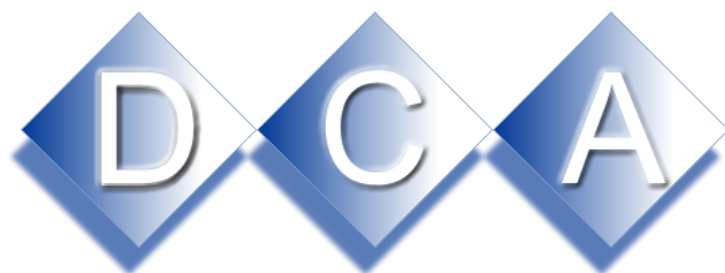


**THE NEED FOR PRIVATE
RETIREMENT HOUSING IN
HAVANT BOROUGH**



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1 INTRODUCTION

- 1.1.1 DCA have been commissioned by Planning Issues Ltd on behalf of Churchill Retirement Living to provide evidence on the need for private sheltered housing in Havant, to support the proposed redevelopment to form 44 private sheltered apartments for the elderly at 110-114 Elm Grove, Hayling Island, PO11 9EH.
- 1.1.2 DCA are leading specialists in Housing and Planning Strategies and have successfully undertaken over 250 Borough-wide housing demand and need assessments for Councils throughout England over the last 20 years.
- 1.1.1 DCA have already supported 43 sound Core Strategies at examination, a 100% success rate, representing over 30% of all approved as 'sound' to date.
- 1.1.2 We have been involved in national research and development to support the housing needs of older people for over twenty years. We have been involved in research on Staying Put, on equity release for repairs, the development of financial products for sheltered "shared equity" and extra-care projects and have carried out Older Persons Housing Strategy studies for local authorities.

1.2 The National Strategic Context

- 1.2.1 In planning terms, the needs of older households must be addressed alongside the needs of all households. There is little policy guidance relating specifically to older people, other than to say that local authorities should meet a variety of needs.
- 1.2.2 The national policy agenda for housing, health, and social care focuses on:-
 - Health, well-being and quality of life.
 - Prevention and early intervention: promoting the independence of older people and supporting carers.
 - Supporting people in the community through, for example, widening service choice and flexibility.
 - Joining up housing, health and social care services for older people.
 - Addressing the housing and support needs of older people across all tenures in a consistent way.
- 1.2.3 In the context of an ageing population there is a need to both increase the level of understanding around the housing needs of older people and to increase the supply of specialist and general needs accommodation available to meet the changing needs of older people.
- 1.2.4 This assessment has examined the key elements which need to be considered by local authorities in providing sustainable housing markets and a better balanced stock to meet the requirements of the whole population. The key elements are:-
 - the current supply of sheltered housing for older people across all tenures;
 - the impact of demographic change, especially the increasing older population;
 - review of the most recent local housing assessment data relating to housing demand and need from older people.

1.3 Sheltered Housing Supply in the Borough

- 1.3.1 The tenure and type of the current housing stock is a vitally important element of any assessment of the kind of housing needed in the future to provide more sustainable and balanced housing markets.
- 1.3.2 The 2011 Census found that there are 51,311 dwellings in the Borough. In the following table we have used the numbers and percentages from the 2011 Census to show the balance of the total stock by tenure.

Table 1-1 Borough Tenure Balance

Tenure	%	Nos.
Owner occupied- with mortgage	33.6	17,218
Owner occupied- no mortgage	35.4	18,169
Private rented sector	11.0	5,606
Social Rent & Shared Ownership	20.0	10,318
	100.0	51,311

- 1.3.3 Overall the estimate is that 69% of households are currently owner-occupiers with 20% living in social rented and shared ownership stock and around 11% in the private rented sector.

1.4 Existing Supply of Sheltered Housing

- 1.4.1 To assess the scale and type of sheltered housing available for older people in the Borough, we have examined the database produced by the Elderly Accommodation Counsel, a national charitable organisation which has an extensive data base of all public and private sector elderly accommodation for all local authority areas.
- 1.4.2 The following summary data shows the tenure pattern of sheltered housing development in the Borough, compared to the total stock tenure proportions.

Type	Schemes	Units	%	Tenure %
Social (Rent) / Shared Ownership	36	1,205		
Total Subsidised Units	36	1,205	66.4	20.0
Private rented sector	1	20		
Private Sector for sale	15	589		11.0
Total Private Sector	16	609	33.6	69.0
Total Sheltered Supply	52	1,814	100.0	100.0

Source: - Elderly Accommodation Counsel

- 1.4.3 The schemes have been detailed by location, size and tenure in **Appendix I**.
- 1.4.4 In total, 66.4% of the sheltered housing supply in the Borough is provided by Registered Providers in the social rented sector. Only 20.0% of all households live in social rent.
- 1.4.5 33.6% of all sheltered housing stock, 609 units, are available in the private sector for purchase or rent, to meet the needs of private sector households who are 80% of all local households.

- 1.4.6 The number of owner-occupier households is **over three times** the number of social housing tenants, but the level of supply of private sheltered accommodation is **only half the scale**. Therefore existing private sector supply is low compared to the tenure structure of the Borough.
- 1.4.7 The following table shows the impact of the distribution of the sheltered stock and the potential for older people living in the Borough to be housed in sheltered accommodation.

Tenure	Sheltered Units	*All dwellings	Ratio to all Dwellings*
Social Rent, S/O & LSE	1,205	10,318	1 : 9
Owner Occupiers	589	35,387	1 : 61
Private rent	20	5,606	1 : 280
Total	1,814	51,311	1 : 28

Source – * 2011 Census data

- 1.4.8 There are already social sheltered units to house one in every **9 tenant households** of all ages, compared to one sheltered housing unit for every **61 owner occupier** households.
- 1.4.9 Tenants are therefore **nearly seven times** more likely to be able to gain future access to sheltered housing to meet their needs in the Borough than are private sector owner-occupiers.
- 1.4.10 In view of the significant growth in the levels of the older population compared to all other age groups, it is important that the Council's Development Plan and enabling strategy should address this shortfall in the private sector stock supply for sale.

2 DEMOGRAPHIC ANALYSIS

2.1 Population Projections

- 2.1.1 The general demographic projections provided in the tables in this section are the ONS 2012-based sub-national population projections, the most recent projections published by the ONS in June 2014.
- 2.1.2 The factors which combine to produce the population and household forecasts are:- population age-sex structures, headship rates, survival factors, infant mortality, fertility rates, base numbers of dwellings, vacancy rates, building/ demolition programmes and the age-sex structure of migrants.
- 2.1.3 The summary of this data is provided in the following tables with the population changes disaggregated from 2012 to 2037.
- 2.1.4 The key feature of population change impact on the housing market is an ageing population with implied increasing care, support and accommodation needs.
- 2.1.5 The projections are ONS 2012 based sub-national population projections and relate to the total population change in the Borough between 2012 and 2037.

Table 2-1 Total Population Change in Havant, 2012 – 2037

	2012	2017	2022	2027	2032	2037	Change
Total Population	121,300	123,400	126,000	128,800	131,500	134,000	
Change		+2,100	+2,600	+2,800	+2,700	+2,500	+12,700
% Change		+1.7	+2.1	+2.2	+2.1	+1.9	+10.5

Source: 2012 based ONS sub-national population projection: Figures are rounded to the nearest 100

- 2.1.6 The table shows an increase of 10.5% in the total population by 12,700 people over the forecast period to 2037.

2.2 The Population Age Structure Forecast

- 2.2.1 The table below shows the population change by age group between 2012 and 2037.

Table 2-2 Population Age Band Forecast, Havant, 2012 – 2037

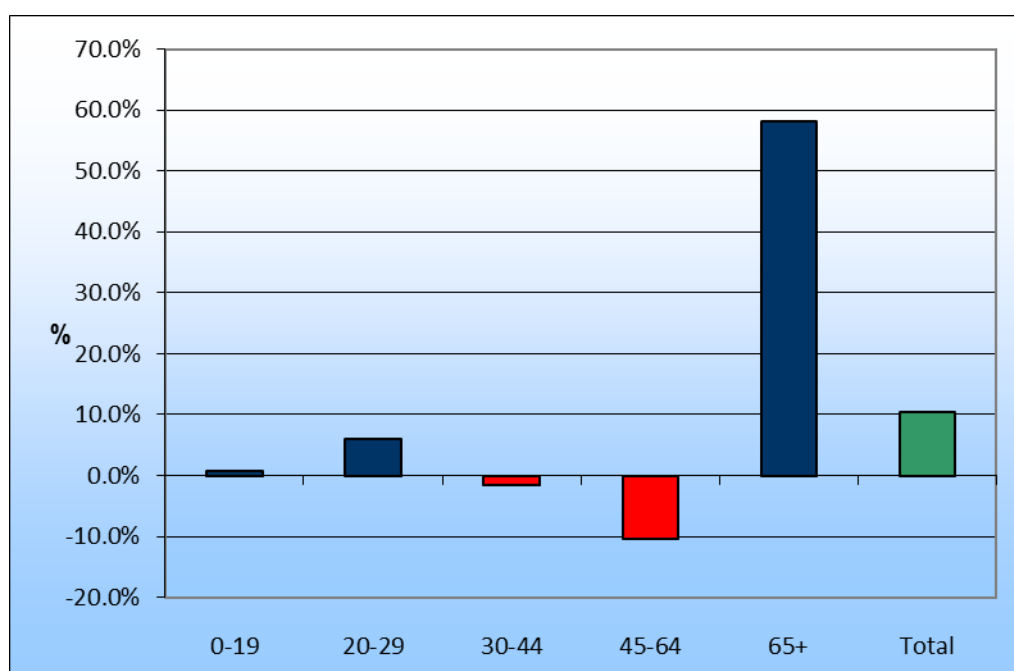
Age	2012	2017	2022	2027	2032	2037	Change	Change %
0 to 19	28,000	27,600	27,900	28,300	28,200	28,200	+200	+0.7
20 to 29	13,200	13,600	13,000	12,500	13,200	14,000	+800	+6.1
30 to 44	20,500	19,200	20,000	20,700	20,700	20,200	-300	-1.5
45 to 64	33,100	33,900	33,300	31,800	30,200	29,700	-3,400	-10.3
65+	26,500	29,100	31,900	35,400	39,100	41,900	+15,400	+58.1
Total	121,300	123,400	126,000	128,800	131,500	134,000	+12,700	+10.5

*Source: 2012 based ONS sub-national population projections
Figures do not sum due to rounding, ONS only publish data to the nearest 100*

- 2.2.2 There are some radical differences in changes in population age bands over the period to 2037.

- The overall growth of 12,700 people is a net increase of 10.5%;
- There is a marked increase in the 65+ group. The growth of 15,400 people in is an increase of 58.1% and is 21% more than the total population growth.
- There is a reduction of 2,700 people (2.8%) in all age groups up to 64 years.
- The 65+ group grows from 21.8% of the population in 2012 to 27.5% in 2027 and to 31.3% in 2037.

Figure 2-1 Age Band Percentage Change Forecast, Havant, 2012 – 2037



Source: Office for National Statistics (ONS)

2.3 Older Population Growth Forecasts

- 2.3.1 More detailed analysis of the population forecasts for people over 65 are provided below.

Table 2-3 65+ Population Age Band Forecast Havant, 2012 – 2037

Age	2012	2017	2022	2027	2032	2037	Change
65+	26,500	29,100	31,900	35,400	39,100	41,900	
Change		+2,600	+2,800	+3,500	+3,700	+2,800	+15,400
% change		+9.8	+9.6	+11.0	+10.5	+7.2	+58.1

Source: 2012 based ONS sub-national population projections

- 2.3.2 There is an increase of 2,600 people aged 65+ (9.8%) over the current period to 2017. There is forecast to be a further 2,800 people (9.6%) between 2017 and 2022, a total of 5,400 more older people over the next 7 years.
- 2.3.3 The highest rate of growth of 11% (3,500 people) occurs between 2022 and 2027.

2.4 65+ Age Structure Breakdown

2.4.1 The table below shows the 65+ age structure breakdown over the period to 2037.

Table 2-4 Breakdown of 65 + age groups, 2012 – 2037

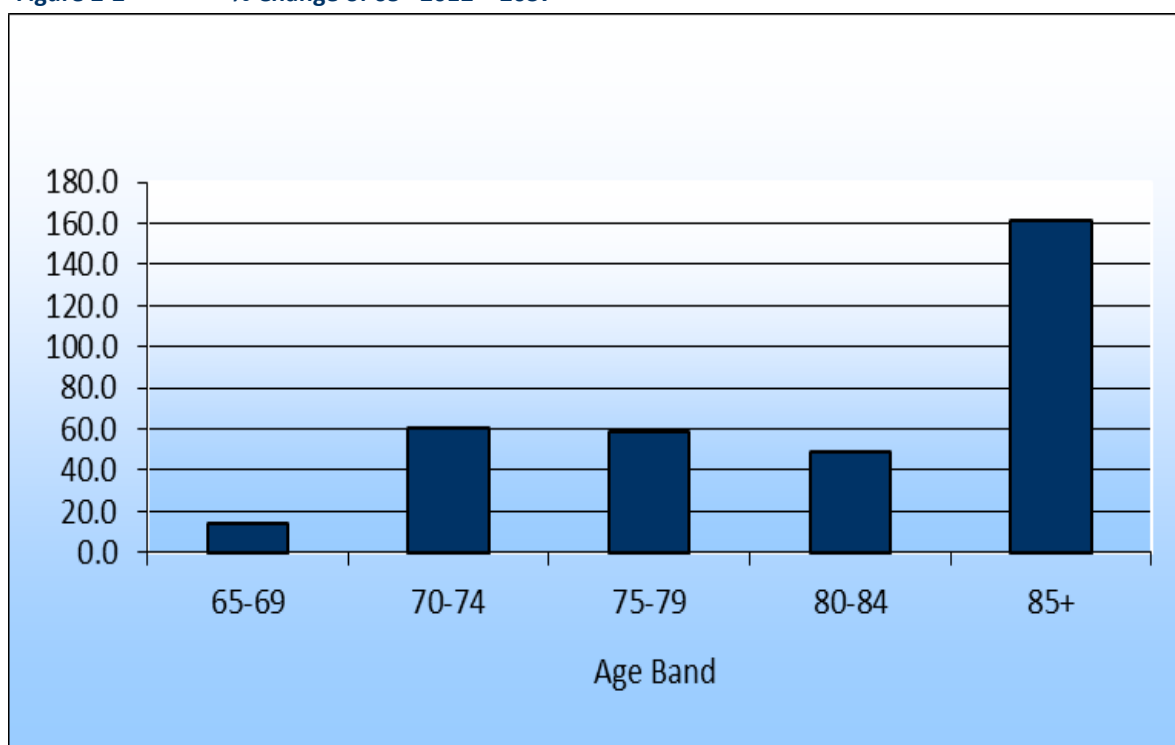
	2012	2017	2022	2027	2032	2037	Change	%
65-69	7,900	7,600	7,700	8,800	9,500	9,000	+1,100	+13.9
70-74	5,800	7,500	7,400	7,500	8,600	9,300	+3,500	+60.3
75-79	5,100	5,300	6,900	6,800	7,000	8,100	+3,000	+58.9
80-84	4,100	4,200	4,500	6,000	6,000	6,100	+2,000	+48.8
85+	3,600	4,500	5,400	6,300	8,000	9,400	+5,800	+161.1
Total	26,500	29,100	31,900	35,400	39,100	41,900	+15,400	+58.1
Change		+2,600	+2,800	+3,500	+3,700	+2,800		
% Change		+9.8	+9.6	+11.0	+10.5	+7.2		

Source: Office for National Statistics (ONS)

2.4.2 Within the older age group, the major growth is in the numbers of people aged 85+, by with an increase of 161.1% from 2012 to 2037.

2.4.3 However, there is also a significant growth of 6,500 people within the 70-79 age cohorts by 2037.

Figure 2-2 % Change of 65+ 2012 – 2037



Source: Office for National Statistics (ONS)

2.5 The Over 75 Population

2.5.1 The 75 and over age group is forecast **to increase by over three quarters** by 2037, shown in the table below.

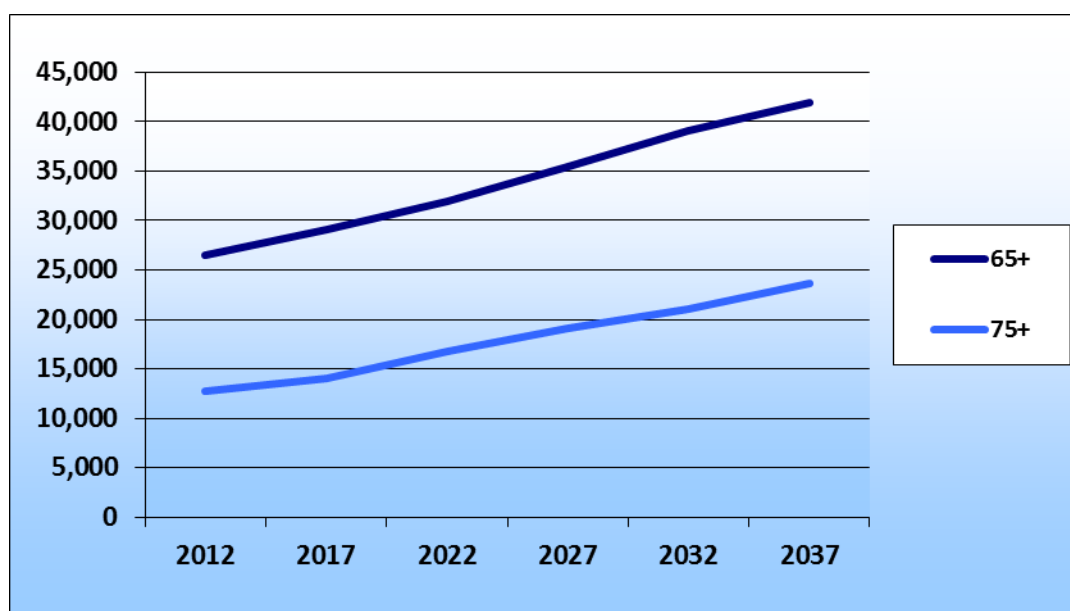
2.5.2 The largest increases occur up to 2022 with the greatest increase of 20.0% occurring between 2017 and 2022 higher than any other period.

Table 2-5 75+ Population Age Band Forecast, Havant, 2012 – 2037

Age	2012	2017	2022	2027	2032	2037	Change
75+	12,800	14,000	16,800	19,100	21,000	23,600	
Change		+1,200	+2,800	+2,300	+1,900	+2,600	+10,800
% change		+9.4	+20.0	+13.7	+9.9	+12.4	+84.4

Source: 2012 based ONS sub-national population projections

Figure 2-3 Change Forecast in Age Groups, Havant, 2012 – 2037



Source: Office for National Statistics (ONS)

2.5.3 There is an increase in this group in the older population throughout the forecast period with a growth of 9.4%, 1,200 more people over 75 in the current period with a further 2,800 people in the period from 2017 to 2022.

2.5.4 Given the resource demands associated with older people and the relatively limited scale of private sector supply of retirement housing, these are significant figures.

3 FUTURE ACCOMMODATION DEMAND

3.1 The Borough Housing Market

- 3.1.1 The Land Registry house price analysis highlights the house price levels in the Borough. The data at September 2014 shows an overall average price of £239,009, slightly lower when compared to the national average of £269,890.
- 3.1.2 The table below outlines the average price for all house types and the change in prices since September 2012 (the last SHMA reported Q3 2012) and compares data to the latest available data at September (Q3) 2014. The Land Registry data breakdown is attached at **Appendix III**.

Table 3-1 Land Registry Average House Prices (£) - All Buyers 2012 and 2014

Property Type	2012	2014	Change (£) 2012 - 2014	Change (%) 2012 - 2014
Terraced	160,565	189,854	+29,289	+18.2
Semi-detached	207,007	236,712	+29,705	+14.3
Detached	314,395	338,949	+24,554	+7.8
Flats / maisonettes	122,505	135,116	+12,611	+10.3
All properties	213,204	239,009	+25,805	+12.1

Source: Land Registry Residential Property Price Report, Q3 2012 & Q3 2014

- 3.1.3 All property prices have risen since 2012 ranging from 7.8% to 18.2% increases.
- 3.1.4 A search of all sheltered housing schemes in the Borough found 7 existing one and two bedroom units available for sale priced at:-
- 4 x one bedroom unit priced between £74,995 and £95,000;
 - 3 x two bedroom units priced from £200,000 and £300,000;
- 3.1.5 The DCLG annual report on housing in England also shows that “owner-occupied” housing stock is increasingly concentrated in the hands of retirees. *“People aged 65 and over account for 58 per cent of homes occupied by owners with no remaining mortgage debt.”*
- 3.1.6 In the Borough there are 13,248 owner occupier households aged over 65 years (2011 Census). 80% of those aged over 65 are owner-occupiers and the vast majority will have no mortgage debt.
- 3.1.7 The 2014 SHMA identified at Fig 42 that 70% of those over 65 in the PUSH area, live in owner occupation with no mortgage.
- 3.1.8 There is clearly a significant proportion of the population with the financial ability to trade down into sheltered housing to meet their needs if it was available locally.

3.2 Future Demand from Older Person Households

3.3 The 2014 SHMA

- 3.3.1 NPPF Guidance requires SHMA's to consider the accommodation requirements of specific groups, including the needs of older people.
- 3.3.2 An SHMA was carried out in conjunction with 11 other authorities in South Hampshire under the Partnership for Urban South Hampshire (PUSH).
- 3.3.3 The 2014 SHMA Report provided projected data on the future housing requirements of older people. The 2014 SHMA at Table 58 analyses Housing LIN data suggesting a net requirement for 804 Market sheltered units across the PUSH area. An additional 3,176 additional market sheltered housing units to be to meet the needs of the older person population across the PUSH area moving to 2030.
- 3.3.4 The search of all sheltered housing schemes in the Borough found only 7 property re-sales currently available, 1.1% of the existing stock.

3.4 DCA Experience

- 3.4.1 It is common in DCA surveys to identify future need and demand for sheltered housing from older parents or relatives of existing households, planning to move into a Borough to be beside their family who have settled locally.
- 3.4.2 The children of elderly parents tend to predict the need for supported housing, although it cannot be certain that these moves will happen. However, the impact of a mobile workforce over the past 40 years is that a significant proportion of the 'baby boomer' generation, the now mature children of households, live at a distance from their ageing parents.
- 3.4.3 Our experience nationally with sheltered housing providers is that a not insignificant proportion of purchasers are parents moving from another part of the country to be close to their family who have settled locally.
- 3.4.4 There will of course be out-migration of a similar type from the Borough. These households normally live in larger properties in the general housing stock and do not free up existing sheltered housing properties, as they move when they begin to need some support or wish to be near their grandchildren.

3.5 Making Best Use of the Existing Stock

- 3.5.1 It is a core government policy objective to make best use of the existing stock.
- 3.5.2 The recent 'Housing in Later Life – Planning ahead for Specialist Housing for Older People' December 2012 states "The NPPF Framework calls on local plans to be underpinned by a clear understanding of housing need that identifies the scale and mix of housing and the range of tenures required over the plan period, including homes for older people.
- 3.5.3 This can be examined in detail in the Strategic Housing Market Assessment. The NPPF puts a strong emphasis on producing local plans that plan positively to meet the needs of different groups where they are identified and provide the housing they require."

- 3.5.4 The NPPF's glossary contains a useful definition of older people: 'People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs'."
- 3.5.5 The 2014 SHMA makes reference to under-occupation which is a major policy issue. The SHMA states at 10.18 *"It should however be recognised that many older households in the private sector will have built up equity in their existing homes. In the private sector many older households may be able to afford a larger home than they need (and thus under-occupy housing). Some may look to downsize to release equity from homes to support their retirement; however we would expect many older households to still require family housing with space to allow friends and relatives to come to stay. This said, there is a clear role for delivery of attractive homes which may encourage downsizing within the PUSH area."*
- 3.5.6 Initiatives to address under-occupation are the most effective means of improving stock turnover essential to solving over-crowding. The 2011 Census identified that 89% of households in Havant who technically under-occupy their property by two or more spare bedrooms are in the owner occupied sector.
- 3.5.7 The impact of under-occupation is significant, and any situation will worsen as the proportion of older people in the population increases, both in the immediate and long term, as the proportion of older owner-occupiers in the Borough increases significantly. By 2037 the retirement age group will represent over a quarter of all households.
- 3.5.8 Making best use of the stock must involve planning policy finding a wider range of housing options for older people, especially in the private sector. Rapidly changing demographic profiles will increase the proportion of under-occupation especially in those households with no mortgage.
- 3.5.9 There is likely to be a significant proportion of the population with a large amount of equity and therefore the financial ability to trade down into sheltered housing if it was available locally.
- 3.5.10 Other national research confirms the trends found in all DCA housing market assessments. The Shelter Report 'A Better Fit? – Creating Housing Choices for an Aging Population' Shelter April 2012 gave the following recommendations:-
'Most older people are owner-occupiers and have already paid off their mortgages....Sixty-eight per cent of older homeowners live in a home that has at least two spare bedrooms.'

'When older people downsize to smaller accommodation, there is a market chain effect and larger properties become available to other households.'

'If more households were to downsize they would obviously need somewhere to move to. While there are potentially enough smaller homes in the market, they are not necessarily the right kind, in the right tenures or the right areas. Building more homes that are suitable for older people could help to stimulate the market by increasing their propensity to downsize'.

4 CONCLUSIONS

4.1.1 In summary the key conclusions are:-

4.2 Demographic change

4.2.1 There is a significant forecast growth in the number of older people in the Borough whose housing requirements will not be met within the existing stock.

4.2.2 The growth in the 65+ age groups of **15,400 people is an increase of 58.1%**, compared to the reduction of 2,700 people in the population aged below 65 years (2.8%).

4.2.3 There is forecast to be an increase of 19.4%, **5,400 more people** in the over 65 group over the **next seven years** to 2022.

4.2.4 The 65+ age group represents 123.8% of total population growth in the current period to 2017. The 65+ group grows from **21.8% in 2012 to 31.3%** of the total population in 2037.

4.2.5 The 75 and older age group is forecast to increase by more than three quarters, rising by 84.4% by 2037. The demographic shift is already happening with growth of 9.4%, **1,200 more people over 75 in the current period to 2017.**

4.3 Sheltered Stock Supply Balance

4.3.1 The provision of affordable sheltered housing for rent by housing associations of 1,205 units is 66.4% of all sheltered stock in the Borough, yet only 20.0% of the population live in social rent. **One in nine social tenants of all ages** could gain access to sheltered stock.

4.3.2 There are only **609 units** currently built for sale in the private sector to meet the needs of 35,387 owner-occupiers who are **69% of all households.**

4.3.3 There are already social sheltered units to house one in every **9 tenant** households, compared to one sheltered housing unit for every **61 owner occupier** households.

4.3.4 Social housing tenants are **nearly seven times** more likely to be able to gain access to sheltered housing than owner occupier households in the private sector.

4.3.5 80% of all households live in the private sector (including ownership and private rent) but there is evidence of only 7 units of the existing private sheltered housing stock (for purchase) of 609 units, currently available for sale.

4.3.6 There is therefore a potentially significant level of unmet market demand for sheltered housing.

4.4 Making Best Use of the Stock

4.4.1 The impact of under-occupation is significant, and will worsen as the proportion of older people in the population increases, both now and in the long term.

4.4.2 There are clearly a large proportion of households with significant equity and the financial ability to trade down into sheltered housing if it was available locally.

- 4.4.3 Making best use of the stock must involve planning policy finding a wider range of housing options for older people, especially in the private sector.
- 4.4.4 The Shelter Report '*A Better Fit? – Creating Housing Choices for an Aging Population*' Shelter April 2012 gave the following recommendations:-
- 'Local planning authorities must factor older people's housing into local plans, strategies and housing market assessments'
 - 'The planning system must support the development of housing for older people. The introduction of the National Planning Policy Framework provides an opportunity to give housing for older people a higher priority and to clarify the guidance on how housing for older people should be classified.'
 - 'We need a significant increase in the supply and range of suitable housing for older people, including private-rented and owner-occupied specialist housing.'
- 4.4.5 The proposed redevelopment to form 44 private sheltered apartments for the elderly at 110-114 Elm Grove, Hayling Island, would increase the level of access to sheltered housing for local residents, adding 7.2% more units to the stock.
- 4.4.6 The benefits which would flow from this development would make a positive contribution to the core housing and planning policy objectives to :-
- address the need to plan for a housing mix based on current and future demographic trends and the needs of different groups in the community;
 - free up larger under-occupied dwellings;
 - contribute to the provision of a better balanced housing stock;
- 4.4.7 The provision of retirement housing for older people meets the needs of a large and growing group of the population. The NPPF policy requirement in paragraph 50 is for authorities to "*plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such asolder people)*".
- 4.4.8 These new units would make a positive contribution to freeing up larger under-occupied dwellings and contribute to the provision of a better balanced housing stock which addresses the needs of all household groups, making a positive contribution to these core housing and planning policy objectives.
- 4.4.9 Our analysis of the key factors affecting future growth and of local supply and demand balance provides a compelling market case for additional private sheltered housing in Havant Borough.

APPENDIX I

EAC SCHEDULE

EXISTING SHELTERED HOUSING STOCK

SOCIAL RENTED SCHEMES	LOCATION	NO. OF UNITS
Abbeyfield House	Havant	8
Abbeyfield House	Havant	6
Arthur Kille House	Waterlooville	59
Battens Way	Havant	9
Brooke House	Havant	36
Causeway Farm	Waterlooville	70
Doyle House	Bedhampton	20
Duncan Cooper House	Waterlooville	28
Eileen Beard House	Havant	35
Enderleigh House	Havant	14
Fairmead Court	Hayling Island	49
Fielder Court	Purbrook	19
Furlonge House	Emsworth	54
Hartplain House	Waterlooville	49
Harvey Brown House	Hayling Island	63
Herriott House	Cowplain	40
Ingledene Close	Bedhampton	17
Jubilee House	Emsworth	27
Keats House	Havant	36
Linden Way	Havant	12
Longcroft	Havant	16
Meadow Court	Emsworth	21
Millam Court	Hayling Island	16
Millenium Court	Waterlooville	61
Newlease / Philip Road	Waterlooville	22
Patrick Howard-Dobson Court	Waterlooville	37
Reading House	Hayling Island	36
Rivermead Court	Emsworth	37
Rowan Road	Havant	18
Somerstown	Havant	13
Somerville Court	Waterlooville	43
Stewart Borrow House	Cowplain	18
The Beeches & Villa Gardens	Waterlooville	45
The Lodge	Waterlooville	67
Whittington Court	Emsworth	32
Windsor Court	Waterlooville	72
TOTAL SOCIAL SECTOR		1,205

PRIVATE SECTOR SALE SCHEMES	LOCATION	NO. OF UNITS
Avalon Court (Private Rent)	Emsworth	20
Bellair House	Havant	50
Christyne Court	Purbrook	24
Dene Court	Cowplain	37
Dilkusha Court	Hayling Island	40
Fountain Square	Hayling Island	14
Gorseway Retirement Community	Hayling Island	75
Homewater House	Waterlooville	95
Maple Court	Hayling Island	34
Mary Coombs Court	Hayling Island	20
Menghame Court	Emsworth	27
Mulberry Lodge	Emsworth	30
Norfolk House	Havant	29
Oaklands	Waterlooville	37
Victory Court	Waterlooville	38
Watermill Court	Havant	39
TOTAL PRIVATE SECTOR		609

APPENDIX II

ONS POPULATION PROJECTS 2012 – 2037

2012¹ BASED SUB-NATIONAL POPULATION PROJECTIONS

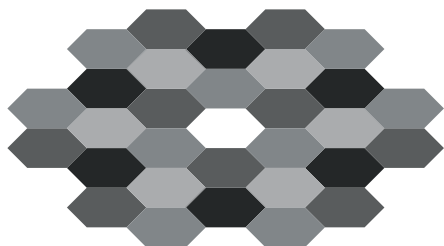
AREA	AGE GROUP	2012	2017	2022	2027	2032	2037
Havant	0-4	6.8	6.8	6.8	6.7	6.6	6.7
	5-9	6.6	7.1	7.0	7.0	7.0	6.9
	10-14	7.0	6.8	7.3	7.3	7.3	7.2
	15-19	7.6	6.9	6.8	7.3	7.3	7.4
	0 - 19	28.0	27.6	27.9	28.3	28.2	28.2
	20-24	6.7	6.7	6.1	6.1	6.7	6.8
	25-29	6.5	6.9	6.9	6.4	6.5	7.2
	20 - 29	13.2	13.6	13.0	12.5	13.2	14.0
	30-34	6.1	6.4	6.8	6.8	6.4	6.5
	35-39	6.3	6.3	6.6	7.0	7.0	6.5
	40-44	8.1	6.5	6.6	6.9	7.3	7.2
	30 - 44	20.5	19.2	20.0	20.7	20.7	20.2
	45-49	9.0	8.3	6.7	6.8	7.1	7.5
	50-54	8.7	9.2	8.5	7.0	7.1	7.4
	55-59	7.7	8.7	9.3	8.6	7.2	7.4
	60-64	7.7	7.7	8.8	9.4	8.8	7.4
	45 - 64	33.1	33.9	33.3	31.8	30.2	29.7
	65-69	7.9	7.6	7.7	8.8	9.5	9.0
	70-74	5.8	7.5	7.4	7.5	8.6	9.3
	75-79	5.1	5.3	6.9	6.8	7.0	8.1
	80-84	4.1	4.2	4.5	6.0	6.0	6.1
	85-89	2.3	2.9	3.2	3.5	4.7	4.8
	90+	1.3	1.6	2.2	2.8	3.3	4.6
	65+	26.5	29.1	31.9	35.4	39.1	41.9
	All ages	121.3	123.4	126.0	128.8	131.5	134.0

Summary Groups		2012	2017	2022	2027	2032	2037
Havant	0-19	28.0	27.6	27.9	28.3	28.2	28.2
	20-29	13.2	13.6	13.0	12.5	13.2	14.0
	30-44	20.5	19.2	20.0	20.7	20.7	20.2
	45-64	33.1	33.9	33.3	31.8	30.2	29.7
	65+	26.5	29.1	31.9	35.4	39.1	41.9
	Total	121.3	123.4	126.0	128.8	131.5	134.0
	75+	12.8	14.0	16.8	19.1	21.0	23.6

¹ Figures are in thousands, rounded to the nearest hundred

APPENDIX III

LAND REGISTRY DATA HAVANT BOROUGH



Land Registry

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Land Registry

Q3 2012

ALL Properties

District Name	Detached	Sales	Semi-Det	Sales	Terraced	Sales	Flat/Mais	Sales	Overall Average	Total Sales
HAVANT	£314,395	113	£207,007	95	£160,565	113	£122,505	54	£213,204	375

Q3 2014

	Detached	Sales	Semi-Det	Sales	Terraced	Sales	Flat/Mais	Sales	Overall Average	Total Sales
HAVANT	£338,949	170	£236,712	152	£189,854	161	£135,116	84	£239,009	567