

Extract from Draft Regional Study by ORS – Local Housing Market Assessment 2019

	Pembrokeshire
Households with one or more persons with a limiting long-term illness or disability (2018)	23,426
Does not affect their housing need	16,097
Current home suitable for needs	6,105
Current home requires adaptation	629
Need to move to a more suitable home	595
Total households where a limiting long-term illness or disability affects their housing need:	7,329

	Pembrokeshire
Households where an existing illness or disability affects their housing need in 2018	
Current home suitable for needs	6,105
Current home requires adaptation	629
Need to move to a more suitable home	595
Total households where a limiting long-term illness or disability affects their housing need in 2018	7,329
Existing households in 2018 likely to develop health problems that affect their housing need within 10 years	3,155
Additional households in 2033 projected to experience problems or likely to develop problems within 10 years	7,473
Additional households in 2033 where illness or disability affects their housing need or will develop within 10 years	10,628

	Pembrokeshire
Existing need in 2018	
Households where an existing illness or disability affects their housing need and need to move in 2018	595
Projected future need 2018-33	
Additional households in 2033 where illness or disability affects their housing need or will develop within 10 years	10,628
Maximum need for adapted housing 2019-33 (households)	11,223
Less households living in dwellings adaptable to M4(1) standard	6,967
Minimum need for adapted housing 2019-33 (households)	4,256

The dark blue rows above provide a reasonable upper and lower band to the estimates for adapted housing, incorporating the combined need for M4(2) and M4(3).

Housing Type	Age of Household Representative							
	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Pembrokeshire								
Market housing	< 0.1%	0.4%	1.1%	1.8%	3.1%	4.0%	5.8%	8.7%
Affordable housing	0.3%	2.1%	3.2%	6.5%	6.3%	10.4%	12.2%	18.9%

Modelled Need for Wheelchair Adapted Housing	Households aged under 75			Households aged 75+			Overall change 2018-33*
	2018	2033	Net change 2018-33	2018	2033	Net change 2018-33	
Pembrokeshire							
Market housing	880	980	100	560	620	60	160
Affordable housing	490	560	70	220	250	30	110
Total	1,370	1,540	170	780	870	90	270

*numbers may not sum due to rounding

The number of households likely to need wheelchair adapted housing in Pembs is likely to increase by 270 over the 15-year period.

It is important to recognise that many of the identified growth in households with wheelchair users are aged 75 or over, and it is likely that many of these households would also be identified as needing specialist housing for older persons. The earlier analysis identified a need for around 4,250 specialist older person housing units for households aged 75 or over in Pembs. Whilst not all households needing wheelchair adapted housing will live in specialist older person housing, at any point in time it is likely that around a quarter of those living in specialist housing will need wheelchair adapted homes, and it is likely that some older households will start using a wheelchair whilst living in specialist housing if their health deteriorates. On this basis, it may be appropriate to adopt higher targets for specialist housing for older persons that is wheelchair accessible, and this could reduce the proportion of general needs housing that would need to meet the Category 3 requirements.