two	2,703	9,528	28.4%	48.0%
Three	108	112	96.4%	1.9%
Total	5,627	19,916	28.3%	100.0%

Source: Household survey data (2011)

The table above shows that 2,816 one person households have a support need and no live-in carer. Further analysis suggests that in 953 two person households both members had a support need (35.3% of two person households with a support need) and are assumed to not to contain a carer. There were also 38 instances of a three person household with support needs where all members had a support need. In total this suggests that 3,807 older person households in Mendip have a support need and do not contain a carer (67.7% of older person households containing someone with a support need). The majority (74.0%) of such households contain only one person. It should be noted that this figure is for illustrative purposes and identifies households containing likely carers, it does not account for the level of support required and the level of support provided in these cases. It also does not account for informal support provided by family / friends who are not a part of the household.

Age group	No. with support needs	Total no. of older person h'holds	% of group with support need	As a % of h'holds with a support need
55-64	1,258	6,809	18.5%	22.4%
65-74	1,454	6,394	22.7%	25.8%
75-84	1,845	4,589	40.2%	32.8%
85+	1,070	2,124	50.4%	19.0%
Total	5,627	19,916	28.3%	100.0%

Source: Household survey data (2011)

Tenure	No. with support needs	Total no. of older person h'holds	% of group with support need	As a % of h'holds with a support need
Owner-occupied (no mortgage)	3,373	13,141	25.7%	59.9%
Owner-occupied (with mortgage)	401	2,558	15.7%	7.1%
Social rented	1,504	2,659	56.6%	26.7%
Private rented	349	1,558	22.4%	6.2%
Total	5,627	19,916	28.3%	100.0%

Source: Household survey data (2011)

NB Figure 3.5 showed ward level information for each district in the Taunton HMA – this is included as Table A3.4 below.

SECTION 4 – Specialist housing provision

All tables in Section 4 come from sources other than survey data.

SECTION 5 – Assessment of need for specialist accommodation

Only a small proportion of older person households said they needed or were likely to move in the next two years – 9.3%, equivalent to 1,860 older person households out of a total of 19,916.

Table 5.1 Main reasons for needing or likely to move home

Reason	Number	As a % of older person h'holds planning a move
Health reasons*	475	25.6%
Retirement*	462	24.8%
To move closer to friends/family*	447	24.1%
Your current home is too big*	434	23.3%
Other reason	349	18.7%
To move to cheaper accommodation	256	13.8%
To move to a better environment	232	12.5%
Access problems (e.g. steps, stairs)*	216	11.6%
To move closer to transport links	211	11.3%
Unable to manage in current home*	173	9.3%
Your current home is too small	135	7.3%
You have a problem with the condition of your home	114	6.1%
To give or receive higher levels of care*	111	5.9%
Want to buy a home	87	4.7%
To live closer to employment or other facilities	84	4.5%
To move to live with partner	47	2.5%
To move to a safer area	34	1.8%
To live independently	22	1.2%
Relationship breakdown	14	0.7%
To move into a school catchment area	0	0.0%

* denotes age-related reason

Source: Household survey data (2011)

Table 5.2 provides data for individual local authorities which is repeated in Table 5.3.

Tables 5.3 and 5.4 build up the housing needs model which is then taken forward to Table 5.5 (which we have replicated below).

Table 5.5 Assessment of need for older person specialist accommodation 2010/11 to 2011/12	
Need for specialist housing	
Total no. of older person households	19,916
Older person households needing or likely to move in the next two years	1,860
% of households moving	9.3%
Minus proportion moving for reasons other than age-related support issues (480 households)	1,380
Minus number expecting to leave Mendip (593 households)	787
Minus those already living in specialist accommodation (72 households)	715
Minus those expecting to be able to stay in general needs accommodation (512 households)	203
Plus in-migrant households in need of specialist accommodation in Mendip over next two years	85
Total need (203+85)	288
Supply of specialist housing	
Annual supply of relets of housing for older people	230
Balance of need and supply	
Total in need (need-supply) (288-230)	58
Net need per annum (58/2)	29

Source: Household survey data (2011) and CORE

Notes about Table 5.5 - Overall we are not sure about the overall logic for this analysis and looking at the outputs for Taunton HMA don't see that it's particularly useful. We have followed all the stages of analysis from survey data and then added in a supply figure based on CORE data. This is different to the Taunton HMA report which got supply data from the County Council (although these two sources should be comparable).

Table 5.6 does the same analysis but taking account of affordability. We have carried out this analysis for Mendip and the outputs suggest a small negative requirement. In reality we do not feel that a negative requirement for specialist affordable housing is very realistic and that the results are likely to be heavily influenced by the fact that the analysis is based on very small samples of data (as was the case in the Taunton HMA report) as well as the methodology which excludes some households who appear to have a demand for specialist accommodation but are excluded because they have not given an 'age related' reason for moving home.

Outputs in the Taunton HMA report (Table 5.7) suggest a significant shortfall of specialist older person accommodation in Sedgemoor, no need in Taunton Deane and a surplus in West Somerset. We feel that the outputs are more likely to be influenced by sample sizes and methodology than reflecting a real need for specialist accommodation.

To fill this gap in data we have drawn on analysis carried out as part of our wider housing needs assessment which uses a greater proportion of the survey sample (all those aged 55 and over) as well as projecting needs for a longer period (from 2011 to 2031). This analysis has been presented as Tables 5A to 5C later in the section.

Table 5.7 and Figure 5.1 present much of the above data for individual districts in the Taunton HMA – as does table 5.8.

Age group	No. in need	Total no. of older person h'holds	% of age group in need	As a % of those in need
55-64	84	6,809	1.2%	41.5%
65-74	24	6,394	0.4%	11.9%
75-84	77	4,589	1.7%	38.1%
85+	17	2,124	0.8%	8.5%
Total	203	19,916	1.0%	100.0%

Source: Household survey data (2011)

Area group	No. in need	Total no. of older person h'holds	% of area group in need	As a % of those in need
Urban	69	4,018	1.7%	34.1%
Town and Fringe	80	8,417	0.9%	39.3%
Village	37	5,987	0.6%	18.2%
Hamlet	17	1,493	1.2%	8.5%
Total	203	19,916	1.0%	100.0%

Source: Household survey data (2011)

The finding of no owner-occupiers (with mortgage) being in need reflects the fact that this group of households is quite small (particularly in survey sample terms) and also reflects the fact that this group tends to have higher income levels than other households. Due to the sample nature of the assessment it is possible that the true figure is not zero but will certainly be very low.

Tenure	No. in need	Total no. of older person h'holds	% of tenure group in need	As a % of those in need
Owner-occupied (no mortgage)	30	13,141	0.2%	14.8%
Owner-occupied (with mortgage)	0	2,558	0.0%	0.0%
Social rented	73	2,659	2.7%	35.9%
Private rented	100	1,558	6.4%	49.4%
Total	203	19,916	1.0%	100.0%

Source: Household survey data (2011)

	Preferred tenure	Expected tenure
Owner-occupied	14.8%	0.0%
Social rented	77.4%	74.8%
Private rented	7.9%	25.2%
Shared ownership	0.0%	0.0%
Total	100.0%	100.0%

Source: Household survey data (2011)

	Preferred type	Expected type
General needs	13.3%	NA
Sheltered housing with a warden	21.1%	26.1%
Sheltered housing without a warden	48.4%	54.5%
Supported housing	10.9%	10.9%
Extra care scheme	6.3%	8.5%
Residential care and/or nursing home	0.0%	0.0%
Total	100.0%	100.0%

Source: Household survey data (2011)

Around half of older person households in need of specialist accommodation (47.9%) defined themselves as having a support need. The table below shows that 'frail elderly' was the most common support need, followed by 'medical condition' and then 'physical disability'. All of the support needs households contained just one person with a support need.

Support need	Number	As a % of those in need
Medical condition	58	28.4%
Physical disability	43	21.3%
Frail elderly	75	36.9%
Mental health problem	0	0.0%
Severe sensory disability	0	0.0%
Learning disability	22	10.9%
Other	0	0.0%

Source: Household survey data (2011)

Bedrooms	Current	Like	Expected
1	22.1%	36.6%	72.0%
2	25.9%	63.4%	28.0%
3	43.5%	0.0%	0.0%
4	8.5%	0.0%	0.0%

Source: Household survey data (2011)

Tables 5.16 and 5.17 look at short-term projections of the need for specialist housing and link to demographic change shown in the ONS 2008-based subnational population projections. These projections largely repeat the information in Table 5.5 with a slight increase in requirements shown due to the expected ageing of the population over this time.

Rather than provide the same analysis as shown in Tables 5.16 and 5.17 of the Taunton report we have used information from the wider housing needs assessment to provide a longer-term projection of likely requirements over a 20-year period from 2011 to 2031. The annual requirement outputs from this analysis should be broadly comparable with those in the Taunton report.

As part of the main housing needs assessment provided for the Council we have modelled the likely change in housing demand over a 20-year period from 2011 to 2031. The analysis drew on the 2008-based ONS sub-national population projections and adjusted the data to match likely overall housing delivery in the District (which was assumed on the basis of the Council's Core Strategy to equate to 9,130 additional units).

The analysis uses prevalence rates to look at the likely change in the number of older person households in different types of accommodation (specialist vs. ordinary residential) and by broad tenure group (market and affordable). The first table below shows the expected change for all over 55s households in the period from 2011 to 2031 and shows that on the basis of demographic change we would expect to see an annual requirement of around 65 specialist units per annum for those aged over 55.

The two tables following this suggest that this could be broadly split 50:50 between market and affordable accommodation with the analysis suggesting that 32 units should be provided in the market sector and 34 being affordable housing.

Overall

Table 5A Specialist housing requirements for over 55s 2011 to 2031					
	2011	2031	Change 2011-2031	Annual change	% of change
All specialist	1,884	3,193	1,309	65	13.7%
Ordinary residential accommodation	18,032	26,298	8,266	413	86.3%
TOTAL	19,916	29,491	9,575	479	100.0%

Source: Household survey data (2011)

Market sector

Table 5A Specialist housing requirements for over 55s 2011 to 2031 – market housing					
	2011	2031	Change 2011-2031	Annual change	% of change
All specialist	836	1,472	636	32	7.8%
Ordinary residential accommodation	16,338	23,811	7,474	374	92.2%
TOTAL	17,173	25,283	8,110	406	100.0%

Source: Household survey data (2011)

Affordable sector

Table 5A Specialist housing requirements for over 55s 2011 to 2031 – affordable housing					
	2011	2031	Change 2011-2031	Annual change	% of change
All specialist	1,048	1,721	673	34	45.9%
Ordinary residential accommodation	1,694	2,487	792	40	54.1%
TOTAL	2,742	4,208	1,465	73	100.0%

Source: Household survey data (2011)

SECTION 6 – Home adaptations and support services

Table 6.1 Use of household adaptations

Adaptation	Number	As a % of older person households with support needs	As a % of all older person households
Downstairs WC	2,248	39.9	11.3%
Handrails/extra handrails	1,996	35.5	10.0%
Car parking space near to front door	1,838	32.7	9.2%
Emergency alarm	1,385	24.6	7.0%
Low level shower unit	1,531	27.2	7.7%
Other alterations to bathroom/ toilet	886	15.7	4.4%
Lift/Stair lift	680	12.1	3.4%
Other alterations to improve accessibility e.g. ramps to front door	523	9.3	2.6%
Alterations to kitchen	220	3.9	1.1%

Source: Household survey data (2011)

Table 6.2 Households who currently have adaptations by age group

Age group	No. with adaptations	Total no. of older person h'holds (with support needs)	% of age group with adaptations	As a % of all those with adaptations
55-64	602	1,258	47.9%	17.1%
65-74	840	1,454	57.8%	23.8%
75-84	1,361	1,845	73.8%	38.6%
85+	725	1,070	67.7%	20.6%
Total	3,528	5,627	62.7%	100.0%

Source: Household survey data (2011)

Table 6.3 Households who currently have adaptations by tenure

Tenure	No. with adaptations	Total no. of older person h'holds (with support needs)	% of tenure group with adaptations	As a % of all those with adaptations
Owner-occupied (no mortgage)	2,080	3,373	61.7%	58.9%
Owner-occupied (with mortgage)	251	401	62.5%	7.1%
Social rented	1,062	1,504	70.7%	30.1%
<i>General needs housing</i>	<i>510</i>	<i>811</i>	<i>62.9%</i>	<i>14.4%</i>
<i>Specialist accommodation</i>	<i>553</i>	<i>693</i>	<i>79.8%</i>	<i>15.7%</i>
Private rented	136	349	38.8%	3.8%
Total	3,528	5,627	62.7%	100.0%

Source: Household survey data (2011)

	No. with adaptations	Total no. of older person h'holds (with support needs)	% of area group with adaptations	As a % of all those with adaptations
Urban	609	1,153	52.9%	17.3%
Town and fringe	1,656	2,620	63.2%	46.9%
Village	944	1,421	66.5%	26.8%
Hamlet	318	433	73.4%	9.0%
Total	3,528	5,627	62.7%	100.0%

Source: Household survey data (2011)

NB Table 6.5 showed information for each district in the Taunton HMA

Adaptation	Number	As a % of older person households with support needs	As a % of all older person households
Downstairs WC	471	8.4%	2.4%
Handrails/extra handrails	803	14.3%	4.0%
Car parking space near to front door	434	7.7%	2.2%
Emergency alarm	493	8.8%	2.5%
Low level shower unit	919	16.3%	4.6%
Other alterations to bathroom/ toilet	423	7.5%	2.1%
Lift/Stair lift	449	8.0%	2.3%
Other alterations to improve accessibility e.g. ramps to front door	491	8.7%	2.5%
Alterations to kitchen	241	4.3%	1.2%

Source: Household survey data (2011)

Age group	No. needing adaptations	Total no. of older person h'holds (with support needs)	% of age group needing adaptations	As a % of all those needing adaptations
55-64	464	1,258	36.9%	17.2%
65-74	676	1,454	46.5%	25.0%
75-84	950	1,845	51.5%	35.2%
85+	609	1,070	56.9%	22.6%
Total	2,698	5,627	48.0%	100.0%

Source: Household survey data (2011)

Tenure	No. needing adaptations	Total no. of older person h'holds (with support needs)	% of tenure group needing adaptations	As a % of all those needing adaptations
Owner-occupied (no mortgage)	1,452	3,373	43.0%	53.8%
Owner-occupied (with mortgage)	125	401	31.3%	4.6%
Social rented	923	1,504	61.4%	34.2%
<i>General needs housing</i>	<i>563</i>	<i>811</i>	<i>69.5%</i>	<i>20.9%</i>
<i>Specialist accommodation</i>	<i>360</i>	<i>693</i>	<i>51.9%</i>	<i>13.3%</i>
Private rented	198	349	56.8%	7.4%
Total	2,698	5,627	48.0%	100.0%

Source: Household survey data (2011)

Area	No. needing adaptations	Total no. of older person h'holds (with support needs)	% of area group needing adaptations	As a % of all those needing adaptations
Urban	660	1,153	57.3%	24.5%
Town and fringe	1,235	2,620	47.1%	45.8%
Village	602	1,421	42.4%	22.3%
Hamlet	201	433	46.4%	7.4%
Total	2,698	5,627	48.0%	100.0%

Source: Household survey data (2011)

NB Table 6.10 showed information for each district in the Taunton HMA

	Households needing adaptations	All older person households
Income	£12,546	£16,804
Savings	£2,354	£9,710
Equity (owner-occupiers only)	£187,854	£210,915

Source: Household survey data (2011)

Support service	Number	As a % of older person households with support needs	As a % of all older person households
Support service (such as home carer, meals on wheels)	748	13.3%	3.8%
Help maintaining home (e.g. handyman service)	937	16.7%	4.7%
Support managing finances, completing forms etc.	452	8.0%	2.3%

Source: Household survey data (2011)

Age group	No. using support services	Total no. of older person h'holds (with support needs)	% of age group using support services	As a % of all those using support services
55-64	196	1,258	15.6%	13.7%
65-74	224	1,454	15.4%	15.6%
75-84	534	1,845	29.0%	37.2%
85+	481	1,070	45.0%	33.5%
Total	1,435	5,627	25.5%	100.0%

Source: Household survey data (2011)

Tenure	No. using support services	Total no. of older person h'holds (with support needs)	% of tenure group using support services	As a % of all those using support services
Owner-occupied (no mortgage)	789	3,373	23.4%	55.0%
Owner-occupied (with mortgage)	64	401	16.0%	4.5%
Social rented	531	1,504	35.3%	37.0%
<i>General needs housing</i>	287	811	35.4%	20.0%
<i>Specialist accommodation</i>	244	693	35.3%	17.0%
Private rented	51	349	14.6%	3.6%
Total	1,435	5,627	25.5%	100.0%

Source: Household survey data (2011)

Area	No. using support services	Total no. of older person h'holds (with support needs)	% of area group using support services	As a % of all those using support services
Urban	183	1,153	15.9%	12.8%
Town and Fringe	761	2,620	29.0%	53.0%
Village	348	1,421	24.5%	24.2%
Hamlet	143	433	33.1%	10.0%
Total	1,435	5,627	25.5%	100.0%

Source: Household survey data (2011)

NB Table 6.16 showed information for each district in the Taunton HMA

Gender	No. using support services	Total no. of older person h'holds (with support needs)	% of gender using support services	As a % of all those using support services
Male	464	2,756	16.9%	32.4%
Female	971	2,871	33.8%	67.6%
Total	1,435	5,627	25.5%	100.0%

Source: Household survey data (2011)

Support service	Number	As a % of older person households with support needs	As a % of all older person households
Support service (such as home carer, meals on wheels)	346	6.2%	1.7%
Help maintaining home (e.g. handyman service)	1,063	18.9%	5.3%
Support managing finances, completing forms etc.	195	3.5%	1.0%

Source: Household survey data (2011)

Age group	No. needing support services	Total no. of older person h'holds (with support needs)	% of age group needing support services	As a % of all those needing support services
55-64	402	1,258	31.9%	30.1%
65-74	184	1,454	12.7%	13.8%
75-84	518	1,845	28.1%	38.8%
85+	232	1,070	21.7%	17.4%
Total	1,336	5,627	23.7%	100.0%

Source: Household survey data (2011)

Tenure	No. needing support services	Total no. of older person h'holds (with support needs)	% of tenure group needing support services	As a % of all those needing support services
Owner-occupied (no mortgage)	764	3,373	22.6%	57.2%
Owner-occupied (with mortgage)	113	401	28.2%	8.5%
Social rented	351	1,504	23.4%	26.3%
<i>General needs housing</i>	189	811	23.3%	14.1%
<i>Specialist accommodation</i>	163	693	23.5%	12.2%
Private rented	108	349	30.9%	8.1%
Total	1,336	5,627	23.7%	100.0%

Source: Household survey data (2011)

Area	No. needing support services	Total no. of older person h'holds (with support needs)	% of area group needing support services	As a % of all those needing support services
Urban	266	1,153	23.1%	19.9%
Town and Fringe	706	2,620	27.0%	52.8%
Village	235	1,421	16.5%	17.6%
Hamlet	129	433	29.9%	9.7%
Total	1,336	5,627	23.7%	100.0%

Source: Household survey data (2011)

NB Table 6.22 showed information for each district in the Taunton HMA

Table 6.23 Households needing support services - financial information (median figures)		
	Households needing support services	All older person households
Income	£11,903	£16,804
Savings	£1,579	£9,710
Equity (owner-occupiers only)	£190,709	£210,915

Source: Household survey data (2011)

SECTION 7 – Equity release analysis

Equity	All over 55s households		Both older and non-older households	
	Number	Percentage	Number	Percentage
Up to 100k	306	23.3%	88	28.5%
100-200	399	30.4%	71	23.0%
200-300	267	20.3%	55	17.8%
300-400	237	18.1%	60	19.4%
400+	104	7.9%	35	11.3%
Total	1,313	100.0%	309	100.0%

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	22	48	66	55	142	332
£50k-£100k	183	202	87	46	88	606
£100k-£200k	1,191	864	688	188	514	3,444
£200k-£300k	249	222	147	96	378	1,093
£300k+	137	119	103	184	589	1,133
Total	1,781	1,456	1,090	570	1,711	6,608

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	0.3%	0.7%	1.0%	0.8%	2.1%	5.0%
£50k-£100k	2.8%	3.1%	1.3%	0.7%	1.3%	9.2%
£100k-£200k	18.0%	13.1%	10.4%	2.8%	7.8%	52.1%
£200k-£300k	3.8%	3.4%	2.2%	1.5%	5.7%	16.5%
£300k+	2.1%	1.8%	1.6%	2.8%	8.9%	17.1%
Total	27.0%	22.0%	16.5%	8.6%	25.9%	100.0%

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	22	9	8	34	88	160
£50k-£100k	136	185	32	46	15	415
£100k-£200k	1,066	668	411	124	215	2,484
£200k-£300k	205	196	132	82	178	793
£300k+	104	107	72	108	474	865
Total	1,533	1,164	655	395	970	4,717

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	0.5%	0.2%	0.2%	0.7%	1.9%	3.4%
£50k-£100k	2.9%	3.9%	0.7%	1.0%	0.3%	8.8%
£100k-£200k	22.6%	14.2%	8.7%	2.6%	4.6%	52.7%
£200k-£300k	4.4%	4.1%	2.8%	1.7%	3.8%	16.8%
£300k+	2.2%	2.3%	1.5%	2.3%	10.0%	18.3%
Total	32.5%	24.7%	13.9%	8.4%	20.6%	100.0%

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	68	28	18	20	53	187
£50k-£100k	128	43	59	54	76	359
£100k-£200k	376	985	540	325	894	3,121
£200k-£300k	228	342	499	443	1,081	2,594
£300k+	50	146	176	265	2,193	2,830
Total	850	1,545	1,292	1,106	4,297	9,091

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	0.7%	0.3%	0.2%	0.2%	0.6%	2.1%
£50k-£100k	1.4%	0.5%	0.6%	0.6%	0.8%	3.9%
£100k-£200k	4.1%	10.8%	5.9%	3.6%	9.8%	34.3%
£200k-£300k	2.5%	3.8%	5.5%	4.9%	11.9%	28.5%
£300k+	0.5%	1.6%	1.9%	2.9%	24.1%	31.1%
Total	9.3%	17.0%	14.2%	12.2%	47.3%	100.0%

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	68	28	18	20	6	140
£50k-£100k	128	43	59	54	18	301
£100k-£200k	276	884	423	280	537	2,400
£200k-£300k	179	273	388	352	584	1,777
£300k+	18	102	143	209	1,430	1,903
Total	669	1,331	1,031	915	2,576	6,522

Source: Household survey data (2011)

Amount of equity	Weekly income					
	Up to £200	£200-£300	£300-£400	£400-£500	£500+	Total
Up to £50k	1.0%	0.4%	0.3%	0.3%	0.1%	2.1%
£50k-£100k	2.0%	0.7%	0.9%	0.8%	0.3%	4.6%
£100k-£200k	4.2%	13.6%	6.5%	4.3%	8.2%	36.8%
£200k-£300k	2.7%	4.2%	5.9%	5.4%	9.0%	27.2%
£300k+	0.3%	1.6%	2.2%	3.2%	21.9%	29.2%
Total	10.3%	20.4%	15.8%	14.0%	39.5%	100.0%

Source: Household survey data (2011)

	Income	Savings	Equity
Savings of £10k or less			
Movers	£12,204	£961	£169,807
Non-movers	£15,599	£958	£171,821
Savings of above £10k			
Movers	£17,821	£34,633	£220,560
Non-movers	£24,407	£64,074	£238,418

Source: Household survey data (2011)

% of movers who would	Savings of £10k or less	Savings above £10k
Like to downsize	45.2%	40.9%
Expect to downsize	45.2%	53.5%
Like to 'down-tenure'	15.5%	7.9%
Expect to 'down-tenure'	23.7%	7.5%
Sample size	36	49
Representing	562	661

Source: Household survey data (2011)

APPENDIX 3 – WARD LEVEL DATA

Ward	No. of older person h'holds	Total no. of h'holds in ward	% of older person h'holds in ward	As a % of all Mendip older person h'holds
Ammerdown	370	1,003	36.9%	1.9%
Ashwick, Chilcompton and Stratton	729	1,859	39.2%	3.7%
Beckington and Selwood	387	885	43.8%	1.9%
Butleigh and Baltonsborough	483	937	51.6%	2.4%
Chewton Mendip and Ston Easton	381	781	48.8%	1.9%
Coleford and Holcombe	941	2,013	46.7%	4.7%
Cranmore, Doultling and Nunney	475	922	51.5%	2.4%
Creech	503	1,015	49.6%	2.5%
Croscombe and Pilton	316	950	33.2%	1.6%
Frome Berkley Down	694	1,779	39.0%	3.5%
Frome College	744	2,051	36.3%	3.7%
Frome Keyford	586	2,053	28.5%	2.9%
Frome Market	745	2,332	32.0%	3.7%
Frome Oakfield	300	1,140	26.3%	1.5%
Frome Park	949	2,066	46.0%	4.8%
Glastonbury St Benedict's	559	1,239	45.1%	2.8%
Glastonbury St Edmund's	561	1,049	53.5%	2.8%
Glastonbury St John's	647	1,040	62.2%	3.2%
Glastonbury St Mary's	223	845	26.4%	1.1%
Moor	465	1,045	44.5%	2.3%
Postlebury	375	845	44.4%	1.9%
Rode and Norton St Philip	458	900	50.8%	2.3%
Rodney and Westbury	393	878	44.8%	2.0%
Shepton East	780	2,411	32.4%	3.9%
Shepton West	723	1,984	36.4%	3.6%
St Cuthbert Out North	432	1,137	38.0%	2.2%
Street North	688	1,875	36.7%	3.5%
Street South	1,096	2,131	51.4%	5.5%
Street West	496	799	62.1%	2.5%
The Pennards and Ditchat	273	901	30.3%	1.4%
Wells Central	693	1,085	63.8%	3.5%
Wells St Cuthbert's	800	1,964	40.7%	4.0%
Wells St Thomas'	1,151	1,958	58.8%	5.8%
Wookey and St Cuthbert Out West	500	1,026	48.7%	2.5%
Total	19,916	46,900	42.5%	100.0%

Source: Household survey data (2011)

Table A3.4 Support need households by ward – Mendip

Ward	No. with support needs	Total no. of older person h'holds	% of ward group with support needs	As a % of all those with support needs in Mendip
Ammerdown	77	370	20.7%	1.4%
Ashwick, Chilcompton and Stratton	247	729	33.8%	4.4%
Beckington and Selwood	91	387	23.5%	1.6%
Butleigh and Baltonsborough	110	483	22.7%	1.9%
Chewton Mendip and Ston Easton	174	381	45.7%	3.1%
Coleford and Holcombe	274	941	29.1%	4.9%
Cranmore, Doulling and Nunney	103	475	21.6%	1.8%
Creech	158	503	31.3%	2.8%
Croscombe and Pilton	36	316	11.5%	0.6%
Frome Berkley Down	273	694	39.4%	4.9%
Frome College	201	744	27.0%	3.6%
Frome Keyford	185	586	31.6%	3.3%
Frome Market	236	745	31.7%	4.2%
Frome Oakfield	16	300	5.3%	0.3%
Frome Park	241	949	25.4%	4.3%
Glastonbury St Benedict's	255	559	45.6%	4.5%
Glastonbury St Edmund's	185	561	33.0%	3.3%
Glastonbury St John's	213	647	32.9%	3.8%
Glastonbury St Mary's	93	223	41.6%	1.6%
Moor	175	465	37.6%	3.1%
Postlebury	83	375	22.2%	1.5%
Rode and Norton St Philip	87	458	18.9%	1.5%
Rodney and Westbury	75	393	19.1%	1.3%
Shepton East	172	780	22.1%	3.1%
Shepton West	214	723	29.6%	3.8%
St Cuthbert Out North	75	432	17.4%	1.3%
Street North	291	688	42.3%	5.2%
Street South	267	1,096	24.3%	4.7%
Street West	170	496	34.2%	3.0%
The Pennards and Ditcheat	8	273	3.0%	0.1%
Wells Central	211	693	30.4%	3.7%
Wells St Cuthbert's	250	800	31.2%	4.4%
Wells St Thomas'	300	1,151	26.1%	5.3%
Wookey and St Cuthbert Out West	83	500	16.6%	1.5%
Total	5,627	19,916	28.3%	100.0%

Source: Household survey data (2011)