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# Kent Older Persons Housing Research

## Working Paper 2: Review of Housing Need in Existing Policy Documents

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## 1. Introduction

This working paper provides a summary of information on older people's housing needs contained in existing policy documents produced by the Kent local authorities. The existing local authority assessments on older persons housing need use a variety of methods and timeframes to determine need. Consequently they cannot be drawn together to give a definite pattern of current and future need across Kent. Therefore, while relevant information from these documents has been drawn out to build a picture of likely future need, DTZ has also produced a separate demographics working paper (Working Paper 3) including an independent projection of housing need by tenure using ONS and census data.

## 2. Summary

The main points in relation to older persons housing need from the various relevant local authority documents are:

- The 65+ year old population in Ashford is expected to increase by 92% by 2031, while the 80+ age group is expected to increase by 128%
- In Canterbury the number of over 65 households in housing need is estimated to increase from 532 to 679 (a rise of 147 households) between 2006 and 2026
- The Dartford Housing Needs Survey estimated that 1,295 units of supported accommodation would be required, 891 in the affordable sector and 404 in the private sector by 2016.
- In Dover there is a need for almost 190 additional units of extra care housing: half for people with high dependency levels and half to provide a more mixed and lively community. While there is un-met demand for affordable rented homes among older people, there is no apparent current unmet need for market retirement housing in Dover.
- Population increase in Gravesham is projected to be greatest amongst "older older" people, i.e. aged 80+ (up 36% over the next 10 years). The demand for sheltered housing is estimated to be 948 units – 390 private and 558 affordable.
- The older population of Maidstone is predicted to increase over the next 20 years by 44% (over 65) and 66% (over 80). There is an estimated demand for 1,632 sheltered units in the borough, though there is evidence of an oversupply of accommodation with shared facilities.
- In Medway, demand from existing households is primarily for sheltered housing in the social housing sector and independent accommodation with external support. The Housing Needs Survey indicated demand for sheltered housing for 1,929 units (727 private and 1,202 affordable).
- By 2026 the over 65 population of Sevenoaks is forecast to rise by 41.8% and the 85+ population by 90.9%. Data suggests a combined demand for Sheltered Housing of 1,679 units. 778 units are required in the affordable sector and 901 in the private sector.
- The number of over 65 households in housing need in Shepway is estimated to increase between 2006 and 2026 from 3,011 to 4,337 (a rise of 1,326 households).
- In line with national trends the most dramatic change in Swale up to 2026 is the projected increase in the very elderly age groups (a 124% increase for those aged 85-plus).

- In Thanet, the number of over 65 households in housing need is estimated to increase between 2006 and 2026 from 7,204 to 9,604 (a rise of 2,400 households).
- The data suggests a combined requirement of 1,220 units for sheltered accommodation from older people currently living in Tonbridge & Malling (210 households) and those who may in-migrate to be beside their family (1,010 households). 542 units are required in the affordable sector and 678 in the private sector.
- In total, data suggests a combined requirement of 1,060 units for sheltered accommodation from older people currently living in Tunbridge Wells - 392 units in the affordable sector and 668 in the private sector.
- Across Kent, demographic trends forecast an increase of 36% in the population of over 65 year olds from 2005-2020. East Kent (41%) will be more affected than west Kent (30%), with the greatest increases expected in Thanet, Shepway and Dover. There is a likely future need for more extra care accommodation for frail elderly people across the districts/boroughs where the highest proportions of older persons live.
- A sharp increase in those with severe dementia is forecast and increased longevity will mean that more older people are affected and the intensity of the condition will increase as people enter advanced old age (85+).

### 3. Review of Existing Documents

Figure 1 below sets out information by local authority on the identified current and future housing needs of older people. Information is drawn from local housing strategies, local and sub-regional housing market assessments, vulnerable persons housing strategies and housing needs assessments. While the methods and timeframes for analysing older peoples housing needs differs widely across the Kent authorities, the information presented below provides a useful overview of identified need.

**Figure 1: Kent Local Authority Document Review**

<b>Local Authority</b>	<b>Information on Older Persons Housing Need</b>
Ashford	<p><b>Ashford Housing Strategy 2008-11</b></p> <p>-With an increasingly older population the requirement for sheltered housing will increase. The Housing Needs Survey 2005 identified that between 2005 and 2008 there would be a demand for 678 sheltered units (280 affordable units and 340 private units).</p> <p>-To help meet this, the council has negotiated the provision of three new sheltered housing schemes for older people on new housing developments around the town; resulting in 96 new flats for older people over the Housing Strategy period to 2011. A further 40 flats are being developed as part of a PFI with Kent County Council on land owned by Ashford Borough Council with capital funding from the government's Private Finance Initiative.</p> <p><b>Ashford Vulnerable Adults Housing Strategy Jan 2011</b></p> <p>-Ashford has seen a 20.3% increase in the population over 50 years old in the 10 years between 1997 and 2007. Ashford is also expected to have the greatest increase, of all the Kent Districts, in over 50s over the 10 years from 2006, an increase of 10,200 people. Owner occupiers account for 79% of the older population with 12% renting from the council. 20% of older people in the borough are living alone.</p> <p>-The Council currently has 450 units of sheltered accommodation.</p> <p><b>Ashford Housing Needs Survey Update 2010</b></p> <p>-The 65 year old and over population is expected to increase by 16,300 people (+91.6%) by 2031. The 80+ age group is expected to increase by 6,500 (+127.5%) up to 2031.</p>
Canterbury	<p><b>East Kent SHMA</b></p> <p>-The number of over 65 households in housing need is estimated to increase from 532 to 679 (a rise of 147 households) between 2006 and 2026.</p> <p><b>Kent CC Supporting People Needs Analysis</b></p> <p>-Canterbury has 163 long term accommodation based units for older people.</p>
Dartford	<p><b>Dartford SHMA</b></p> <p>-17.3% (6,500) of the increased population between 2006 and 2026 is forecast to be in the older age (65+) group, of which one third (2,300 out of 6,500 people) will be very old (85+). This represents a 50% increase on the 2006 elderly population. Indeed</p>

Local Authority	Information on Older Persons Housing Need
	<p>the proportional increase in the 85+ age group in Dartford (153%) is over twice that of the HMA average (72%).</p> <p>-The number of people aged over 65 living alone in Dartford is predicted to increase from 4,660 in 2008 to 6,345 in 2025 – an increase of 36%.</p> <p>-The 2006 Housing Needs Survey revealed a total requirement of 1,295 units for sheltered housing in both private market and affordable sectors from existing households and in-migrating parents/ relatives in the three year period from 2006.</p> <p><b><i>Dartford Housing Strategy 2009-2012</i></b></p> <p>-Analysis by Kent County Council (KCC) demographers suggests that the greatest increase in population will be among the very elderly (aged over 85), where a 42% increase is anticipated between 2006 and 2016 from 1,200 to 1,700.</p> <p>-In the context of Dartford, there are currently only 21 older people on the Council's housing register waiting for supported accommodation and 33 waiting for a transfer (18 of which are from applicants outside of the borough). This suggests that there is already an adequate supply of general one bedroom supported accommodation in Dartford. Overall 2.13% of applicants on the housing register require supported housing.</p> <p><b><i>Dartford Older Person's Housing Strategy 2009-2014</i></b></p> <p>-The Housing Need Survey estimated the potential requirement for supported accommodation to 2016, where there are interventions to assist residents to live independently in their own homes, the estimates were:</p> <ul style="list-style-type: none"> <li>• 2,730 extra care units</li> <li>• 14 residential/nursing home units</li> <li>• 119 units of independent accommodation with external support</li> </ul> <p>-The Housing Needs Survey estimated that 1,295 units of supported accommodation would be required, 891 in the affordable sector and 404 in the private sector by 2016.</p> <p>-The survey recommended that this be met by further provision of 307 units in the affordable sector (Council or RSL owned property) and 14 units in the private sector. The number of units needed in the affordable sector is less than the predicted requirement because of the turnover, that is, changes in the occupiers of the properties.</p> <p>-The Housing Needs Survey estimated that 241 units of extra care accommodation would be required between 2006 and 2009, and 2,730 units from 2006 to 2016. This seems extremely high however, and demand has not run at this level to date. Demographic data suggests that given the forecast aging population there will be an increasing need for this type of accommodation.</p> <p>-In order to address some levels of unmet need, Kent County Council and its local authority partners are currently developing 11 extra care schemes across Kent</p>

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	<p>through a Private Finance Initiative (PFI) 'Better Homes,Active Lives', and the Council is also entering into a new partnership agreement with KCC to provide an additional 40 units of extra care accommodation in Manor Brook in Dartford.</p>
Dover	<p><b>Housing Strategy</b></p> <ul style="list-style-type: none"> <li>-The older population of Dover district is larger than the housing market area and county averages. By 2026, those aged 65-84 will increase by 55.7% and those aged over 85 by 54%. This highlights the need to tackle the housing needs of older people now and in the future.</li> <li>-Currently, 48% all single person households in the Dover district are aged over 65 years and this will increase over time, so it is particularly important that new smaller homes should meet lifetime standards including lift access to upper floors</li> <li>-There is unmet demand for affordable rented homes amongst older people; mostly for retirement (but not sheltered) units of two or more bedrooms. The projected demand by 2026 represents 78% of all additional affordable homes expected to be built in the area.</li> <li>-There is a need for almost 190 additional units of extra care housing: half for people with high dependency levels and half to provide a more mixed and lively community.</li> <li>-There is no apparent unmet need for market retirement housing, although this may change over time as the housing market recovers and the older population grows.</li> <li>-Older people want, and expect, to stay in their own homes and most expect to stay in their current home for the rest of their life.</li> </ul> <p><b>East Kent SHMA</b></p> <ul style="list-style-type: none"> <li>-Dover has a higher proportion of 45-64 year olds than the other districts. Specifically examining the age categories migrating into Dover, the smallest category (2,100) were aged over 65.</li> <li>-The number of over 65 households in housing need is estimated to increase between 2006 and 2026 from 1,535 to 2,371 (a rise of 836 households).</li> </ul>
Gravesham	<p><b>Housing Strategy 2009-2013</b></p> <ul style="list-style-type: none"> <li>-The Gravesham Housing Needs Survey 2006 identified a combined requirement for sheltered accommodation from older people currently living in the borough (284 households) and those who may in-migrate to be beside their family (664 households) of 948 units: 558 in the affordable sector and 390 in the private sector.</li> <li>-Some of this requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.</li> <li>-The significantly higher level of elderly accommodation for people moving into the</li> </ul>

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	<p>borough is a new factor in the housing market. Generally, the forecast is being made by their children who assist in the moving process.</p> <p>-The Housing Needs Survey identified a need over the next three years for:</p> <ul style="list-style-type: none"> <li>- 199 units of extra care accommodation:</li> <li>- 171 units of independent accommodation with external support</li> <li>- 46 residential / nursing home units.</li> <li>- 250 units of Council / RSL sheltered housing and 34 private sheltered units.</li> </ul> <p><b>Review of Social Housing Provision for Older People, 2008</b></p> <p>-Numbers of people aged 45-64 are anticipated to increase by 1,800 (+7.3 %) to 26,300 over the next 10 years.</p> <p>-A far more marked increase is expected amongst the over 65s with the numbers of people aged over 65 rising from 15,700 to 19,500. This is an increase of 3,800 older people, 24.2% over the next 10 years. By 2020, 50% of the population of Kent will be aged 50+.</p> <p>-The greatest rate of increase in Gravesham will be amongst “older older” people, aged 80+ (36% over the next 10 years, up by 500 from 1,400 to 1,900).</p> <p><i>Demand for Sheltered Housing in Gravesham:</i></p> <table border="1" data-bbox="475 1189 1390 1335"> <thead> <tr> <th></th> <th>Existing Households</th> <th>In-migrating Households</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Private Sector</td> <td>34</td> <td>356</td> <td>390</td> </tr> <tr> <td>Affordable Sector</td> <td>250</td> <td>308</td> <td>558</td> </tr> <tr> <td>Total</td> <td>284</td> <td>664</td> <td>948</td> </tr> </tbody> </table> <p>Source: Housing Need Surveys (Re-weighted in 2008) – from existing households and those likely to in-migrate to be near family</p> <p>-There is an increasing demand for sheltered accommodation in the rural parts of Gravesham. This has been noticed, for example, in demand for places at Chinnery Court in Meopham.</p> <p>Population changes by 2016 among older people are predicted to be:</p> <ul style="list-style-type: none"> <li>- 55+: 13% increase</li> <li>- 65+: 24% increase</li> <li>- 65-74: 24% increase</li> <li>- 75-84: 21% increase</li> <li>- 85+: 40% increase</li> </ul>		Existing Households	In-migrating Households	Total	Private Sector	34	356	390	Affordable Sector	250	308	558	Total	284	664	948
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Maidstone	<p><b>Housing Strategy – Older People Supplement 2005-2009</b></p> <p>-There is an identified increase in the population of 6,600 over the next 20 years and the most significant features are the growth of the over 65 age group with an increase of 8,400 people (44.4%) and the 80+ age group increase of 2,100 (65.6%) up to 2021.</p> <p>-The data suggests a combined requirement for sheltered accommodation of 1,632 units from older people currently living in the Borough (73 households) and those who</p>																



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	<p>may in-migrate to be beside their family (1,559 households), 1,184 in the affordable sector and 448 in the private sector.</p> <p>-Over 75% of provision is delivered in traditional 'category 2' sheltered accommodation. There is some evidence of oversupply particularly in schemes with shared facilities.</p>																																														
Medway	<p><b>Housing Needs Survey 2006</b></p> <p>-The Survey identified a need over the next three years for:</p> <ul style="list-style-type: none"> <li>- 614 units of independent accommodation with external support</li> <li>- 585 units of Council / HA housing and 103 extra care units</li> </ul> <p>-Demand from existing households is primarily for sheltered housing in the social housing sector and independent accommodation with external support. Resources should focus on the provision of home based support services and adaptations for elderly people living at home in both social rented and owner occupied housing.</p> <p><u>Accommodation Required by Elderly Relatives in Next 3 Years (from survey)</u></p> <table border="1" data-bbox="475 1048 1393 1395"> <thead> <tr> <th>Type</th> <th>% Responses</th> <th>Numbers Implied</th> </tr> </thead> <tbody> <tr> <td>Live with respondent (existing) home adequate</td> <td>16.4</td> <td>541</td> </tr> <tr> <td>Live with respondent (need extension / adaptation)</td> <td>17.8</td> <td>585</td> </tr> <tr> <td>Private sheltered housing</td> <td>14.6</td> <td>482</td> </tr> <tr> <td>Council / HA sheltered housing</td> <td>18.7</td> <td>617</td> </tr> <tr> <td>Residential care / nursing home</td> <td>6.7</td> <td>222</td> </tr> <tr> <td>Private housing</td> <td>8.5</td> <td>279</td> </tr> <tr> <td>Council / Housing Association property</td> <td>10.5</td> <td>346</td> </tr> <tr> <td>Extra Care housing</td> <td>6.8</td> <td>224</td> </tr> <tr> <td>Total</td> <td>100.0</td> <td>3,296</td> </tr> </tbody> </table> <p><u>Demand for Sheltered Housing in Medway</u></p> <table border="1" data-bbox="475 1451 1393 1597"> <thead> <tr> <th></th> <th>Existing Households</th> <th>In-migrating Households</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Private Sector</td> <td>245</td> <td>482</td> <td>727</td> </tr> <tr> <td>Affordable Sector</td> <td>585</td> <td>617</td> <td>1,202</td> </tr> <tr> <td>Total</td> <td>830</td> <td>1,099</td> <td>1,929</td> </tr> </tbody> </table> <p>Source: Housing Need Surveys (Re-weighted in 2008) – from existing households and those likely to in-migrate to be near family</p> <p>-The level of need expressed for extra care accommodation is high. There is a requirement for 103 units for existing residents and 224 units to meet the needs of in-migrating parents / relatives, a total need of 327 units over the next three years.</p> <p>-This sector of the older persons housing market is relatively new and the growth forecast in the population projections over the next decade to 2016 of those over 80 years of age will increase the need for this type of unit. Because there is no current supply in Medway it will be important to address this sector within the development of an Older Persons Housing Strategy.</p>	Type	% Responses	Numbers Implied	Live with respondent (existing) home adequate	16.4	541	Live with respondent (need extension / adaptation)	17.8	585	Private sheltered housing	14.6	482	Council / HA sheltered housing	18.7	617	Residential care / nursing home	6.7	222	Private housing	8.5	279	Council / Housing Association property	10.5	346	Extra Care housing	6.8	224	Total	100.0	3,296		Existing Households	In-migrating Households	Total	Private Sector	245	482	727	Affordable Sector	585	617	1,202	Total	830	1,099	1,929
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Sevenoaks	<p><b>West Kent Strategic Housing Market Assessment Dec 2008</b></p> <p>-With the retired population (65-85+ age group) forecast to rise by 41.8% (20,200 people) and the 85+ population by 90.9% (7,300 people) by 2026, the housing and support needs of older households must be considered at a strategic level.</p> <p>-The majority of older households in Sevenoaks and in Tonbridge and Malling require 2-bed accommodation, 45.5% and 48.1% respectively. In Tunbridge Wells the demand is split between 2-bed (30.0%) and 3-bed (31.0%).</p> <p><i>Size of Accommodation Occupied by Older People:</i></p> <table border="1" data-bbox="472 779 1385 1021"> <thead> <tr> <th>Size</th> <th>Sevenoaks</th> <th>Tonbridge &amp; Malling</th> <th>Tunbridge Wells</th> <th>West Kent</th> </tr> </thead> <tbody> <tr> <td>1-bed</td> <td>12.2</td> <td>13.2</td> <td>14.2</td> <td>13.2</td> </tr> <tr> <td>2-bed</td> <td>23.6</td> <td>26.0</td> <td>26.4</td> <td>25.3</td> </tr> <tr> <td>3-bed</td> <td>41.9</td> <td>45.5</td> <td>39.1</td> <td>42.2</td> </tr> <tr> <td>4+ Bed</td> <td>22.3</td> <td>15.3</td> <td>20.3</td> <td>19.3</td> </tr> <tr> <td>Total</td> <td>100.0</td> <td>100.0</td> <td>100.0</td> <td>100.0</td> </tr> </tbody> </table> <p>Source: Housing Need Surveys (Re-weighted in 2008)</p> <p><i>Tenure Of Next Home Aged 60+:</i></p> <table border="1" data-bbox="472 1106 1385 1312"> <thead> <tr> <th>Tenure</th> <th>Sevenoaks (%)</th> <th>Tonbridge &amp; Malling (%)</th> <th>Turnbridge Wells (%)</th> </tr> </thead> <tbody> <tr> <td>Owner Occupied</td> <td>52.4</td> <td>56.3</td> <td>75.7</td> </tr> <tr> <td>Private Rented</td> <td>6.9</td> <td>6.0</td> <td>8.1</td> </tr> <tr> <td>HA Rented</td> <td>31.6</td> <td>37.7</td> <td>16.2</td> </tr> <tr> <td>HA Shared Ownership</td> <td>9.2</td> <td>0.0</td> <td>0.0</td> </tr> </tbody> </table> <p>-In terms of demand for Sheltered Housing, the data suggests a combined requirement of 1,679 units from older people currently living in Sevenoaks (296 households) and those who may in-migrate to be beside their family (1,383 households). 778 units are required in the affordable sector and 901 in the private sector.</p> <p><i>Sevenoaks Sheltered Housing Demand:</i></p> <table border="1" data-bbox="472 1581 1393 1727"> <thead> <tr> <th></th> <th>Existing Households</th> <th>In-migrating Households</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Private Sector</td> <td>91</td> <td>810</td> <td>901</td> </tr> <tr> <td>Affordable Sector</td> <td>205</td> <td>573</td> <td>778</td> </tr> <tr> <td>Total</td> <td>296</td> <td>1,383</td> <td>1,679</td> </tr> </tbody> </table> <p>Source: Housing Need Surveys (Re-weighted in 2008) – from existing households and those likely to in-migrate to be near family</p>	Size	Sevenoaks	Tonbridge & Malling	Tunbridge Wells	West Kent	1-bed	12.2	13.2	14.2	13.2	2-bed	23.6	26.0	26.4	25.3	3-bed	41.9	45.5	39.1	42.2	4+ Bed	22.3	15.3	20.3	19.3	Total	100.0	100.0	100.0	100.0	Tenure	Sevenoaks (%)	Tonbridge & Malling (%)	Turnbridge Wells (%)	Owner Occupied	52.4	56.3	75.7	Private Rented	6.9	6.0	8.1	HA Rented	31.6	37.7	16.2	HA Shared Ownership	9.2	0.0	0.0		Existing Households	In-migrating Households	Total	Private Sector	91	810	901	Affordable Sector	205	573	778	Total	296	1,383	1,679
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Shepway	<p><b>East Kent SHMA</b></p> <p>-The local authorities of Shepway and Thanet have significantly higher proportions of over 65s, compared to regional figures.</p> <p>-Supported Housing Provision for Older people currently totals 1,733 units</p> <p>-The number of over 65 households in housing need is estimated to increase between 2006 and 2026 from 3,011 to 4,337 (a rise of 1,326 households).</p>																																																																		

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	<p>-Some 468 social rented sheltered units are expected to be required to meet the needs of people wishing to move within the next five years. Some of this will be met by turnover within the existing stock but there is a need to reassess the acceptability and appropriateness of the existing stock in calculating the scale of new delivery required.</p> <p>-It has been estimated that as many as 25% of people placed in residential care could have been more appropriately accommodated in extra care housing if it was available. The Council is currently working in partnership to develop over 40 units of extra care sheltered housing for older people, which will be completed in 2009.</p>
Swale	<p><b>Housing Strategy</b></p> <p>-Currently over 19% of Swale’s population are over pensionable age (women of 60 years and over, men of 65 years and over). In line with national trends the most dramatic change up to 2026 is the projected increase in the older population (56% for those aged 65 to 84) – especially the very elderly and frailer age groups (a 124% increase for those aged 85-plus). This is the overwhelmingly most important demographic driver of housing market change.</p> <p><b>East Kent SHMA</b></p> <p>-Currently people aged over 65 make up the following proportions of single households in each of the districts:</p> <ul style="list-style-type: none"> <li>- Canterbury 45%</li> <li>- Dover 48%</li> <li>- Shepway 48%</li> <li>- Swale 43%</li> <li>- Thanet 47%</li> </ul> <p>-The number of over 65 households in housing need is estimated to increase between 2006 and 2026 from 185 to 499 (a rise of 314 households).</p>
Thanet	<p><b>East Kent SHMA</b></p> <p>-The number of over 65 households in housing need is estimated to increase between 2006 and 2026 from 7,204 to 9,604 (a rise of 2,400 households).</p>
Tonbridge and Malling	<p><b>West Kent Strategic Housing Market Assessment Dec 2008</b></p> <p>-Please see Sevenoaks section for details on size of home and tenure of next home information.</p> <p>-The data suggests a combined requirement of 1,220 units for sheltered accommodation from older people currently living in Tonbridge &amp; Malling (210 households) and those who may in-migrate to be beside their family (1,010 households). 542 units are required in the affordable sector and 678 in the private sector.</p>

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	<p><i>Tonbridge &amp; Malling Sheltered Housing Demand:</i></p> <table border="1" data-bbox="472 506 1391 651"> <thead> <tr> <th></th> <th>Existing Households</th> <th>In-migrating Households</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Private Sector</td> <td>117</td> <td>561</td> <td>678</td> </tr> <tr> <td>Affordable Sector</td> <td>93</td> <td>449</td> <td>542</td> </tr> <tr> <td>Total</td> <td>210</td> <td>1,010</td> <td>1,220</td> </tr> </tbody> </table> <p>Source: Housing Need Surveys (Re-weighted in 2008) – from existing households and those likely to in-migrate to be near family</p>					Existing Households	In-migrating Households	Total	Private Sector	117	561	678	Affordable Sector	93	449	542	Total	210	1,010	1,220
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Tunbridge Wells	<p><b>West Kent Strategic Housing Market Assessment Dec 2008</b>            -Please see Sevenoaks section for details on size of home and tenure of next home information.</p> <p>-In total, data suggests a combined requirement of 1,060 units for sheltered accommodation from older people currently living in Tunbridge Wells (192 households) and those who may in-migrate to be beside their family (868 households). 392 units are required in the affordable sector and 668 in the private sector.</p> <p><i>Tunbridge Wells Sheltered Housing Demand</i></p> <table border="1" data-bbox="472 1093 1391 1238"> <thead> <tr> <th></th> <th>Existing Households</th> <th>In-migrating Households</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Private Sector</td> <td>99</td> <td>569</td> <td>668</td> </tr> <tr> <td>Affordable Sector</td> <td>93</td> <td>299</td> <td>392</td> </tr> <tr> <td>Total</td> <td>192</td> <td>868</td> <td>1,060</td> </tr> </tbody> </table> <p>Source: Housing Need Surveys (Re-weighted in 2008) – from existing households and those likely to in-migrate to be near family</p>					Existing Households	In-migrating Households	Total	Private Sector	99	569	668	Affordable Sector	93	299	392	Total	192	868	1,060
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In addition to the above local and sub-regional information, 'The Older People of Kent' publication by Kent County Council in 2008 states the following in terms of housing need:

- Demographic trends forecast an increase of 36% in the population of over 65 year olds across the whole of Kent from 2005-2020. East Kent (41%) will be more affected than west Kent (30%) by the increase in older people. The areas with the greatest increases will be Thanet, Shepway and Dover.
- There is expected to be an increase in older people living alone by 25% over the next 20 years.
- According to Census data 2001, almost half of all people of pensionable age in Kent live alone, three quarters of who are women. Thanet, Dover, Shepway and Tunbridge Wells have the highest percentage of pensioners living alone.
- There is a likely future need for more extra care accommodation for frail elderly people across the districts/boroughs where the highest proportions of older persons live.
- Also, Supporting People are currently aware of 18,000 people who suffer from dementia in Kent, with physical and mental impairment forecast to increase by 25% over the next ten years. A sharp increase in those with severe dementia is projected and increased longevity will mean that more older people are affected and the intensity of the condition will increase as people enter advanced old age (85+).

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