

Appendix

The Need for Accessible Affordable Housing in Epping Forest for Disabled People

According to Strategic Housing Market Assessment the Council will need to provide 2,851 affordable homes over the period of 2016 – 2033. This equates to 168 affordable homes per year. The study also recommends that 15% (428) of the total affordable housing should meet the Building Regulations M4 Category 3 standard. This is to address the changing demographics of the area and needs of a growing older generation.

The study refers to the CLG guide to available disability data which shows that currently around 1-in-30 households in England (3.3%) have at least one wheelchair user, this is higher for households living in affordable housing (7.1%). These proportions are likely to increase over the period to 2033 due to the growth in older population in the area.

A summary of key statistics provided below which demonstrate the need to provide homes to the M3 standard:

- Projecting Adult Needs and Service Information (PANSI) shows that between 2017 and 2035, in the adult population 18-64, those with serious disability will increase by 13% (244), from 1,902 to 2,146. Those aged between 55 and 64 will be affected most.
- Projecting Older People Population Information (POPPI) shows that between 2017 and 2035, the population of 65 year and over
 - will have increased by 43% (11,300), from 26,100 to 37,400
 - those whose 'day-to-day activities limited a lot' will have increased by 54% (2,908), from 5,338 to 8,240
 - those unable to manage at least one mobility activity on their own will¹ have increased by 57% (2,814), from 4,971 to 7,785.
- There are 1,534 applicants on the Council's Housing Register, of which 48(3%) applicants need wheelchair accessible accommodation based on self-assessment. Applicants have also self-reported need for the following:
 - Level access accommodation – 27 applicants
 - Ground floor bathroom/toilet facilities – 27 applicants
 - Ramped access – 9 applicants
 - Adapted kitchens – 5 applicants
 - Track hoist – 5 applicants
 - Through floor lift – 3 applicants

¹ Activities include: going out of doors and walking down the road; getting up and down stairs; getting around the house on the level; getting to the toilet; getting in and out of bed