



Ipsos MORI
Social Research Institute

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Accessible Housing Survey

Public perceptions of accessible housing



Contents

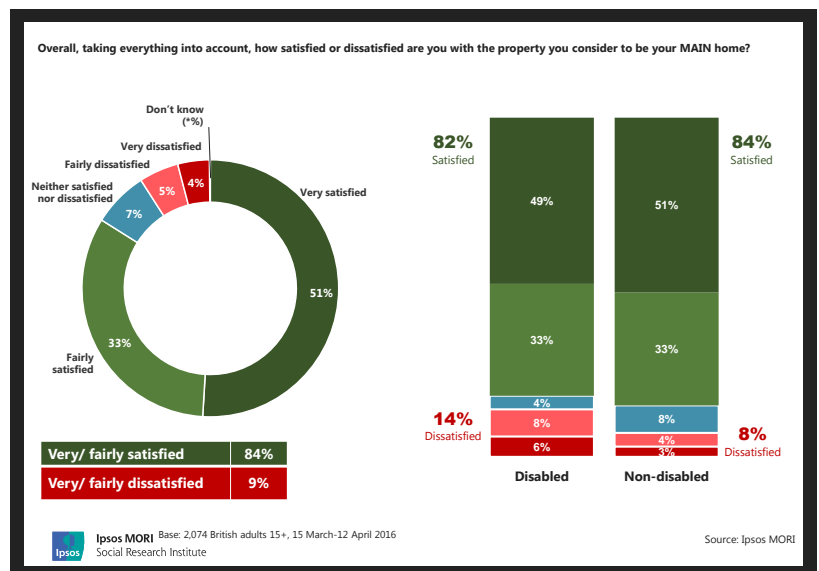
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1 Key findings

Around 20% of the adult population across Great Britain are disabled (equivalent to an estimated 10.3 million people)¹ Although more than half of the disabled adult population are under 65, the incidence of disability tends to increase with age. Compared to the rest of the population, disabled people are more likely to rent from a social landlord, less likely to be working and more likely to have a lower household income. Of those who are disabled, an estimated 61% are working age and 39% are 65+.

Housing is central to promoting independent living, meeting the needs of the ageing population, and making best use of housing and public resources. As part of a wider programme of research and thought leadership Ipsos MORI was commissioned by Habinteg and the Papworth Trust to conduct survey of the public to consider their attitudes to housing and specifically accessible housing. A nationally representative survey, involving 2,074 face-to-face interviews with adults across Great Britain was conducted between 16 March and 12 April. The survey found:

- The **public consistently over-estimate the proportion of disabled people across the country**. The public think, on average, that 36% of the population are older and disabled (compared to 10% in reality), and 25% are working age and disabled (compared to 11% in reality).
- An estimated **9% of the adult population provide long-term care for someone** either living with them or elsewhere (equivalent to an estimated 4.7 million people² across Great Britain). Compared to the population overall, carers are **more likely to be disabled** and **are more likely to be 65 or older**. Working age carers are significantly more likely than people who are not carers themselves to be disabled, and not to be in paid work.
- More than eight out of ten of the population (84%) say they are satisfied with their home, while around one in ten (9%) say they are dissatisfied. **Disabled people are significantly more likely to be dissatisfied with their current home than non-disabled people** – 14% of disabled people say they are dissatisfied compared to 8% of non-disabled people. Among those who are disabled, on balance, net satisfaction ratings with the current home are lowest among those under 45 and those currently renting from a private landlord.



¹ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 9,465,000 and 11,220,000 (rounded).

² Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 4,030,000 and 5,275,000 (rounded).

- Despite high levels of satisfaction with the current home, **a majority of the public (59%) identified something they would most like to change about their home**. Changes to internal or external elements of the property are most commonly mentioned, with more space or more rooms (internal) and gardens or parking (external) elements most often cited. Disabled people are more likely than non-disabled people to identify changes to internal elements of their home, specifically the addition of a downstairs toilet or bathroom or improvements to these.
- A majority of the public (80%) say they will not need any accessible housing features identified in the next five years, although **a significant minority of the population (20% and equivalent to an estimated 10.3 million people³ across Great Britain) say they will need some accessible housing features**. The proportion saying they will need accessible housing features within the next five years rises to 46% among disabled people and to 59% among disabled people who are 65 or older.
- **Nearly half (47%) of those providing long-term care for someone say the person(s) they care for will need some accessible housing features within the next five years**. A *downstairs bathroom* and *adaptations to make it easier to use the bathroom* are most commonly identified by this group.
- **The public are more likely than less likely to consider moving to a property, if they had to move, that includes accessible housing features**. Nearly half (47%) of the public say they would be more likely to consider moving to a property if it had a *downstairs bathroom*, while more than a third would be more likely to consider a property if it had *features to make it easier to use a bathroom*, or *step free access at the front of the property*. The presence of such accessible housing features have a greater positive impact on choice of property among disabled people, and older people more generally, than the population overall.
- When exploring the public's preferences for future housing options if they need care or support at some point in their life as a result of a long-term illness or disability, results suggests that while many would prefer to stay in their own home, a significant minority (representing millions of people) would be interested in independent living in homes specifically designed to meet their needs:
 - Half of the public say they would most favour **remaining in their current property** with some adaptations being made to allow independent living;
 - A significant minority of the public (19% and equivalent to an estimated 9.8million people⁴ across Great Britain) say they would most favour **moving to different property specifically designed** or adapted to enable independent living;
 - Among the public at large, a significant minority indicate **in principle interest for living in inclusive accessible housing schemes** if they need care and support at some point in their life. Nearly two in five (38%) say they would be interested in living in a disabled-inclusive, age specific scheme, while 35% indicate an interest in living in a disabled and age-inclusive scheme; and
 - Fewer than one in ten (6%) say they would most favour **moving to accessible accommodation offering specialist care and support** (such as sheltered, supported, nursing or residential accommodation).

³ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 9,465,000 and 11,220,000 (rounded).

⁴ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 8,945,000 and 10,705,000 (rounded).

2 Purpose of research and methodology

Ipsos MORI Social Research Institute was commissioned by Habinteg and Papworth Trust to conduct some primary research as part of a wider programme of research and thought leadership on the issue of housing for disabled people.

2.1 Research objectives

The key objectives of this research and thought-leadership programme are:

- To improve the knowledge base about the housing and other circumstances and aspirations of disabled people including those of working age and older people;
- To enable housing providers to make clearer and stronger cases to local and national government for housing provision suitable for disabled people by establishing a better evidence base; and
- To develop radical new models of provision, including new approaches to design, financing and project delivery and to make the case for such approaches to social and private developers, local and national government and the public more widely.

In addressing these objectives Ipsos MORI has conducted survey research to consider in further detail public attitudes towards, and perceptions of, accessible housing. Specifically, the research has been designed to provide robust evidence on the views, attitudes and preferences towards housing generally and specifically accessible housing among the wider public and for key sub-groups of interest; including disabled people both of working age and who are older⁵.

This report presents the findings from the strand of research that has looked to address gaps in the current evidence base with the purpose of considering the following:

- Assessing how accurate public perceptions of the scale of disabled people across broad age groups are;
- The current socio-economic and housing characteristics of disabled people compared to non-disabled people;
- The perceptions of current housing circumstances and how, if at all, these need to change;
- Assessing the current and medium-term demand for specific aspects and features associated with accessible housing and the impact of these on property choice; and
- Assessing current attitudes towards different models of housing provision.

The evidence derived from this strand of research will also be important in meeting other core objectives of the programme, particularly the development of new models of provision to promote to government and wider housing stakeholders.

⁵ For the purposes of analysis and reporting, respondents of working age are classified as those below the age of 65 and older people are those who are aged 65 years and above.

2.2 Research method and interpreting the data

A representative survey of 2,074 adults aged 15+ across Great Britain was conducted using the Ipsos MORI weekly Capibus survey. This is conducted by means of face-to-face interviews which, through careful sampling⁶ and quota-setting, is designed to generate data that is nationally representative of the British population. Data has been weighted by key socio-demographic characteristics to reflect the adult population in Britain including; age, gender, region, tenure, social group, work status and disability. Interviewing was conducted between 16 March and 12 April 2016.

This is a highly cost-effective method to generate a representative sample. It is however important to appreciate that data is based on interviews collected in-home and as such will not include the small proportion of the population that live in non-mainstream forms of housing (including those in residential care homes and prisons for example). Furthermore, the survey has been designed to generate a nationally representative sample but does not guarantee generating representative sub-samples of the population.

It should also be remembered that a sample, rather than the entire population of Great Britain, has taken part in the survey and in consequence all results presented are subject to sampling tolerances. This means that not all differences identified will be statistically significantly different. A further explanation of statistical reliability is included in the appendix.

The analysis presented in this report distinguishes between disabled and non-disabled people. This distinction is based on responses to a survey question asking whether the respondent has any illness, disability or infirmity that limits their normal day to day activities and as such is self-reported⁷. To ensure consistency and clarity, interviewers read out the following explanation to assist respondents:

By 'long-term' I mean anything that affects someone over a period of time or that is likely to affect them over a period of time. Normal day to day activities include everyday things like eating, washing, walking and going shopping.

The survey questions were developed in consultation with the Habinteg and Papworth Trust project team to capture the views of the public on accessible housing. When responding to these questions, and to ensure participants had a clear frame of reference for what was meant by accessible housing, the following explanation was used:

..that is, homes that people can get into and around without difficulty and which offer the capability for independent living (such as being able to wash or cook without assistance) whether or not people use a wheelchair or have an illness, disability or infirmity that limits their normal day to day activities

2.3 Acknowledgements

Ipsos MORI would like to thank Martin Wheatley (adviser to Habinteg and Papworth Trust on the research programme) and Christina McGill (Head of Communications, Habinteg) for their input on the questionnaire and assistance in the development and delivery of this particular strand of the research programme. We would also like to thank the 2,074 survey respondents who assisted through completion of the survey.

⁶ Covering over 200 sampling points.

⁷ An approach consistent with that used by the Family Resources Survey upon which government estimates of the incidence of disability across Great Britain are based.

3 Profile of disabled people and those providing long-term care for someone

This chapter summarises the profile of disabled people and those with a caring responsibility, as background for the results presented in Chapter 4. Full details on the profile of the achieved sample can be found in the detailed data tables that accompany this report.

3.1 Profile of disabled and non-disabled people

One in five of the population indicate that they have a long-term illness, disability or infirmity that limits activity either all of the time or some of the time. A further 4% of the population indicate that they have a long-term illness, disability or infirmity that does not limit their activities, while the majority (74%) say they do not have a long-term illness or disability.

For the purposes of further analysis, the following groups are distinguished:

- **Disabled people**– includes those indicating they have a long-term illness, disability or infirmity that limits their activities all or some of the time;
- **Non-disabled people** – includes those indicating their long-term illness, disability or infirmity does not limit their activities and those who indicate they have no long-term illness, disability or infirmity.

Figure 3.1 below summarises the profile of disabled and non-disabled people in the sample. As a group, disabled people are more likely to be older and less likely to be in work than non-disabled people. Around two in five disabled people are aged 65 or above whereas fewer than one in twenty disabled people (4%) are under 25 years of age. In contrast one in five (19%) non-disabled people are aged 65 or above while a similar proportion are under 25.

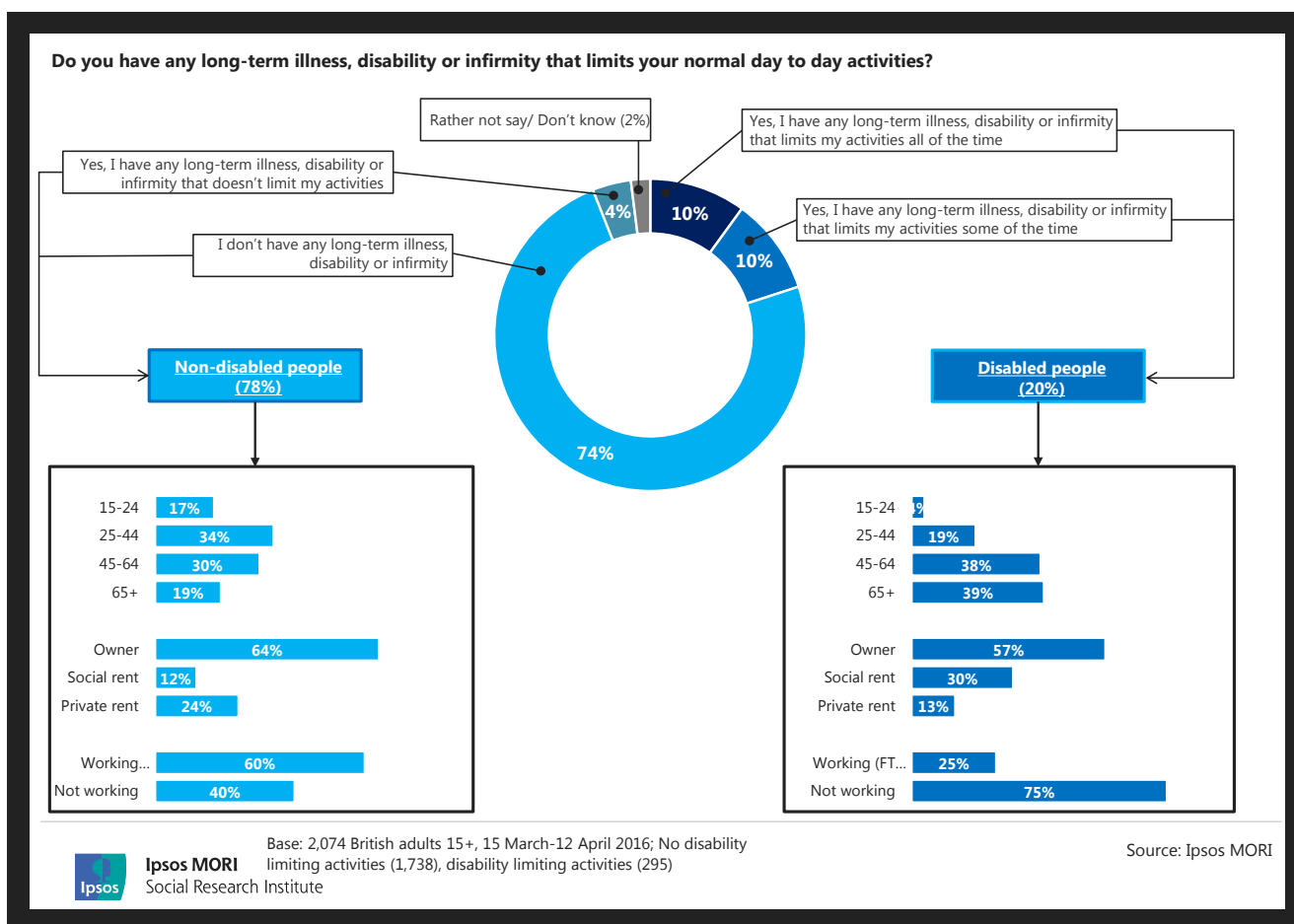
The age profile of disabled people is likely to account for some of the observed differences in working profile. It is estimated that three quarters of disabled people are not working, with more than two in five (44%) saying they are retired. In contrast it is estimated that 60% of non-disabled people are working.

Of those disabled people who are working, 60% say they are working full-time and 40% say they are working part-time. Among non-disabled people who are working, 82% say they are working in full-time employment.

The tenure profile of disabled people also differs significantly from non-disabled people. Disabled people are more likely than non-disabled people to be living in the social rented sector (30% compared to 12%) and are less likely than non-disabled people to either own their own home or rent from a private landlord.

Current survey estimates of the tenure profile of disabled and non-disabled people closely align with official sources. The 2011 Census data for England and Wales (which accounts for 90% of our sample) for example indicated that 62% of disabled people⁸ owned their own home, 27% lived in the social rented sector and 11% rented from a private landlord. Among non-disabled people, 2011 Census indicates that 67% were owner-occupiers, 14% rented from a social landlord and 19% rented from a private landlord⁹.

Figure 3.1 Summary of the characteristics of disabled and non-disabled people



3.1.1 Characteristics of disabled and non-disabled people by broad age group

Table 3.1 further differentiates the characteristics of disabled and non-disabled people by broad age group - specifically between those of working age (under 65) and those who are older (aged 65 and above).

Differences between disabled and non-disabled people are most marked among those of working age. While a majority (51%) of disabled people of working age own their own home, compared to non-disabled people of working age they are more likely to be living in the social rented sector and less likely to be living in the private rented sector.

⁸ Based on analysis of Census 2011 data available through the Nomis website (see <https://www.nomisweb.co.uk>). Note the Census definition of disabled people is those who's day-to-day activities are limited a lot or a little

⁹ Differences in the definition of disabled people, the omission of Scotland and the growth in the private rented sector during the intervening five years are all factors that help explain observed differences between the current survey estimates and official sources.

A similar pattern is evident among older people who are disabled. Around two-thirds (68%) own their own home while a quarter live in the social rented sector. This compares to 83% and 12% respectively among non-disabled older people.

There are few statistically significant differences between disabled and non-disabled people of working age in terms of the type of property they live in, although disabled people are more likely than non-disabled people to be living in a flat or apartment and less likely to be living in detached property.

Disabled people of working age are also more likely than non-disabled people of working age to have lower household income and fall within lower social groups. The proportion of disabled people of working age with more than £25,000 in gross annual household income is significantly lower than non-disabled people of working age (42% compared to 69% respectively), while the proportion identified to be in the lowest social groups (DE) is significantly higher among disabled people of working age (46% compared to 22% of all non-disabled people of working age).

Differences between disabled and non-disabled people who are older are less marked although disabled people in this age group are more likely to be living in the social rented sector (25% compared to 12%) and are characterised by lower income levels. Around a quarter (24%) of all disabled people who are older have gross annual household income of £25,000 or more compared to 37% of all non-disabled people who are older.

Table 3.1 Disabled and non-disabled people by broad age group

	All	Working age		Older	
		Disabled (178)	Non-disabled (1,347)	Disabled (117)	Non-disabled (391)
Tenure					
Owner	63%	51%	59%	68%	83%
Social rent	16%	32%	13%	25%	12%
Private rent/ other	22%	17%	28%	7%	5%
TOTAL	100%	100%	100%	100%	100%
Property type					
Terrace/ end terrace	33%	38%	36%	24%	21%
Semi-detached	29%	29%	30%	22%	30%
Detached	20%	11%	20%	23%	26%
Flat/ apartment	9%	15%	9%	11%	7%
Bungalow	6%	5%	3%	18%	14%
Other	2%	2%	2%	2%	1%
TOTAL	100%	100%	100%	100%	100%
Social group					
AB	27%	18%	28%	27%	30%
C1	26%	19%	28%	24%	25%
C2	21%	17%	22%	19%	21%
DE	26%	46%	22%	30%	25%
TOTAL	100%	100%	100%	100%	100%
Income					
Up to £6,499	7%	13%	5%	10%	7%
£6,500 - £11,499	13%	23%	7%	25%	22%
£11,500 - £17,499	15%	13%	11%	34%	22%
£17,500 - £24,999	8%	9%	8%	7%	12%
£25,000+	57%	42%	69%	24%	37%
TOTAL	100%	100%	100%	100%	100%

3.2 Profile of those with a caring responsibility

As shown in Figure 3.2, nearly one in ten respondents indicate that they provide long-term care for someone, with the majority of those (59%) providing care for someone that lives with them. Those providing long-term care are significantly more likely than those that don't to be disabled (32% compared to 19%).

Those providing long-term care are also characterised by having an older age profile and are less likely to be working. Three in ten of those providing long-term care are aged 65 and above and over half are not working (56%). This compares to 22% and 46% respectively of those that do not provide any long-term care for anyone.

Figure 3.2 Summary of the characteristics of those with and without a caring responsibility

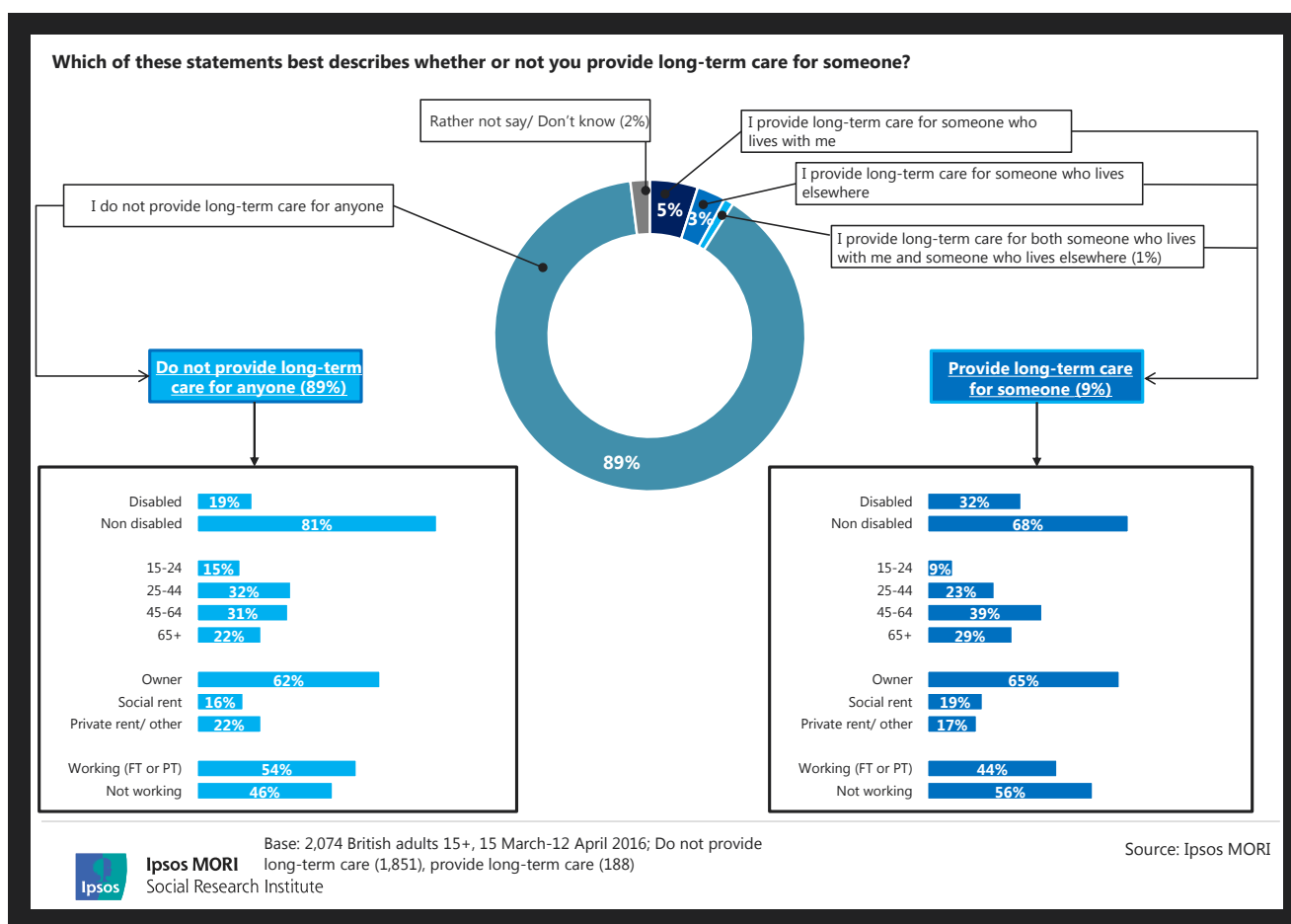


Table 3.2 summarises key characteristics of those with and without a caring responsibility by broad age group. Among those of working age, those providing care are significantly more likely than those not providing care to be disabled (29% compared to 15%).

Furthermore, while the majority of those of working age who care for someone are working (either full or part-time), they are significantly less likely to be working than those who do not care for someone and who are of working age (57% compared to 68% respectively).

Among older people, there are no statistically significant differences between those providing care for someone and who do not in relation to disabled, tenure and work status characteristics.

Table 3.2 Profile of those with and without a caring responsibility by broad age group

	All	Working age		Older	
		Provide care for someone (132)	Do not provide care for someone (1,404)	Provide care for someone (56)*	Do not provide care for someone (447)
Disabled					
Disabled	20%	29%	15%	39%	34%
Non-disabled	80%	71%	85%	61%	66%
TOTAL	100%	100%	100%	100%	100%
Tenure					
Owner	63%	59%	58%	79%	78%
Social rent	16%	22%	15%	12%	17%
Private rent/ other	22%	20%	27%	9%	6%
TOTAL	100%	100%	100%	100%	100%
Work status					
Working (full or part time)	53%	57%	68%	12%	7%
Not working	47%	43%	32%	88%	93%
TOTAL	100%	100%	100%	100%	100%

* Results should be treated with caution due to very small base sizes

3.3 Summary

An estimated 20% of the British population is disabled. A majority of disabled people own their home but in comparison to non-disabled people are more likely to live in the social rented sector. Disabled people also have an older age profile and are less likely to be working than non-disabled people. Differences between disabled and non-disabled people are most marked among those of working age. Disabled people of working age are more likely than non-disabled people to be living in the social rented sector, to live in a flat or apartment and to have lower household income.

It is estimated that 9% of the population provide long-term care for someone either living with them or elsewhere. Those providing care are more likely than those who do not to be disabled and to be older, and are less likely to be working. Those of working age and providing care are also more likely to be disabled than those not providing care and are significantly less likely to be working.

4 Perceptions of accessible housing

A better understanding of public perceptions and attitudes towards accessible housing is a key focus of the research. Specifically, this chapter considers public perceptions of current housing circumstances, the short to medium term demand for aspects and features associated with accessible housing, their impact on property choices and to assess current attitudes towards different models of housing provision. These are addressed in the sections below with a particular focus on differentiating responses between disabled and non-disabled people.

4.1 Public perceptions of the scale of disabled people by broad age groups

Respondents were asked a number of questions about what proportion of adults in Britain they thought were long-term ill or disabled in a way that limited their everyday activities, distinguishing those that are older and those that are of working age (specified as anyone under 65 years of age).

Average estimates are compared against 'actual' data which has been sourced from mid-year population estimates¹⁰ and the latest available estimates of disabled people available from the Family Resources Survey 2013-14¹¹.

4.1.1 Estimating the incidence of disabled people who are working age and who are older

Survey results indicate that generally the public tends to over-estimate the proportion of disabled people across the country.

On average the public estimate that more than a third (36%) of the population are older people who are disabled while a quarter of the population are working age and disabled. The reality is considerably less. Those of working age who are disabled account for 11% of the adult population in Britain and those who are older and disabled accounting for 10%.

As indicated in Figures 4.1 and 4.2, the tendency to over-estimate the number of disabled people is fairly uniform among demographic sub-groups across the country. There are also no significant variations between nations with those living in England, Wales and Scotland all over-estimating the incidence of these groups.

It is evident that disabled people show a greater tendency to over-estimate the incidence. On average, disabled people estimate that 43% of the British population are older disabled while on average 29% are working age and disabled.

¹⁰ ONS mid-year population estimates – see

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalescotlandandnorthernireland>

¹¹ DWP Disability Facts and Figures – see <https://www.gov.uk/government/statistics/disability-facts-and-figures> and Family Resources Survey – see <https://www.gov.uk/government/statistics/family-resources-survey-financial-year-201314>

Figure 4.1 Public perceptions of the number of older people who are disabled

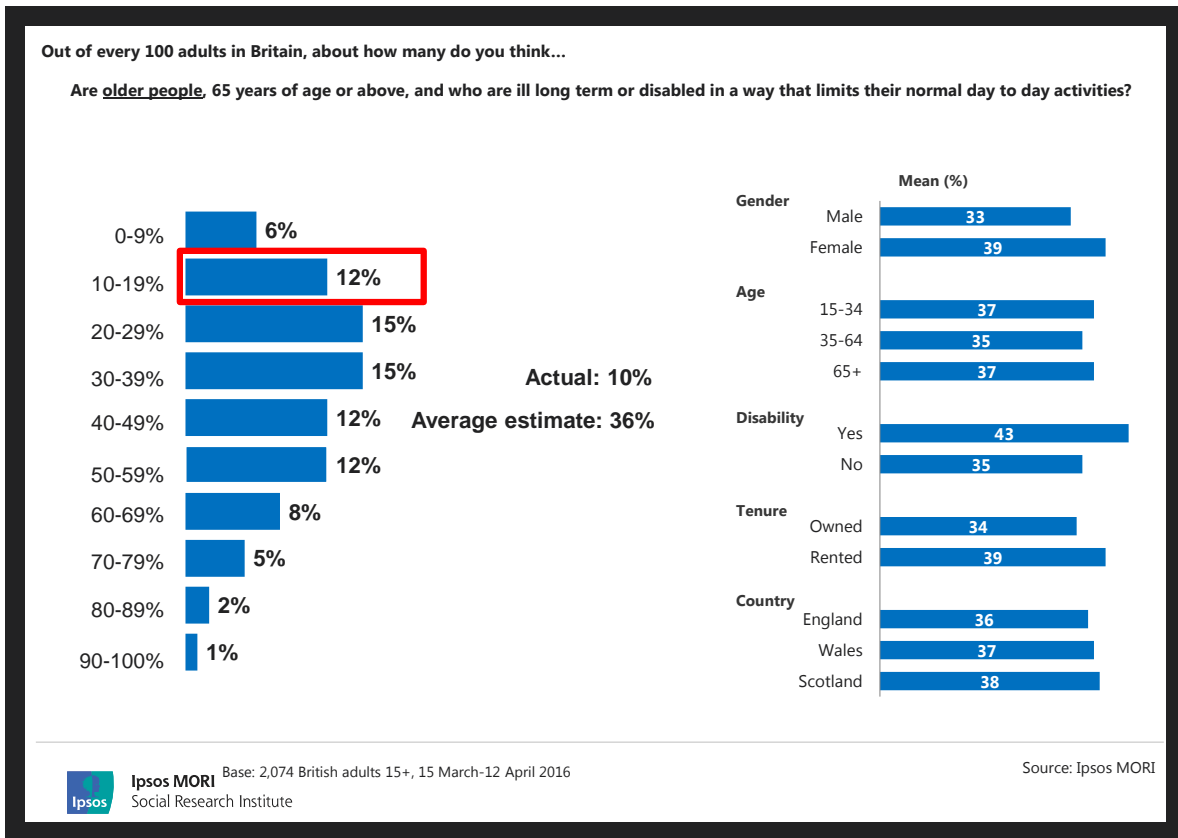
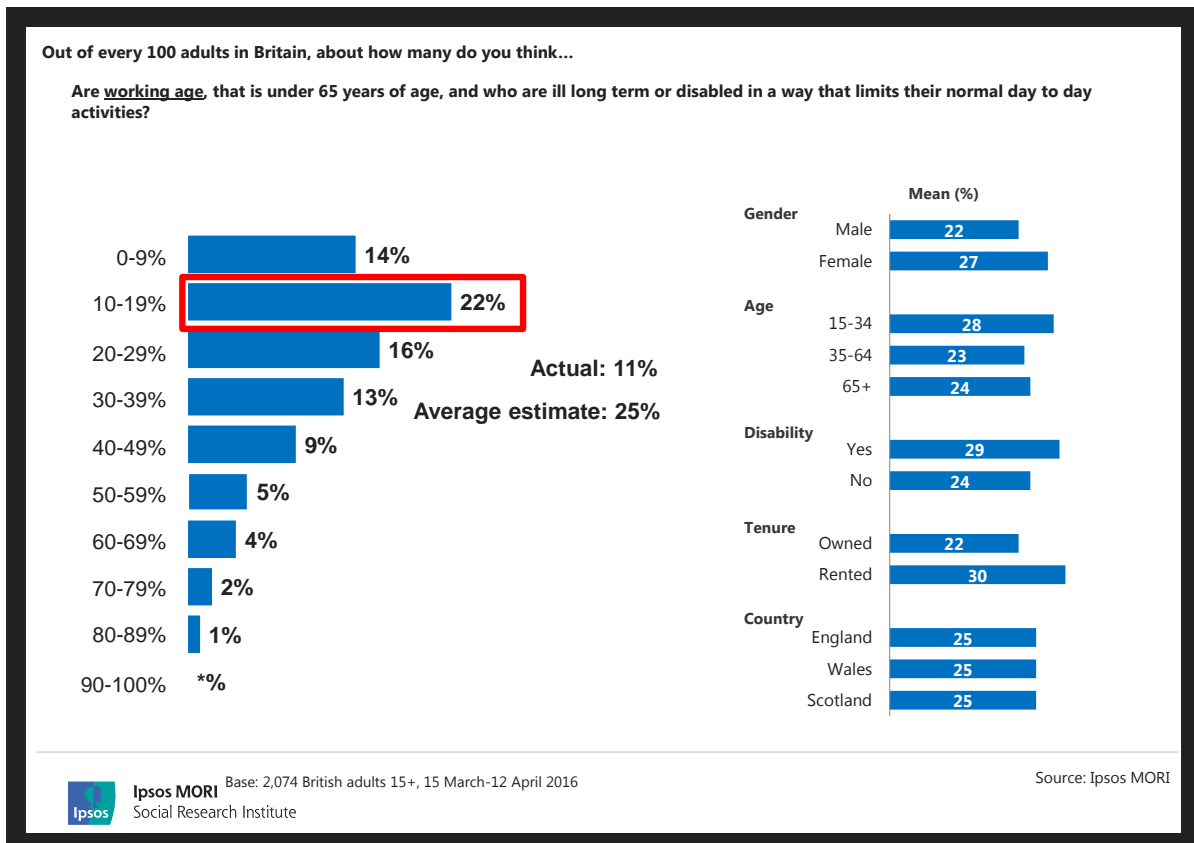


Figure 4.2 Public perceptions of the number of working age people who are disabled



As past research has found, there are a number of explanations for the differences between public perceptions and reality, including media coverage, statistical literacy issues and “emotional innumeracy”, where exaggerated estimates are as much an effect as a cause of our concerns¹². The observed misperceptions around the scale and nature of disabled people may in itself present an opportunity for accessible housing issues to have greater resonance, and gain more traction, with the British public than otherwise might be expected.

4.2 Satisfaction with the home

More than eight out of ten of the population (84%) say they are satisfied with their home, with half saying they are *very satisfied*. In contrast around one in ten (9%) say they are dissatisfied. Across the population as a whole this is equivalent to an estimated 43.4 million people¹³ who are satisfied with their home and 4.7 million people¹⁴ who are dissatisfied.

Figure 4.3 below indicates that there are some significant variations in current home ratings by demographic sub-groups. Of particular relevance to this research is the significantly higher proportion of disabled people who say they are dissatisfied with their home. An estimated 14% of disabled people say they are dissatisfied with their home, (equivalent to an estimated 1.5 million disabled people¹⁵) compared to 8% of non-disabled people. This is explored in more detail in the following section.

Results also indicate that satisfaction is highest among older people and owner-occupiers and is lowest among younger people and those living in the private rented sector. Satisfaction with the home also varies by nation and is highest among those living in Scotland (91%) and lowest among those living in Wales (75%). These observed differences are likely, in part at least, to be accounted for by the geo-demographic profile across the nations. For example, Scotland has a higher incidence of older people (aged 65 and over) and lower incidence of people living in private rented accommodation relative to Great Britain as a whole, whereas Wales has a higher incidence of both younger people (under 25) and those living in the private rented sector.

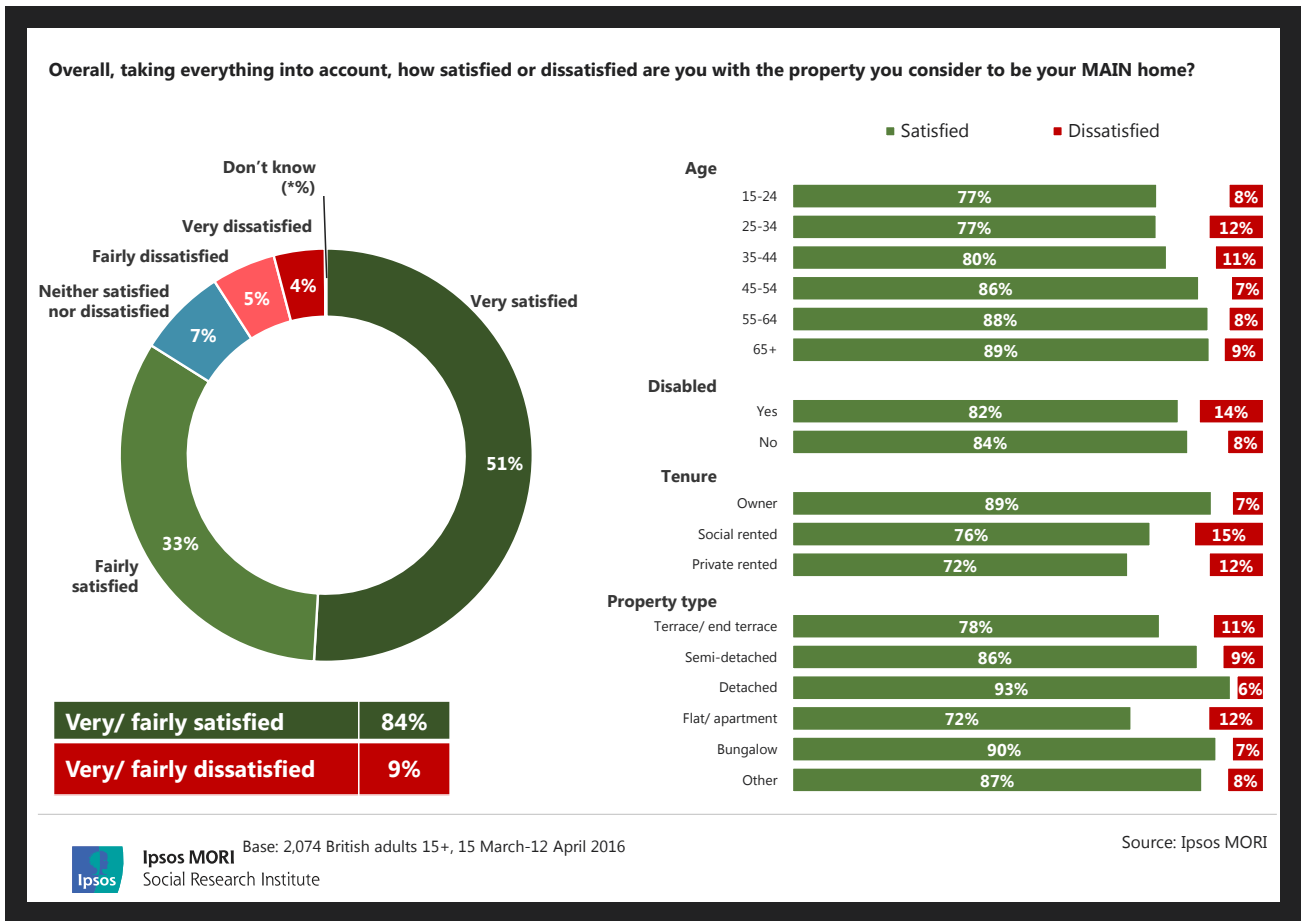
¹² The Perils of Perception', Bobby Duffy, Ipsos MORI, Huffington Post (July 2013), http://www.huffingtonpost.co.uk/bobby-duffy/ipsos-mori-perils-of-perception_b_3567206.html

¹³ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 42,610,000 and 44,260,000 (rounded).

¹⁴ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 4,035,000 and 5,275,000 (rounded).

¹⁵ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain and current survey estimates of 10.3 million disabled people (rounded). Applying associated tolerance levels, the actual number of disabled people dissatisfied with their current home will fall between the range of 1,034,000 and 1,861,000 (rounded).

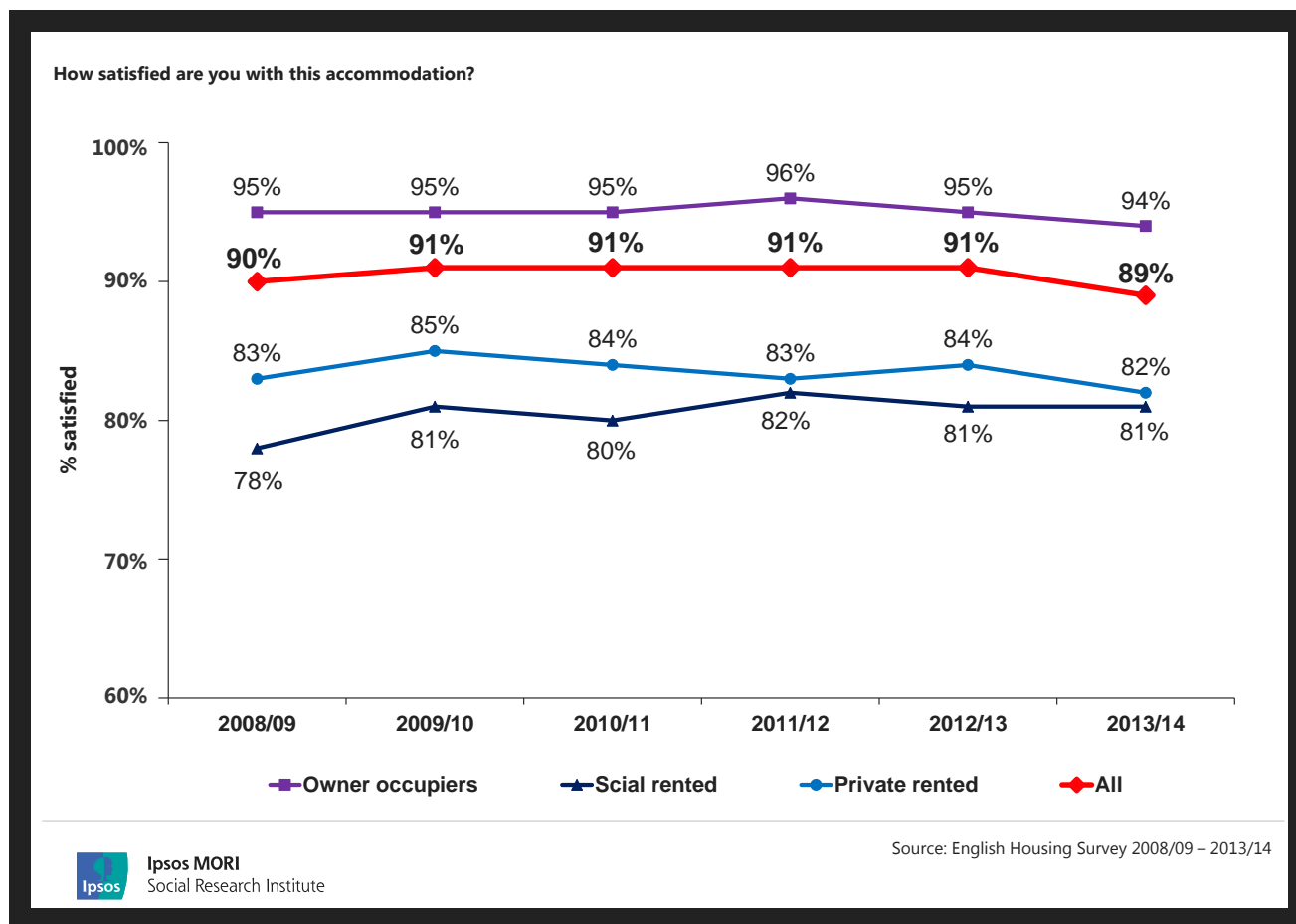
Figure 4.3 Satisfaction with the home



Although not directly comparable due to differences in survey method, design and coverage, the English Housing Survey indicates a similarly high level of satisfaction with accommodation among households in England. The latest available data for 2013/14¹⁶, presented in Figure 4.4 below, suggests that around nine in ten households (89%) are satisfied and that satisfaction levels are highest among owners. Some six percent of households are dissatisfied with their accommodation. The current survey estimates that 84% of the population in England are satisfied with their current home while 9% are dissatisfied.

¹⁶ The English Housing Survey is a continuous national survey commissioned by the Department for Communities and Local Government. The latest available data can be found here: <https://www.gov.uk/government/collections/english-housing-survey>

Figure 4.4 Satisfaction with home in context (England-only)



4.2.1 Disabled people and satisfaction with their home

Analysis above indicates that disabled people are significantly more dissatisfied with their current home than non-disabled people and this section considers further variations in satisfaction and dissatisfaction levels specifically among disabled people. The research suggests an estimated 1.5 million disabled people across the population as a whole are dissatisfied with their housing.

Table 4.1 below compares net satisfaction¹⁷ ratings by a number of disabled and non-disabled sub-groups. Differences in satisfaction levels between disabled and non-disabled people are largely replicated when looking at age, gender, tenure and property type sub-groups. The exceptions to this are for those living in social rented housing (where levels of dissatisfaction are similar) and for disabled people living in a flat/ apartment or other type of property (where satisfaction levels are higher than for non-disabled people living in this type of property).

¹⁷ The net satisfaction score is derived from the difference between the proportion of a sub-group that say they are satisfied (the combination of very and fairly satisfied) minus the proportion that say they are dissatisfied

Table 4.1 Net satisfaction with current home and characteristics of disabled and non-disabled people

	Satisfied	Dissatisfied	Net satisfied (±)
ALL	84%	9%	+75
Disabled and age group			
Disabled and under age 45*	78%	17%	+61
Non-disabled and under age 45	78%	10%	+69
Disabled and aged 45-64	83%	13%	+71
Non-disabled and aged 45-64	89%	5%	+84
Disabled and aged 65+	83%	14%	+69
Non-disabled and aged 65+	91%	6%	+85
Disabled and gender group			
Disabled and male	84%	11%	+73
Non-disabled and male	83%	7%	+76
Disabled and female	80%	17%	+63
Non-disabled and female	85%	8%	+77
Disabled and tenure group			
Disabled and owner	83%	14%	+69
Non-disabled and owner	91%	5%	+85
Disabled and social rented	81%	14%	+67
Non-disabled and social rented	73%	15%	+58
Disabled and private rented / other*	82%	16%	+65
Non-disabled and private rented / other	71%	10%	+61
Disabled and property type			
Disabled and live in house	81%	15%	+66
Non-disabled and live in house	86%	7%	+79
Disabled and live in flat/ apartment/ other*	86%	8%	+78
Non-disabled and live in flat/ apartment/ other	70%	12%	+57

* Results should be treated with caution due to very small base sizes

4.3 Preferences for changes to the current home or location

The public were asked to indicate whether there was 'one thing' about their home, or where they live, that they would most like to change with results summarised in Figure 4.5 below. Despite the high levels of stated satisfaction observed above, a majority of the public (59%) identified something they would most like to change. A third of the public say there is nothing about their home or local area that they would like to change.

Of those identifying something to change, the most commonly mentioned aspects relate to either internal or external features of the property. A relatively small amount of respondents mentioned a change of property type (typically a change to ground-floor, single-storey, bungalow or detached property) while other mentions relate mainly to changing to a better or nicer location or neighbourhood, or specifically a cleaner or quieter area.

Of those identifying one thing to change the majority are pessimistic about the likelihood of making the change. Nearly seven out of ten (69%) say it is not very or not at all likely while around a quarter (27%) say they are likely to be able to make a change.

Perceptions of the likelihood to make a change will be influenced by the nature of the suggested change, the socio-economic circumstances of the respondent and wider contextual factors such as the perceptions of accessibility and choice within the wider housing market. For example, survey results indicate that older people are more pessimistic than younger people; existing owners are more optimistic than renters and those currently living in the private rented sector are especially pessimistic – 45% of all those living in the private rented sector and who identified one thing to change say they are not at all likely to make this change (compared to 35% of all owners). Those living in Scotland and in the South of England are the least optimistic and most pessimistic about making a change.

Figure 4.5 Making changes to the current home

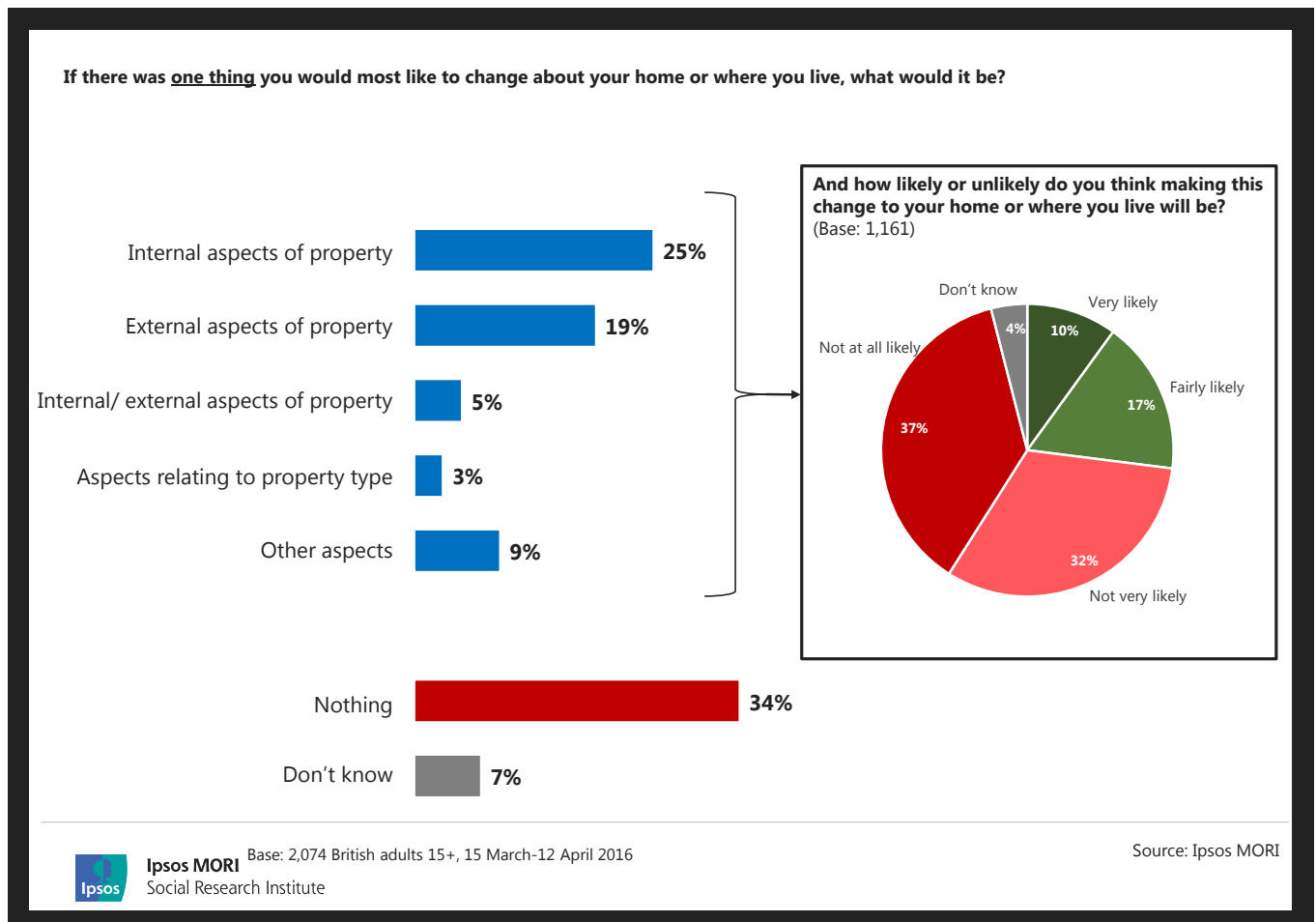
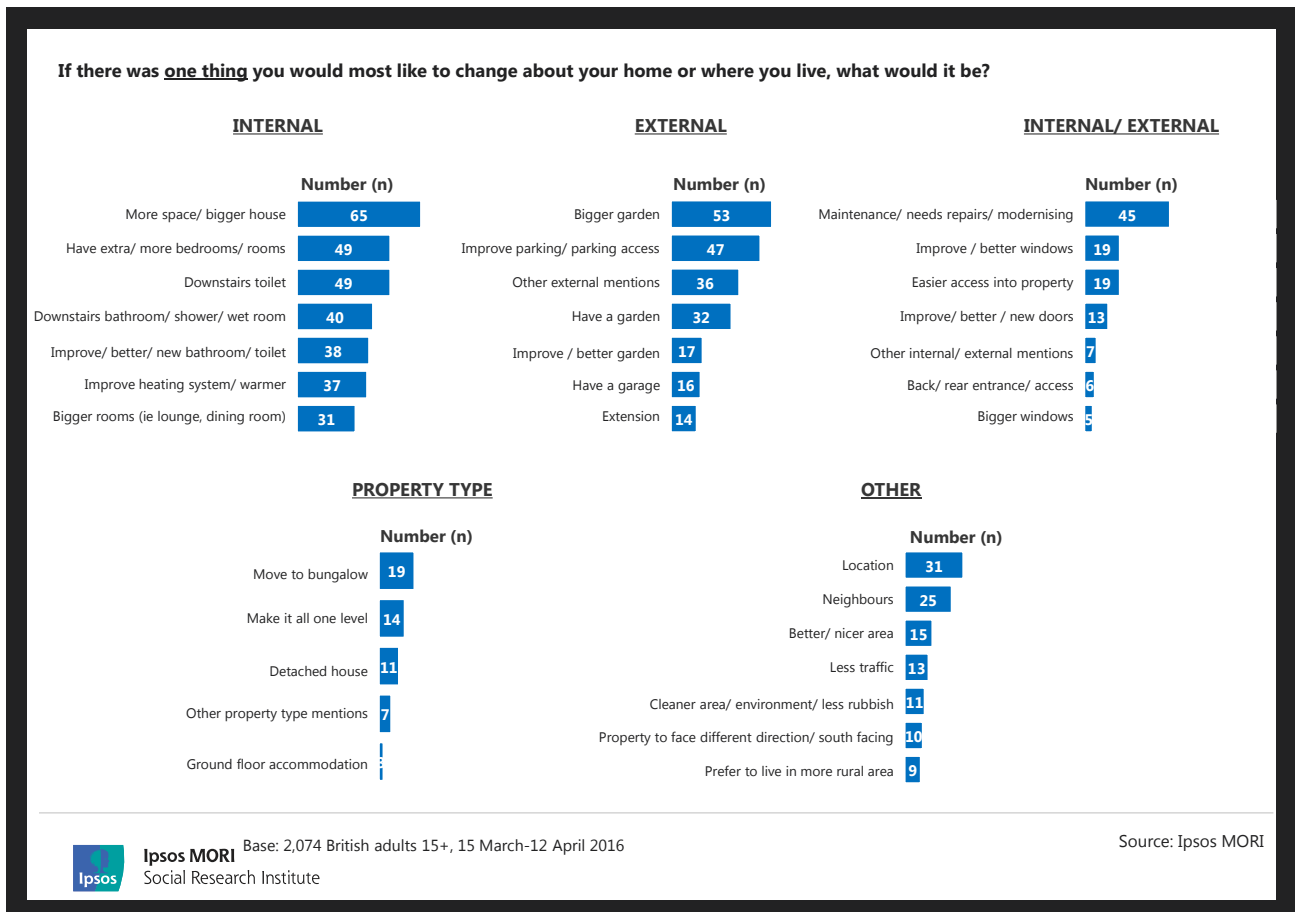


Figure 4.6 summarises some of the specific responses provided by those identifying something they want to change. Among internal aspects to change, more space and more rooms are most commonly specified, whereas larger gardens and improved parking are most commonly mentioned in relation to external aspects of the property to change. The need for repairs, maintenance and modernisation are also commonly mentioned which can relate to either internal or external elements of the property. Responses relating to internal or external elements (or a combination of the two) account for 84% of all those identifying one thing they would most like to change.

Figure 4.6 Specific elements identified to change



Suggested changes to internal aspects of the property are most likely to differ between key sub-groups of interest. Disabled people are significantly more likely than non-disabled people to identify changes to internal elements of the home (33% compared to 23% of non-disabled people). Specifically, disabled people are significantly more likely than non-disabled people to identify a downstairs toilet or bathroom or improvements to or a new bathroom/ toilet/ walk-in shower. Disabled people are also more likely to identify inclusion of a stair lift or a reduced number of stairs. There is also some variability by tenure with those living in private rented accommodation significantly more likely than owners who own outright to identify a requirement for extra room. Renters generally (either living in social or private rented accommodation) are significantly more likely than those who own outright to specify a need for more space.

4.4 Accessible housing needs

The public were asked to assess their needs for accessible housing features over the short to medium term (next five years) both for them personally and, where applicable, for those people who they care for. The survey also assesses the

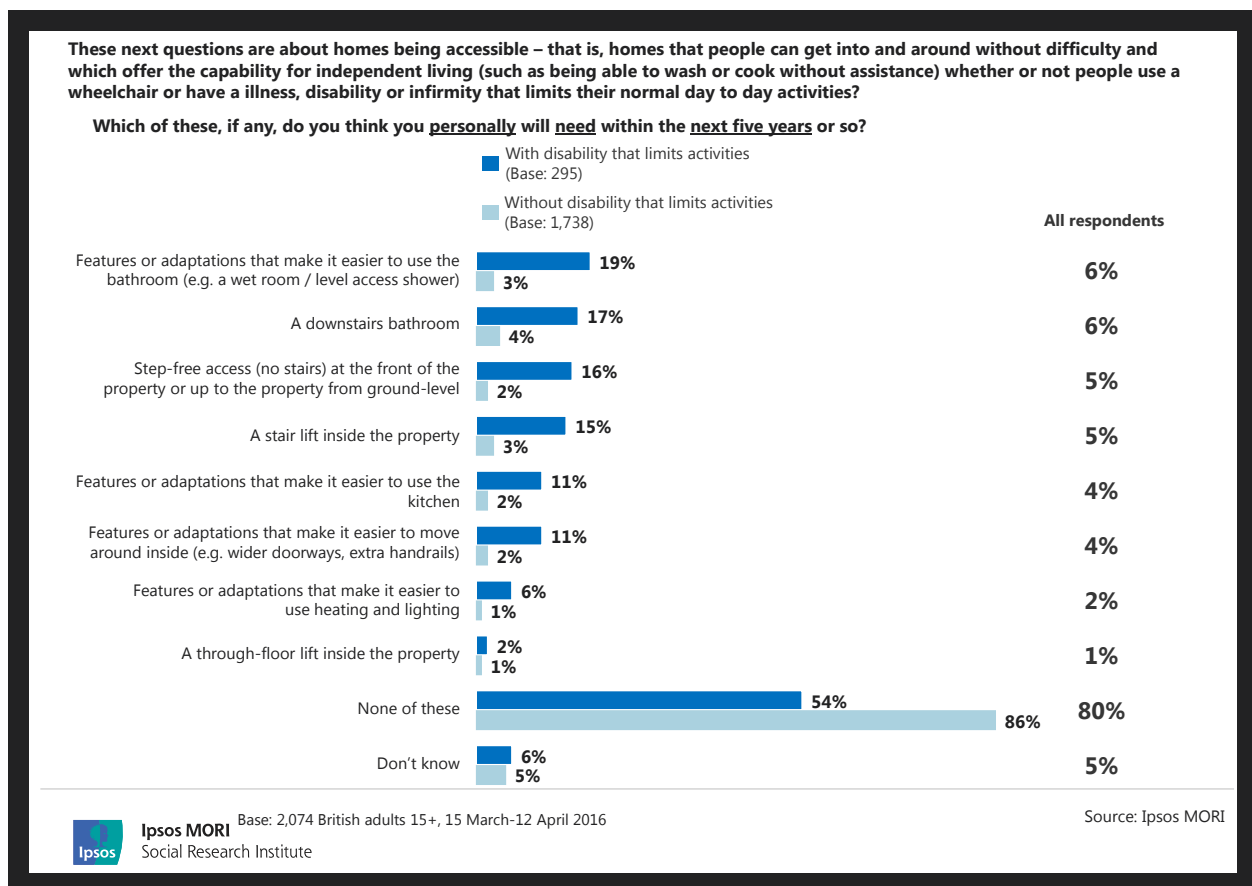
extent to which accessible housing features and adaptations impact on the choice of property respondents may seek to move to.

4.4.1 Personal needs

Respondents were presented with a range of common features and adaptations that can make a home accessible and asked to indicate which they would personally need within the next five years. As shown in Figure 4.7, the majority of the public (80%) say they will not need any of these features over the next five years – equivalent to an estimated 41.4 million people¹⁸ across Great Britain as a whole – while a fifth think they will personally need such features within the next five years (equivalent to an estimated 10.3 million people¹⁹ across Great Britain).

The most commonly cited features that are needed relate to aspects that make it easier to use the bathroom or having a bathroom downstairs. Six percent of the public say they will personally need these within the next five years. Features or adaptations to assist mobility either to or within the home are identified by five percent of the public and between two and four percent say they will need adaptations that will make it easier to use the kitchen, move around inside or use heating and lighting. Very few (1%) say they will personally need specific adaptations such as a ‘through-floor lift’ within the property.

Figure 4.7 Accessible housing features needed in the next five years



¹⁸ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 40,490,000 and 42,245,000 (rounded).

¹⁹ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 9,465,000 and 11,220,000 (rounded).

These results suggest that for the public at large the medium term need for access related features is relatively modest although there are some marked differences when distinguishing disabled and non-disabled people by broad age group. Nearly half (46%) of all disabled people identify they will personally need features or adaptations to make their home accessible within the next five years.

Nearly one in five disabled people specify they will need a more accessible bathroom, and around one in six say they will need a downstairs bathroom. The stated need for access related features is also closely related to age as indicated in Table 4.2. Disabled people under the age of 45 are significantly less likely than those of older working age (45 to 64) and those aged 65 and above to indicate a need for any of the accessible housing features identified (26% compared to 45% and 59% respectively).

There are no statistically significant differences in the demand for accessible housing features between disabled people under the age of 45 and those aged between 45 and 64. Disabled people aged 65 and above are significantly more likely than those under the age of 45 to specify a need for particular features such as a *stair lift inside the property*, *step-free access at the front of the property* and *adaptations to make it easier to use the bathroom*.

Among non-disabled people a similar pattern is evident with anticipated demand for accessible housing features closely related to age. Eight percent of non-disabled people under the age of 45 specify a need for any of the features identified, significantly lower than both non-disabled people aged between 45 and 64 (12%) and those aged 65 and over (31%). With the exception of adaptations to make it easier to use heating and lighting and a through-floor lift inside the property, non-disabled people aged 65 and above are significantly more likely than those under 45 to specify a need for the accessible housing features identified.

Table 4.2 Demand for accessible housing features among disabled and non-disabled sub-groups

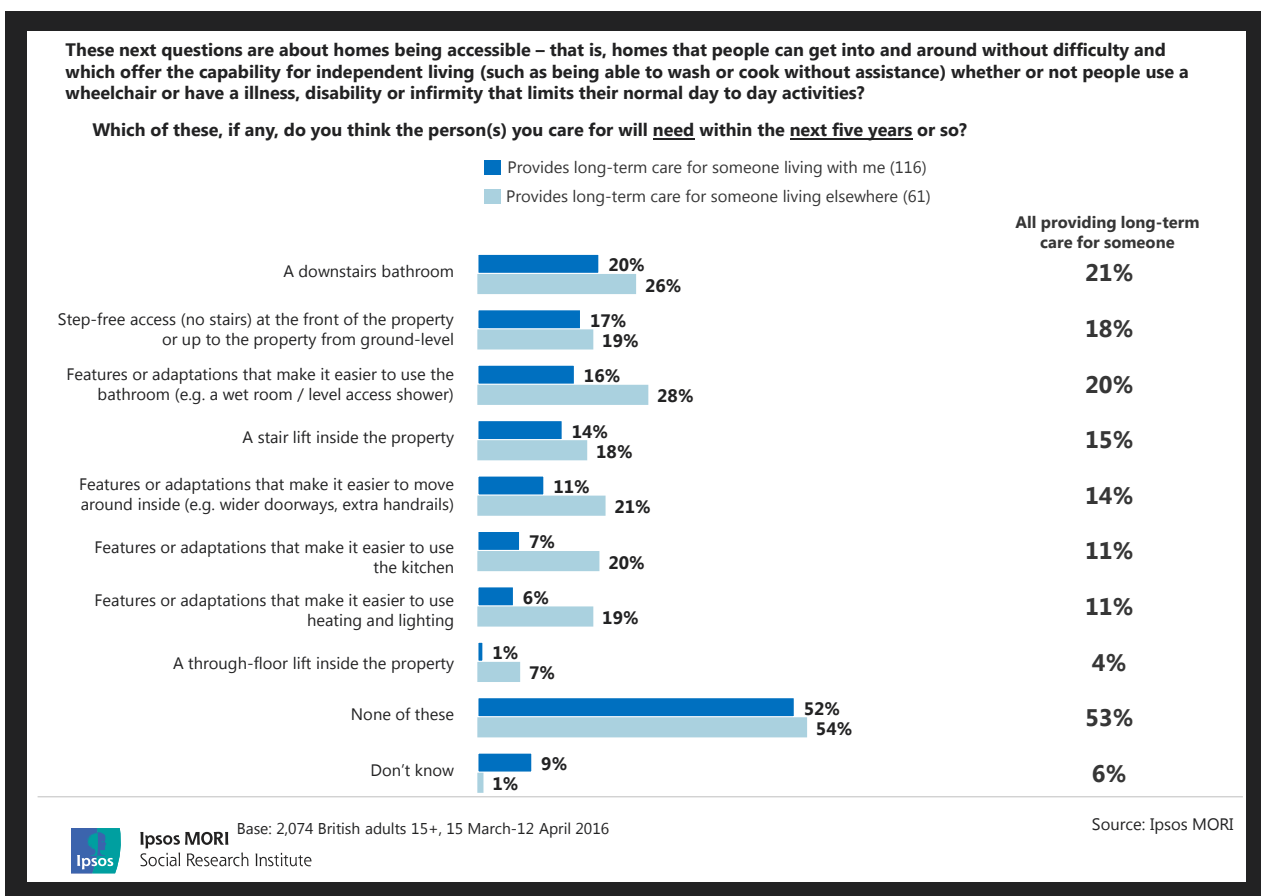
	All	Disabled			Non-disabled		
		15-44 (63)*	44-64 (115)	65+ (117)	15-44 (844)	44-64 (503)	65+ (391)
Features or adaptations that make it easier to use the bathroom (e.g. a wet room / level access shower)	6%	12%	17%	25%	1%	2%	10%
A downstairs bathroom	6%	14%	14%	21%	3%	3%	8%
Step-free access (no stairs) at the front of the property or up to the property from ground-level	5%	6%	17%	21%	1%	2%	4%
A stair lift inside the property	5%	7%	11%	23%	1%	2%	7%
Features or adaptations that make it easier to use the kitchen	4%	7%	13%	12%	1%	2%	5%
Features or adaptations that make it easier to move around inside (e.g. wider doorways, extra handrails)	4%	5%	9%	16%	1%	2%	5%
Features or adaptations that make it easier to use heating and lighting	2%	6%	4%	8%	2%	1%	1%
A through-floor lift inside the property	1%	3%	0%	3%	1%	1%	1%
None of these	80%	74%	55%	41%	92%	88%	69%
Don't know	5%	6%	4%	8%	3%	5%	9%

* Results should be treated with caution due to very small base sizes

4.4.2 Perceived needs of those being cared for

Those providing long-term care for someone (either in their own home, elsewhere or a combination of both) were asked to indicate whether the person(s) they care for will need any of the identified accessible housing features within the next five years. As shown in Figure 4.8, just under half of all of these respondents (47%) identify a need for some accessible features for the person (s) they care for and again it is a downstairs bathroom and features to make it easier to use a bathroom that are most commonly identified. Generally, there is a greater tendency²⁰ for those providing care to someone who lives elsewhere, other than within their own home, to identify a need for accessible housing features, notably for *adaptions that make it easier to use the kitchen* or *easier to use heating and lighting*.

Figure 4.8 Perceived need for accessible housing features of those being cared for



Further analysis by age group of those providing care (either to someone living with them or elsewhere) indicates few statistically significant differences in the perceived need for accessible housing features. The exception is the perceived need for step-free access which is more likely to be mentioned by carers aged 65 and above than older working age carers aged between 45 and 64.

4.4.3 Desirability of accessible housing features and property choice

The public were asked to indicate whether the presence of certain accessible housing features would impact on their choice of property if they were to move. It is of interest to consider whether the presence, or otherwise, of these access features have a positive or detrimental impact on property choice. In framing this question, respondents were asked

²⁰ Note: This can only be treated as indicative given small base sizes.

hypothetically, regardless of whether or not they were looking to move. As such, it is important to appreciate when interpreting these findings that views may differ when a respondent is faced with actually moving.

Figure 4.9 shows that for most of the access features identified, their presence would have a more positive than detrimental impact on the choice of property. Nearly half of the public (47%) say they would be more likely to consider a property if it had a *downstairs bathroom*, compared with 7% who say they would be less likely to consider such a property. *Step-free access to a property* is, by a margin of six to one, more likely to make the public consider a property than less likely to (35% compared to 6%). Further the presence of other features or adaptations to make it easier to use various rooms within the home are, by a margin of between three and five to one, more likely to make the public consider a property than less likely to.

Those adaptations involving more substantial modification to a property appear to have a less positive impact on choice of property. The views of the public are evenly split on the presence of a *stair lift within the property* (22% say they would be more likely to consider a property with this feature compared to 18% who would be less likely to) and only for a *'through-floor lift' inside the property* do more of the public say they would be less likely than more likely to consider a property with this adaptation. For both these features however, a majority of the public say it would make no difference to their choice of property.

Figure 4.9 Impact of accessible housing features on property choice

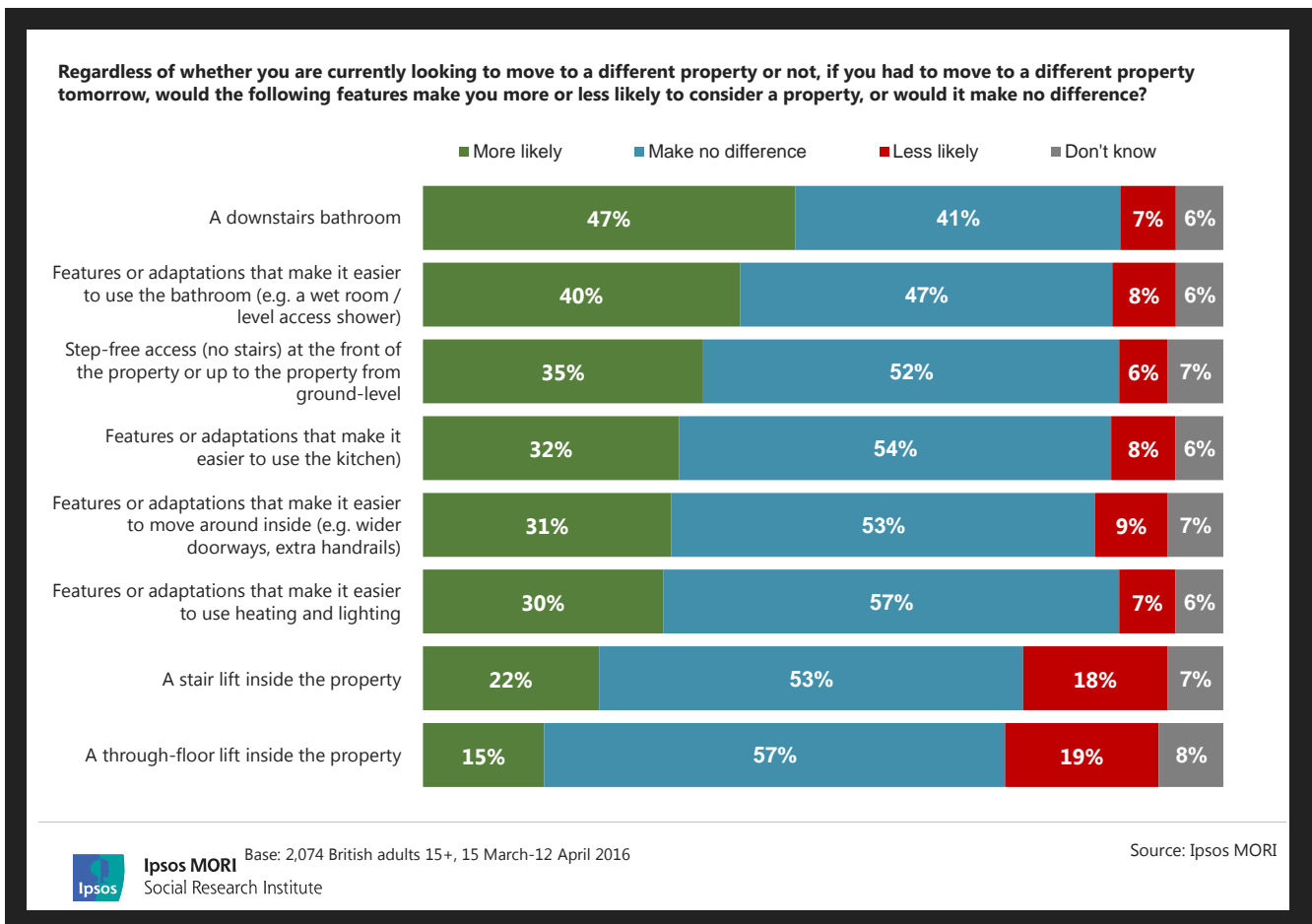


Table 4.3 shows variations in the net impact²¹ of these accessible housing features by age of respondent. Generally, it is older people (aged 65 and over) who are, on balance, more likely to consider moving to a property that includes these features than those who are under the age of 44. This is most evident for features or adaptations that make it easier to use a bathroom, a downstairs bathroom and a stair lift inside a property.

Table 4.3 Net impact of accessible housing features on property choice and age

	All	15-44 (930)	45-64 (628)	65+ (516)
A downstairs bathroom	+40	+34	+42	+50
Features or adaptations that make it easier to use the bathroom (e.g. a wet room / level access shower)	+32	+21	+37	+48
Step-free access (no stairs) at the front of the property or up to the property from ground-level	+29	+20	+34	+39
Features or adaptations that make it easier to use the kitchen	+24	+19	+26	+30
Features or adaptations that make it easier to move around inside (e.g. wider doorways, extra handrails)	+22	+17	+24	+30
Features or adaptations that make it easier to use heating and lighting	+23	+20	+26	+25
A stair lift inside the property	+4	-2	+1	+19
A through-floor lift inside the property	-4	-4	-7	0

Inclusion of these access features also has a bigger positive impact on the consideration to move to a property for disabled people than for the non-disabled people and the general public overall.

Further analysis by broad age group among disabled and non-disabled respondents (shown in Table 4.4 below) indicates that these accessible housing features consistently have the most positive impact on disabled people aged 65 and over and particularly for items such as a *stair lift* and *adaptations to make it easier to use the bathroom*.

Furthermore, all of these features, on balance, are considered to have a positive impact on the property choice of younger working age (under 45) disabled people. On balance over half (54%) of disabled people under the age of 45 say they would be more likely to move to a property with a *downstairs bathroom*, and more than a third, on balance (38%) would be more likely to move a property with *step-free access*. Even among younger age disabled people the net impact on property choice of these features is in line with, or greater than, levels for the general public as a whole.

²¹ The net impact is the difference between the percentage that say they would be more likely to consider a property with the adaptation minus those who say they would be less likely to consider a property with the adaptation. A positive score indicates those saying they are more likely to consider moving to a property is greater than those who say they are less likely to move to a property with the adaptation. A negative score indicates the proportion saying they are less likely to move to a property with the adaptation is greater than those who say they are more likely to.

Table 4.4 Net impact of accessible housing features and adaptations on property choice among disabled and non-disabled sub-groups

	All	Disabled				Non-disabled			
		All disabled (295)	15-44 (63)*	44-64 (115)	65+ (117)	All non-disabled (1,738)	15-44 (844)	44-64 (503)	65+ (391)
A downstairs bathroom	+40	+56	+54	+53	+59	+37	+33	+40	+46
Features or adaptations that make it easier to use the bathroom (e.g. a wet room / level access shower)	+32	+47	+36	+44	+56	+29	+19	+35	+46
Step-free access (no stairs) at the front of the property or up to the property from ground-level	+29	+43	+38	+45	+44	+26	+18	+31	+37
Features or adaptations that make it easier to use the kitchen	+24	+33	+22	+36	+36	+22	+19	+24	+27
Features or adaptations that make it easier to move around inside (e.g. wider doorways, extra handrails)	+22	+34	+23	+34	+42	+20	+17	+22	+25
Features or adaptations that make it easier to use heating and lighting	+23	+28	+26	+27	+31	+22	+20	+26	+22
A stair lift inside the property	+4	+18	+16	+10	+29	+1	-4	-2	+15
A through-floor lift inside the property	-4	-1	0	-2	1	-5	-5	-8	-1

* Results should be treated with caution due to very small base sizes

4.5 Public perceptions on future housing options

The survey also explores the public's preferences for housing options if they needed care or support as a result of a long-term illness, disability or infirmity²². Respondents without a long-term illness or disability were asked hypothetically about their preferences and, as such, it is important to appreciate when interpreting these findings that views may differ when a respondent actually needs such care and support. Results are presented in Figure 4.10 below.

Given the high levels of satisfaction with the current home observed earlier in this chapter it is perhaps unsurprising that half of the public say that, if they needed care and support, they would most favour remaining in their current property with some adaptations to enable independent living. However, despite high levels of satisfaction with the current home, a significant minority of the public (25%) say they would most favour moving to a different property, equivalent to an estimated 12.9 million people²³ across Great Britain as a whole.

Of those saying they would most favour moving, nearly three-quarters say they would favour moving to a property that was specifically designed or adapted, while a quarter would favour moving to accessible accommodation that provides specialist care and support (like sheltered, supported, nursing or residential accommodation).

²² Wording for the housing preference questions varied depending on whether or not the respondent had already indicated the existence of a long-term illness, disability or infirmity that limited their day to day activities or not. The survey questionnaire used can be found in the Appendix

²³ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 11,945,000 and 13,910,000 (rounded).

Among disabled people the sentiment to remain within their current property with adaptations is significantly stronger than among non-disabled people – 60% most favour remaining in their current property, compared to 47% of non-disabled people. Generally non-disabled people show a greater propensity than disabled people to move should they need care or support at some point in their life (27% compared to 16%).

Figure 4.10 Future housing options when care and support is needed

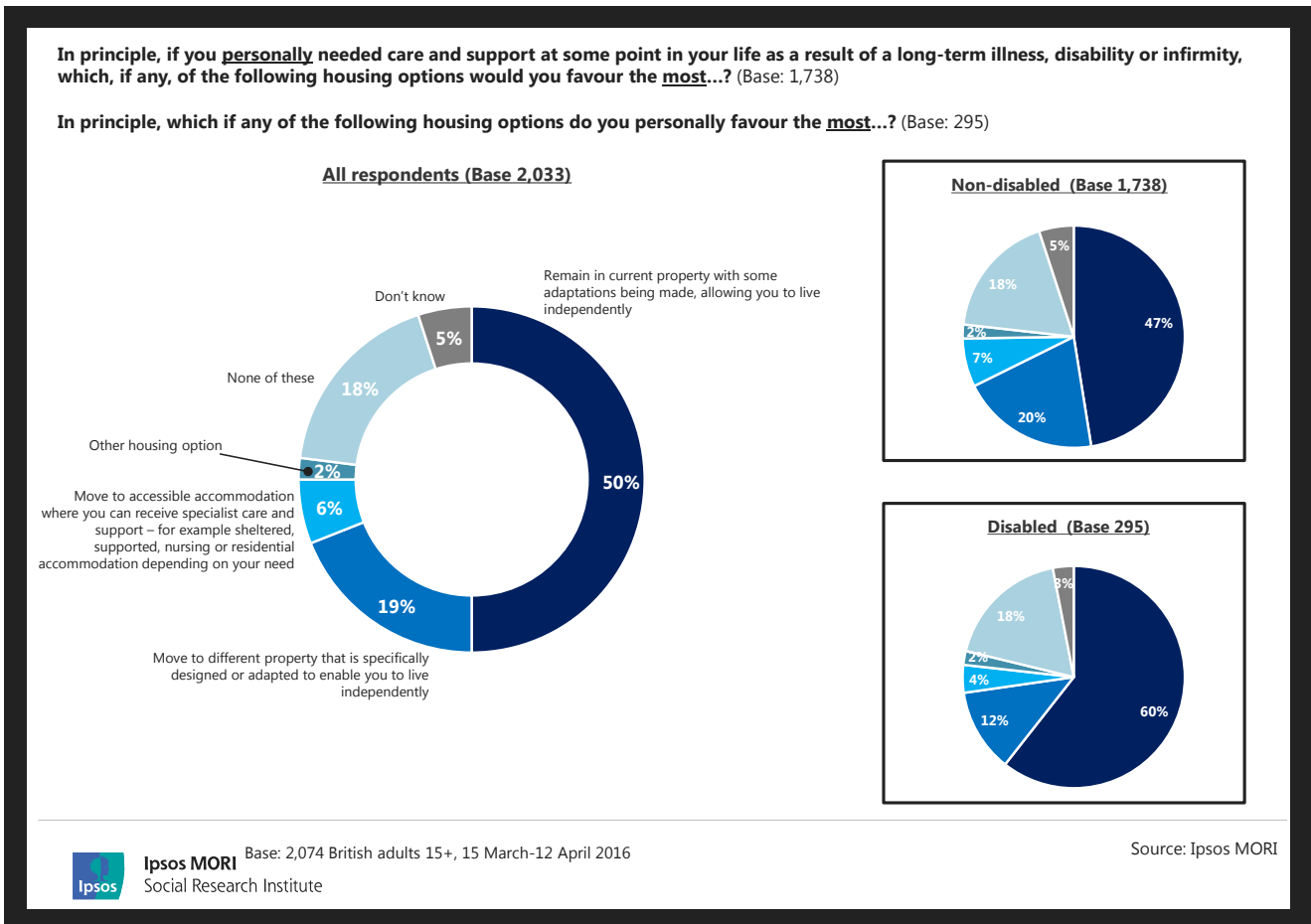


Table 4.5 below shows the preferences for housing options if care or support is needed differentiating between broad age groups of the disabled and non-disabled population. Among disabled people there are no statistically significant differences in stated preferences by age whereas among non-disabled people younger working non-disabled people (under 45) show a significantly greater propensity to move than older non-disabled people (30% compared to 20%).

Table 4.5 Future housing options of disabled and non-disabled sub-groups

	Remain in current property with some adaptations	Move to different property specifically designed/ adapted	Move to accessible accommodation with specialist care/ support	Other housing option	None	Don't know	TOTAL
Disabled							
Disabled aged 15-44 (63)*	58%	14%	1%	2%	21%	4%	100%
Disabled aged 45-64 (115)	58%	14%	6%	5%	16%	1%	100%
Disabled aged 65+ (117)	64%	8%	4%	0%	19%	5%	100%
All disabled (295)	60%	12%	4%	2%	18%	3%	100%
Non-disabled							
Non-disabled aged 15-44 (844)	39%	22%	8%	2%	23%	6%	100%
Non-disabled aged 45-64 (503)	52%	22%	5%	2%	15%	4%	100%
Non-disabled aged 65+ (391)	62%	12%	8%	4%	9%	5%	100%
All non-disabled (1,738)	47%	20%	7%	2%	18%	5%	100%

* Results should be treated with caution due to very small base sizes

Further analysis of survey results indicates that older people (63%), owner-occupiers (59%), those that are currently not working (53%) and those with gross annual household income of £25,000 or above (54%) are more likely than their sub-group counterparts to favour remaining in their current property with some adaptations. In contrast those living in the private rented sector are more likely to favour moving to different property specifically designed or adapted to enable independent living. Around a quarter of private renters (27%) say they would favour moving to a different property, compared to 19% of the public overall.

4.5.1 Public perceptions of accessible housing scheme types

The public were also asked to indicate their interest in particular forms of 'need-specific' and 'age-specific' forms of accessible housing if they needed care or support as a result of a long-term illness, disability or infirmity. The wording of the question varied depending on whether or not the participant had identified a long-term illness, disability or infirmity that limited their day to day activities in an earlier question. As with views on future housing options, respondents without a long-term illness or disability were asked hypothetically about their level of interest and, as such, it is important to appreciate when interpreting these findings that views may differ when a respondent may actually need such care and support.

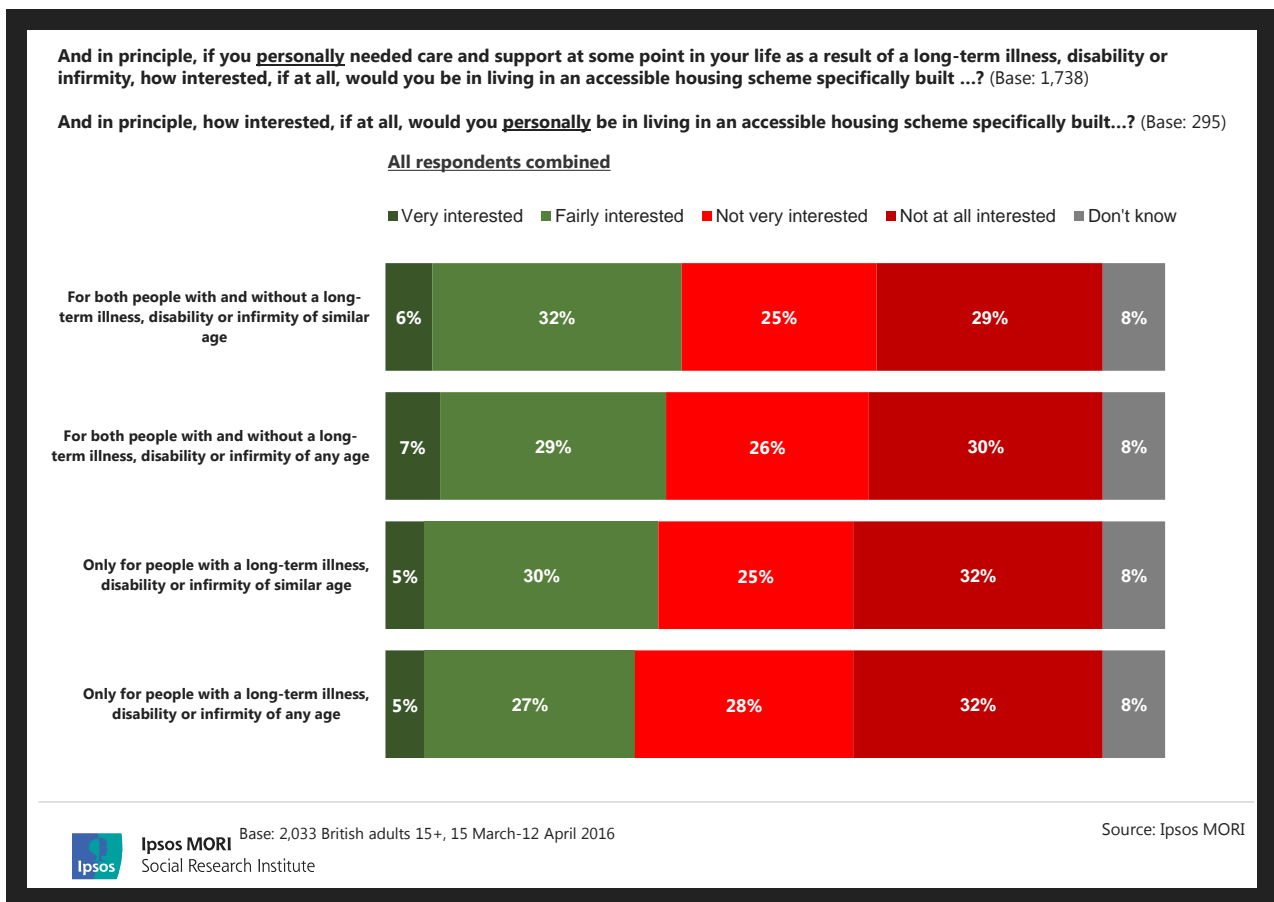
Respondents were asked to indicate their level of interest in accessible housing schemes that were specifically built:

- Only for disabled people of:
 - any age; or
 - of similar age
- For both disabled and non-disabled people of:
 - any age; or
 - of similar age

Stated levels of interest in personally living in any of these types of accessible housing scheme are similar as shown in Figure 4.11. Between a third (32%) and two fifths (38%) of the public say they would be interested in these schemes, with the highest level of interest seen for schemes with a mix of both disabled and non-disabled people.

Some 38% of the public say they would be very or fairly interested in a scheme with a mix of disabled and non-disabled people that is age specific – equivalent to an estimated 19.7 million people²⁴ across Great Britain - while over half (54%) say they would not be interested. Stated interest is lower for schemes that are specifically for disabled people and lowest where such a scheme is not age restricted. For this type of scheme a third of public say they would be interested whereas 60% say they would not be interested.

Figure 4.11 Interest in living in specific types of accessible housing scheme

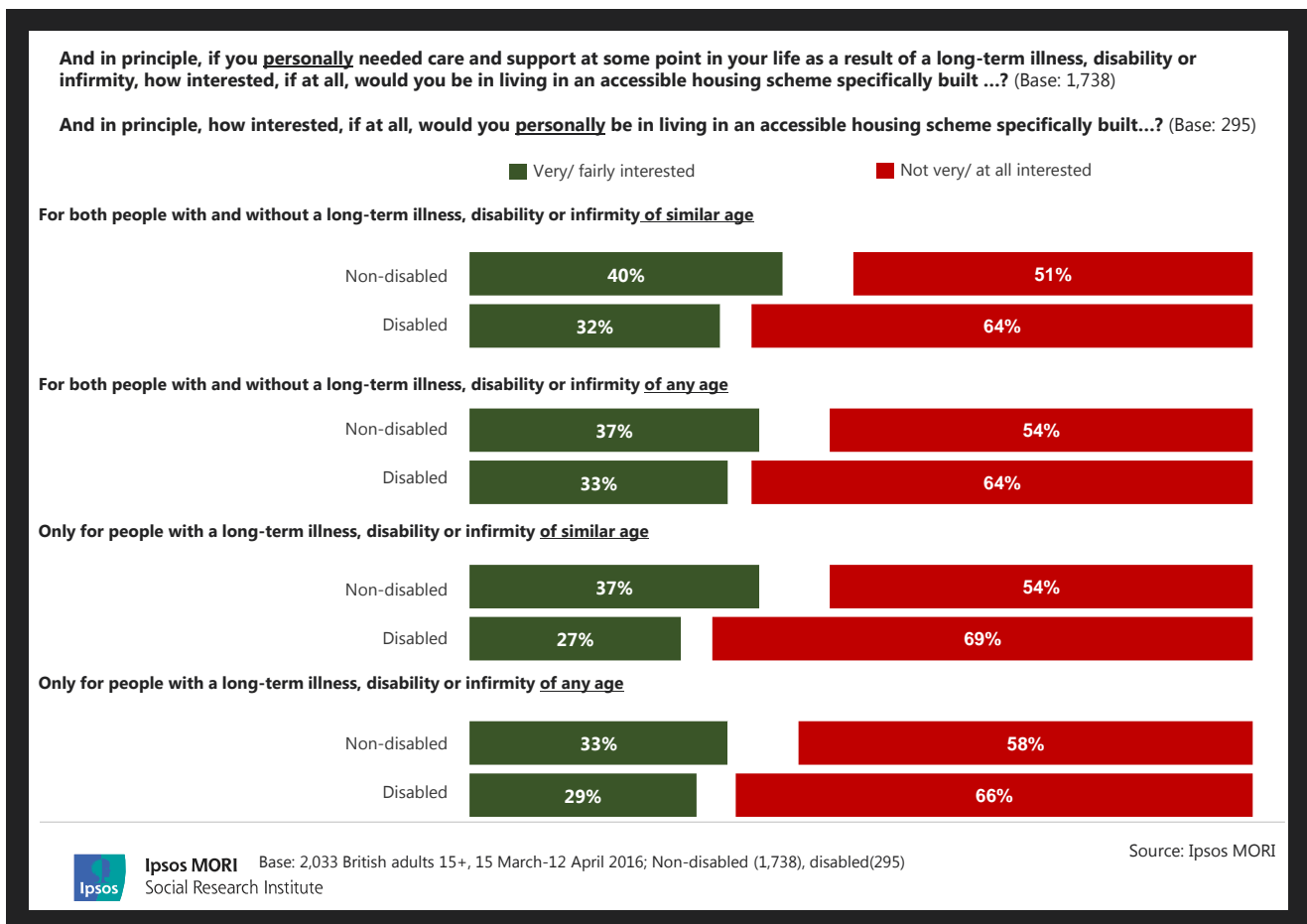


²⁴ Based on the latest available mid-year Population Estimates for the UK, mid-2014 (ONS) which indicates a total of 51,708,200 people aged 15+ across Great Britain. Applying associated tolerance levels the actual number of people will fall between the range of 18,565,000 and 20,735,000 (rounded).

Further analysis, shown in Figure 4.12, indicates some significant variations in stated levels of interest depending on whether the respondent is disabled or not. For all the identified types of accessible housing scheme, interest is consistently lower among disabled people, perhaps a reflection of the stronger propensity to remain living in their current home observed above.

Among disabled people, interest is highest for disabled and age inclusive accessible housing schemes (33%) and lowest for an accessible housing scheme that is both disabled and age specific. Around a quarter of all disabled people (27%) say they would be interested in living in this type of scheme compared to 37% of non-disabled people. Disabled people are also significantly less likely than non-disabled people to be interested in living in an age-specific scheme that includes a mix of disabled and non-disabled people (32% compared to 40% of non-disabled people), although this type of scheme does attract the highest level of interest among non-disabled people.

Figure 4.12 Interest in living in specific types of accessible housing scheme among disabled and non-disabled people



Further analysis of results indicates that those under the age of 45, regardless of whether or not they are disabled, are more likely to express interest in living in any of the specified accessible housing schemes than those aged 65 and above. Among the disabled population, differences in levels of interest are not statistically significantly different by age.

It is evident, however, that the gap in interest levels between those aged under 45 and those aged 65 and above widens when thinking about schemes exclusively for disabled people. For example, more than a third (35%) of disabled people under the age of 45 say they would be interested in living in an accessible housing scheme for disabled people only of any age. This compares to 23% of disabled people aged 65 and above who would be interested in living in such a scheme. When thinking about living in a scheme that contains both disabled and non-disabled people but which is age specific, 34% of disabled people under the age of 45 say they would be interested compared to 32% of all disabled people aged 65 and above.

Taking the results of responses to these survey questions together suggests the emergence of a hierarchy of preferences when the public is asked to think about their housing responses should they need care or support as a result of a long-term illness, disability or infirmity. Across the population as a whole response preferences include:

1. **Staying put:** 50% most favour remaining in their own accommodation with some adaptations being made;
2. **Moving to adapted property offering independent living:** 19% most favour moving to different property specifically designed or adapted to enable independent living. When asked about specific types of accessible housing scheme, the population at large indicated:
 - a) 38% would be interested in living in *disabled inclusive but age specific* accessible housing schemes;
 - b) 35% would be interested in living in *disabled and age inclusive* accessible housing schemes;
 - c) 35% would be interested in living in *disabled and age specific* accessible housing schemes;
 - d) 33% would be interested in living in *disabled specific but age inclusive* accessible housing schemes.
3. **Moving to accessible accommodation with specialist care or support:** 6% most favour moving to accessible accommodation offering specialist care and support (such as sheltered, supported, nursing or residential accommodation).

4.6 Summary

Survey results indicate that the public significantly over-estimate the extent of disability across the country, with average estimates between two and three times the actual level. Such misperceptions may present an opportunity for accessible housing to strengthen its case through stronger resonance with the public.

The survey also indicates that the majority of the public are satisfied with their current property, although many identify things they would like to change. Disabled people are significantly more likely than the public overall to be dissatisfied with their property and are more likely than non-disabled people to identify changes needed to internal elements of their home.

The majority of the public do not think they will need any forms of adaptations within the next five years, although a significant minority (20%) do. This rises to just under half (46%) of all disabled people and to 59% of disabled people aged 65 and over. Among disabled people the most commonly mentioned adaptation needed is to make it easier to use a bathroom and, on balance, the presence of such accessible housing adaptations has a greater positive impact on property choice for disabled people than the population overall. Adaptations with the greatest 'mass utility', such as a downstairs bathroom, have the biggest net positive impact on choice of property across the population as a whole.

Survey results also suggest a hierarchy of housing preferences in response to requiring care or support as a result of a disability. Half the public favour staying put in their current accommodation with adaptations made to enable independent living and this preference is stronger among disabled people. However, a significant minority (19%) of the public say they would most favour moving to different accommodation specifically adapted to allow independent living and across the public at large, there is strongest in principle interest for living in disability inclusive accessible housing schemes if they needed care or support. Fewer than one in ten of the public (6%) say they would favour moving to accessible accommodation with specialist care or support.

Appendix

Statistical reliability

The Capibus survey is based on a representative sample of the total 'population' and as such we cannot be sure that the results would have been the same if all of the population took part in the survey.

However, we can predict the variation between sample results and the "true" values from knowledge of the size of the samples on which the results to each question is based, and the number of times a particular answer is given. The confidence with which we can make this prediction is usually chosen to be 95% - that is, the chances are 95 in 100 that the "true" value will fall within a specified range. The following illustrates the predicted ranges for the achieved sample size and percentage results at the "95% confidence interval":

Table A1.1 Accuracy levels

Size of sample on which survey results are based	Approximate sampling tolerances applicable to percentages at or near these levels		
	10%/90%	50%/50%	30%/70%
2,074 responses	+/- 1.3%	+/- 2.2%	+/- 2.0%

According to the table above, for example, with a sample size of 2,074 respondents, where 70% give a particular answer, the chances are, 19 in 20 that the "true" value (i.e. the one which would have been obtained if the whole population had been interviewed) will fall within the range of ± 2.0 percentage points from the survey result (i.e. between 68.0% and 72.0%).

When results are compared between separate groups within a sample (e.g. males versus females), different results may be obtained. The difference may be "real," or it may occur by chance (because not everyone in the population has been interviewed). To test if the difference is a real one - i.e. if it is "statistically significant" - we again have to know the size of the samples, the percentage giving a certain answer and the degree of confidence chosen. If we once again assume a "95% confidence interval", the differences between the results of two separate groups must be greater than the values given in the following table:

Table A1.1 Comparing sub-groups

Size of sample on which survey results are based	Differences required for significance at or near these percentage levels		
	10%/90%	50%/50%	30%/70%
1,088 vs 986 responses	+/- 2.6%	+/- 4.3%	+/- 3.9%
1,738 vs 295 responses	+/- 3.7%	+/- 6.2%	+/- 5.7%
1,234 vs 816 responses	+/- 2.7%	+/- 4.4%	+/- 4.1%

Topline results

Habinteg-Papworth Accessible Housing Survey

Topline Results

- Ipsos MORI survey conducted on behalf of Habinteg-Papworth
- Survey results based on interviews with a sample of 2,074 British adults aged 15+
- Undertaken face-to-face, in-home between 16th March - 12th April 2016 using Ipsos MORI's face-to-face omnibus (Capibus).
- Data are weighted by age, gender, region, tenure, social group, work status and disability to reflect the GB adult population.
- An asterisk (*) represents a value of less than one half or one percent, but not zero.
- Where results do not sum to 100%, this is due to computer rounding, multiple responses or the exclusion of 'don't know' categories
- Base: all 2,074 adults unless otherwise specified.

Q1. Out of every 100 adults in Britain, about how many do you think...

		Mean %
A	Are <u>older people</u> , 65 years of age or above, and who are ill long term or disabled in a way that limits their normal day to day activities?	36
B	Are <u>working age</u> , that is under 65 years of age, and who are ill long term or disabled in a way that limits their normal day to day activities?	25

Now for some questions on a different topic.

By 'long-term' I mean anything that affects someone over a period of time or that is likely to affect them over a period of time. Normal day to day activities include everyday things like eating, washing, walking and going shopping.

Now for some questions about you.

Q2. Which of these applies to your home? If you have more than one home, please think about the property you consider to be your MAIN home.

	%
It is being bought on a mortgage	30
It is owned outright	32
It is rented from the local authority	9
It is rented from a private landlord	21
It is rented from a housing association/trust	6
Other	1
Refused	1

Q3. Which of these best describes the property you are currently living in?

	%
Semi-detached house	30
Detached house	20
Bungalow	6
Terraced house	30
Flat or apartment	9
End-of-terrace house	4
Other	2
Don't know	*

Q4. Do you have any long-term illness, disability or infirmity that limits your normal day to day activities?**Please just read out the letter.**

	%
A Yes I have a long-term illness, disability or infirmity that limits my activities all of the time	10
B Yes I have a long-term illness, disability or infirmity that limits my activities some of the time	10
C Yes I have a long-term illness, disability or infirmity that doesn't limit my activities	4
D I don't have any long-term illness, disability or infirmity	74
Rather not say/Don't know	2

Q5. Which of these statements best describes whether or not you provide long-term care for someone?**Please just read out the letter.**

	%
A I provide long-term care for someone who lives with me	5
B I provide long-term care for someone who lives elsewhere	3
C I provide long-term care for both someone who lives with me and someone who lives elsewhere	1
D I do not provide long-term care for anyone	89
Rather not say/Don't know	2

Next, some more questions about your home.

Q6. Overall, taking everything into account, how satisfied or dissatisfied are you with the property you consider to be your MAIN home?

	%
Very satisfied	51
Fairly satisfied	33
Neither satisfied nor dissatisfied	7
Fairly dissatisfied	5
Very dissatisfied	4
Don't know	*

These next questions are about homes being accessible – that is, homes that people can get into and around without difficulty and which offer the capability for independent living (such as being able to wash or cook without assistance) whether or not people use a wheelchair or have a illness, disability or infirmity that limits their normal day to day activities?

Q7. Which of these, if any, do you think you personally will need within the next five years or so? Please just read out the letters. (Base: 2,074)

Q7a Which of these, if any, do you think the person(s) you care for will need within the next five years or so? Please just read out the letters. (Base: 188)

		Q7 %	Q7a %
A	Step-free access (no stairs) at the front of the property or up to the property from ground-level	5	18
B	A stair lift inside the property	5	15
C	A through-floor lift inside the property	1	4
D	A downstairs bathroom	6	21
E	Features or adaptations that make it easier to move around inside (e.g. wider doorways, extra handrails)	4	14
F	Features or adaptations that make it easier to use the kitchen	4	11
G	Features or adaptations that make it easier to use the bathroom (e.g. a wet room / level access shower)	6	20
H	Features or adaptations that make it easier to use heating and lighting	2	11
I	None of these	80	53
	Don't know	5	6

Q8. In principle, if you personally needed care and support at some point in your life as a result of a long-term illness, disability or infirmity, which, if any, of the following housing options would you favour the most...? (Base: 1,738)

Q8a In principle, which if any of the following housing options do you personally favour the most...? (Base: 295)

		Q8 %	Q8a %	Q8/ 8a combined %
A	Remain in current property with some adaptations being made, allowing you to live independently	47	60	50
B	Move to different property that is specifically designed or adapted to enable you to live independently	20	12	19
C	Move to accessible accommodation where you can receive specialist care and support – for example sheltered, supported, nursing or residential accommodation depending on your need	7	4	6
H	Other housing option	2	2	2
I	None of these	18	18	18
	Don't know	5	3	5

Q9. And in principle, if you personally needed care and support at some point in your life as a result of a long-term illness, disability or infirmity, how interested, if at all, would you be in living in an accessible housing scheme specifically built ...? (Base: 1,738)

Q9a. And in principle, how interested, if at all, would you personally be in living in an accessible housing scheme specifically built...? (Base: 295)

			Very interested %	Fairly interested %	Not very interested %	Not at all interested %	Don't know %
A	Only for people with a long-term illness, disability or infirmity <u>of similar age</u>	Q9	5	32	26	28	9
		Q9a	5	22	25	44	5
		Q9/ 9a	5	29	25	31	8
B	Only for people with a long-term illness, disability or infirmity <u>of any age</u>	Q9	5	29	28	30	9
		Q9a	8	20	25	41	6
		Q9/ 9a	5	26	27	31	8
C	For both people with and without a long-term illness, disability or infirmity <u>of similar age</u>	Q9	6	34	25	27	9
		Q9a	5	27	24	40	4
		Q9/ 9a	6	32	24	29	8
D	For both people with and without a long-term illness, disability or infirmity <u>of any age</u>	Q9	7	31	26	28	9
		Q9a	9	24	26	38	4
		Q9/ 9a	7	29	26	29	8

Q10. Regardless of whether you are currently looking to move to a different property or not, if you had to move to a different property tomorrow, would the following features make you more or less likely to consider a property, or would it make no difference?

	More likely	Less likely	Would make no difference	Don't know
		%	%	%
A Step-free access (no stairs) at the front of the property or up to the property from ground-level	35	6	52	7
B A stair lift inside the property	22	18	53	7
C A through-floor lift inside the property	15	19	57	8
D A downstairs bathroom	47	7	41	6
C Features or adaptations that make it easier to move around inside (e.g. wider doorways, extra handrails)	31	9	53	7
D Features or adaptations that make it easier to use the kitchen	32	8	54	6
E Features or adaptations that make it easier to use the bathroom (e.g. a wet room / level access shower)	40	8	47	6
F Features or adaptations that make it easier to use heating and lighting	30	7	57	6

Q11. If there was one thing you would most like to change about your home or where you live, what would it be?

	%
Response (see data tables for detail)	59
Nothing	34
Don't know	7

Q12. And how likely or unlikely do you think making this change to your home or where you live will be? (Base: 1,161)

	%
Very likely	10
Fairly likely	17
Not very likely	32
Not at all likely	37
Don't know	4

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