

The Demand

Family Housing Release



The proposed development provides potential opportunity for those living in under occupied residences to downsize, releasing larger housing stock back into the family housing market. Therefore, residents moving into the proposed development will make a positive contribution to the housing market chain by freeing up housing stock. A large proportion of elderly residents moving into the proposed accommodation are likely to live in under occupied housing.

The decision to move into care accommodation frees up a range of house types including family sized housing, bungalows and flats. It is estimated that on opening the proposed development could initially facilitate the release of around 80 family dwellings. Based on the average length of stay per resident it is estimated that around 25 family units could be released every year in perpetuity.

	% of 65+ households under-occupying by 2+ bedrooms	% of 65+ households under occupying by 1 bedrooms	Total % of 65+ households under occupying by 1 bed room +		% of 65+ households under-occupying by 2+ bedrooms	% of 65+ households under occupying by 1 bedrooms	Total % of 65+ households under occupying by 1 bed room +
Wokingham	66%	23%	89%	Sonning	55%	30%	85%

Data from 2011 Census