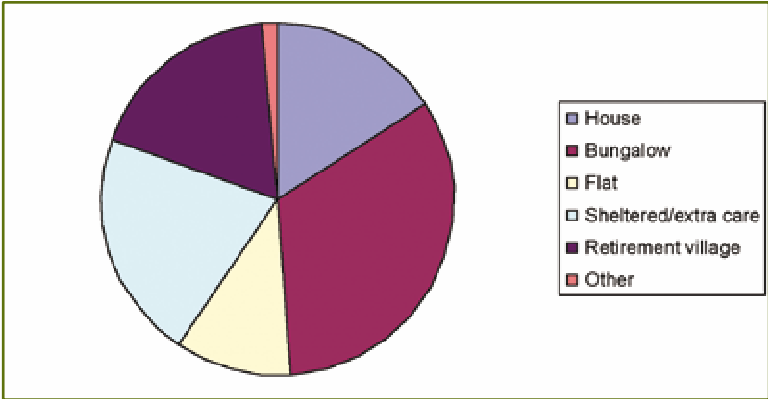
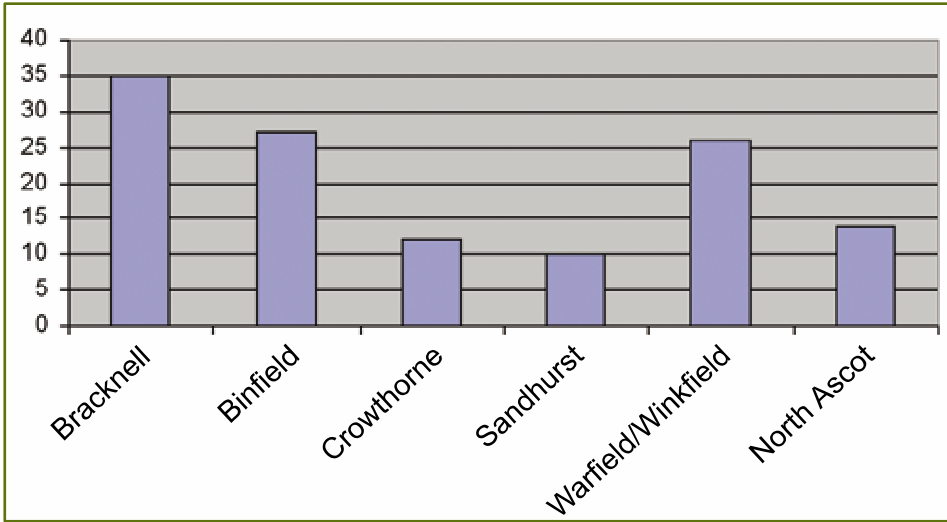


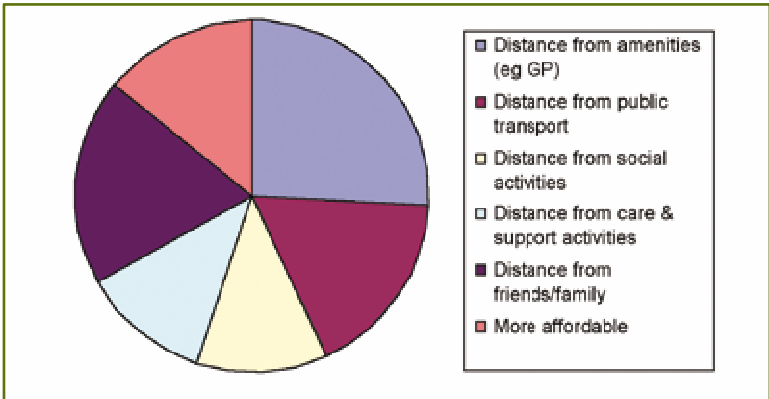
The vast majority of respondents stated that they would prefer to move into a bungalow, with houses and sheltered/extra care and retirement villages as popular options (see Figure 4). In line with national indicators, 45% stated they would require two bedroom accommodations, with just 10% stating a preference for 1 bedroom and 45% stating they required 2 or more bedrooms. In terms of tenure, the majority would opt for owner occupation (36%) and just 21% for rented, with only 2% opting for shared ownership products, although this may be a result of lack of knowledge of this form of tenure. 41% chose not to respond to this question.



33% of respondents stated that they would like to remain within the Borough, with a significant 10% interested in outside of Bracknell Forest and 18% stating they would consider either option. The remaining 39% were unable to give a response. Figure 5 shows respondents preference of areas they would want accommodation to be provided in. This is roughly in line with current housing register demand information.

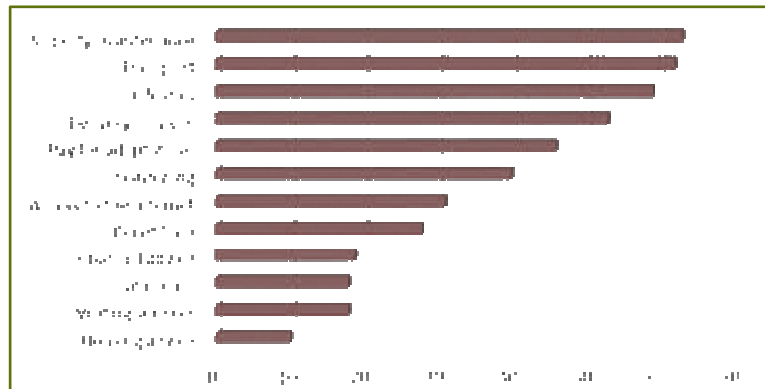


When considering location, respondents were asked to state what factors would influence their choices. Figure 6 illustrates their responses.

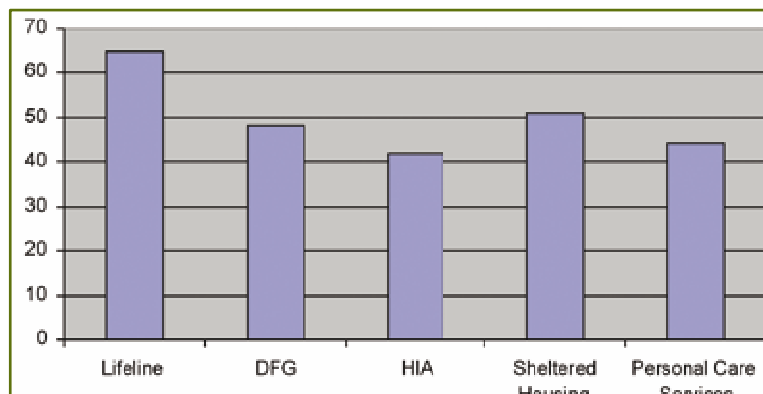


Respondents service needs and aspirations

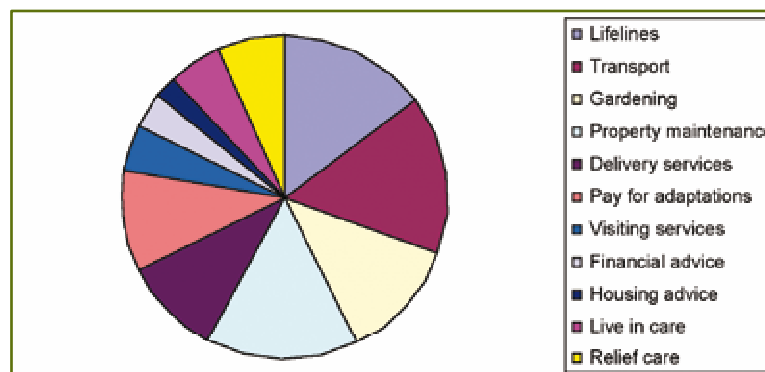
Respondents were asked what services they felt should be available to help residents to remain in their own homes. Figure 7 illustrates the results, with assistance with property maintenance, transport, lifeline and delivery services being the most popular. Interestingly 46% stated they would pay for adaptations to their home.



Respondents were asked which of the current Bracknell Forest services they would use. The most popular choices were lifeline, sheltered housing and DFG's



Respondents were asked what services they would be prepared to pay for should they choose to remain in their own home. As illustrated in Figure 9, live in care, transport, lifeline, gardening and visiting services were the most popular.



This consultation exercise demonstrates that whilst 50% of the older people wish to remain in their own homes, a significant percentage also wish to move in the short to medium term. The main reasons for wanting to move were due to the ability to maintain their current home, and for economic/affordability reasons. Another significant factor was that people wanted the opportunity to secure support, something that people clearly view as accommodation based. Those who wanted to move preferred accessible accommodation with bungalows being the first choice. Flats and apartments were popular as were retirement villages.

The majority of respondents want to remain in Bracknell Forest, with Bracknell and Binfield being the most popular locations. Results illustrate that distance from amenities, friends and family and transport options were the main factors in considering an area. Affordability of an area was not a significant issue, nor was distance from care and support services.

The main barriers for people in considering a move were around finding a suitable home and dealing with the move itself. It is clear that older people would find a handy-man service helpful at the time of moving.

Those who stated that they would prefer to remain in their own home felt that assistance with property maintenance, improved access to transport and lifeline services would be the main factors in enabling this to happen. Respondents stated that they would be prepared to pay for these services

- Migration is a key determinant of population change within Bracknell's housing market and is likely to be important over the next 20 years as new housing is delivered. But unlike the long standing and gradual trend toward an ageing population, changes in migration patterns can be more rapid and are much more difficult to predict;
- Despite estimates of future household growth showing the majority coming from single person households, only 32%¹¹ of the homes these households are likely to occupy will be 1 bedroom properties. A significant factor in this is the ageing population. Many of the single households which form in Bracknell will be older people living alone, and frequently occupying properties larger than their basic needs require. This is an issue for strategic planning which needs to plan for this aging population.

There are just over 47,000 dwellings in the Borough as at 1 April 2009, the majority of these being in private ownership either as an owner occupier (73%) or Private Rented (10%)¹². A large proportion of the homes that are in the Private Sector are those which former Council tenants have acquired under Right to Buy (RTB) legislation. 10,500 properties have been sold through the Right to Buy from an original stock of 16,081¹³.

The Decent Homes Standard is a measure of decency of a residential unit based on the following criteria:

- a) It meets the current statutory minimum standard for housing
- b) It is in a reasonable state of repair
- c) It has reasonably modern facilities and services
- d) It provides a reasonable degree of thermal comfort

Prior to the Stock Transfer in 2008 the Council carried out a stock condition survey and found that 49% of the stock was non decent¹⁴. The BRE Private Sector Stock Survey completed in 2009 identified that 25% (well below the national average of 36%) of the private stock was non decent, and that it would cost in the region of £75.9m to bring these homes up to standard. This is primarily due to the Borough's new town status, with the majority of the stock being completed post 1964¹⁵. One of the significant findings in the BRE report was that it was estimated that 14% of the Private Sector stock had a Category 1 hazard as defined under the Housing Health & Safety Rating System (HHSRS)¹⁶.

Figure 3 shows that the private housing stock is in relatively good condition with the average of 25% non decent for the Borough, However, there are pockets in the Borough where the levels of non decency are relatively high e.g. Ascot (33%), Crowthorne (34%), Harmans Water (31%), Priestwood & Garth (32%) and Winkfield & Cranbourne (41%). In general terms these are the areas that also have the oldest housing stock.

A significant proportion of the private sector housing stock is owned by former Council tenants who exercised their Right to Buy, many of whom over the life of this strategy may start to enter retirement. A significant issue for this strategy is the number of older people who will be living without an appropriate level of thermal comfort.

¹¹ Source: JSNA Bracknell Forest

¹² Source CLG Live Table 100: Housing Strategy Statistical Appendix (HSSA)
www.communities.gov.uk/documents/housing/xls/table100.xls

¹³ Source: Bracknell Forest Homes

¹⁴ Source CLG – Decent Homes Standard:
www.communities.gov.uk/documents/housing/pdf/138355.pdf

¹⁵ BRE Report 2009

¹⁶ The Housing Health and Safety Rating System (HHSRS) is a risk based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and came into effect on 6 April 2006. The HHSRS assesses 29 categories of housing hazard, each hazard has a weighting which will help determine whether the property is rated as having Category 1 (serious) or Category 2 (other).

