



# Survey on the Future Housing Needs of Older People in Northern Ireland

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November 2025



# EXECUTIVE SUMMARY

# Executive Summary

This report presents the results from a survey of older people aged 50+ on their housing needs as they get older. The survey focused on a range of topics including their current housing situation, satisfaction with current home and their likelihood of moving to a different type of housing in the future. The survey is based on interviews with 1232 older people from across all 11 councils in Northern Ireland. Survey fieldwork was conducted between 1 May 2025 and 30 June 2025. The survey was undertaken by the Age Friendly Network NI with Social Market Research (SMR) commissioned to undertake data analysis and reporting of the survey findings.

## Recommendations moving forward



**Develop Retirement Villages and Build More New Age Friendly Houses:** there is a strong interest in retirement villages among older people, as well as new houses which are age friendly. It is recommended that housing policy in Northern Ireland focus on supporting the development of more retirement villages and housing that is age friendly. This can provide a community-focused living environment that caters specifically to the needs of older people.



**Adapt Existing Homes for Accessibility:** many older people prefer to stay in their current homes but require modifications to make them more accessible. It is recommended that government initiatives focus on providing funding and support for home adaptations, such as installing walk-in showers, grab rails, and stair lifts, can help older people live independently for longer.



# Executive Summary



**Increase Availability of Sheltered Housing:** there is a demand for more sheltered housing options that offer support services while allowing older people to maintain their independence. It is recommended that housing policy in Northern Ireland consider opportunities for expanding the availability of such housing to address this need.



**Improve Proximity to Amenities:** living close to essential amenities such as grocery stores, GP services, pharmacies, and bus stops is highly important to older people. It is recommended that future housing developments prioritise locations that offer easy access to these amenities.



**Address Heating and Insulation Issues:** heating and insulation problems are common concerns among older people. Implementing measures to improve the energy efficiency of homes can help reduce heating costs and improve living conditions. It is recommended that government energy efficiency initiatives and projects prioritise older people to help address problems and concerns relating to heating and insulation.



**Providing and Funding Support Services:** access to handyman services, home help, and falls prevention support are crucial for older people. It is recommended that consideration be given to establishing and promoting these services which can significantly improve older peoples quality of life. There should also be a focus on government funding to allow these services to be provided.



**Develop Age-Friendly Housing:** building new age-friendly homes, such as smaller houses, bungalows, and apartments with lifts, can cater to the specific needs of older people. These homes should be designed with accessibility and ease of maintenance in mind. It is recommended that the current housing policy in Northern Ireland be pivoted to reflect the need for more age-friendly homes in Northern Ireland.



**Promote Social Connectivity:** loneliness is a significant issue impacting the health of older people. Encouraging social connectivity through community centres, leisure activities, and neighbourhood watch schemes can help mitigate this problem. Promoting social connectivity requires a multiagency approach and it is recommended that those organisations active in this space come together to develop an overarching strategy to address this need. Promoting social connectivity requires a multiagency approach; whilst many voluntary and community organisations run excellent programmes to support older people, these can't be sustained without adequate funding.

# Key Findings

## Satisfaction with current home



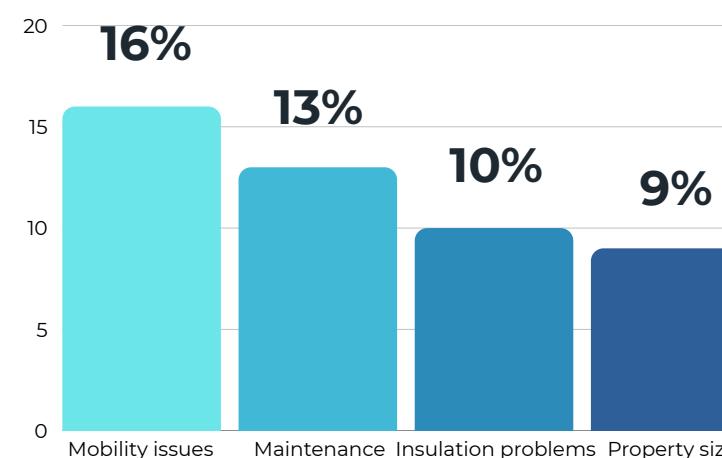
84% are either very satisfied or satisfied with their current home, with 16% dissatisfied.



Particular respondent groups were significantly less likely to be satisfied with their current home (e.g. those with mobility issues, those with a health issue, those living alone, private rented sector tenants and those who would like to move to a different type of housing in the future).



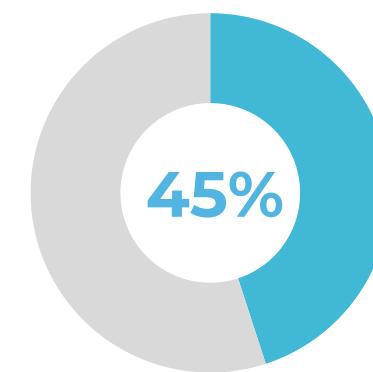
Mobility issues and stairs (16%), maintenance and repairs (13%), heating and insulation problems (10%) and property size (9%) were the most common reasons why respondents were dissatisfied with their current home.



## Moving to a different type of housing in the future



45% would like to move to a different type of housing in the future with some groups rather than others more likely to say they would like to move (e.g. those aged 60-69, private rented tenants, those dissatisfied with their current home etc.).



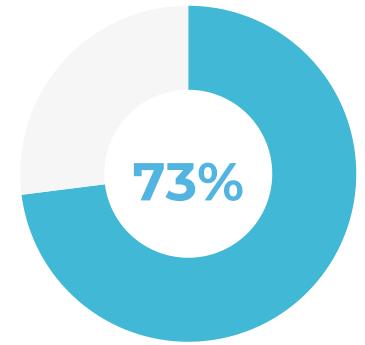
Among those who would like to move to a different type of housing in the future, moving to a retirement community (15%) and moving to a bungalow (13%) are the options most favoured.



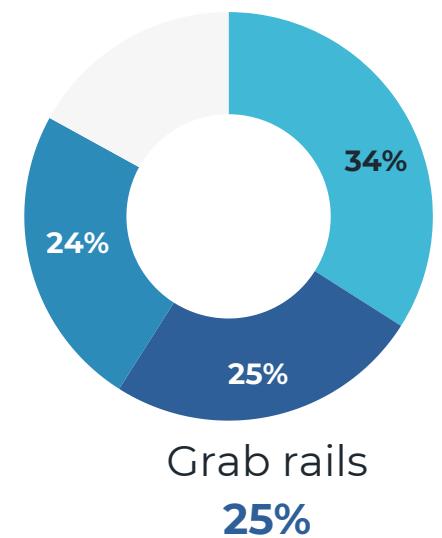
## Future Proofing



More than 7 out of 10 (**73%**) believe that their home will require changes to be future proofed.



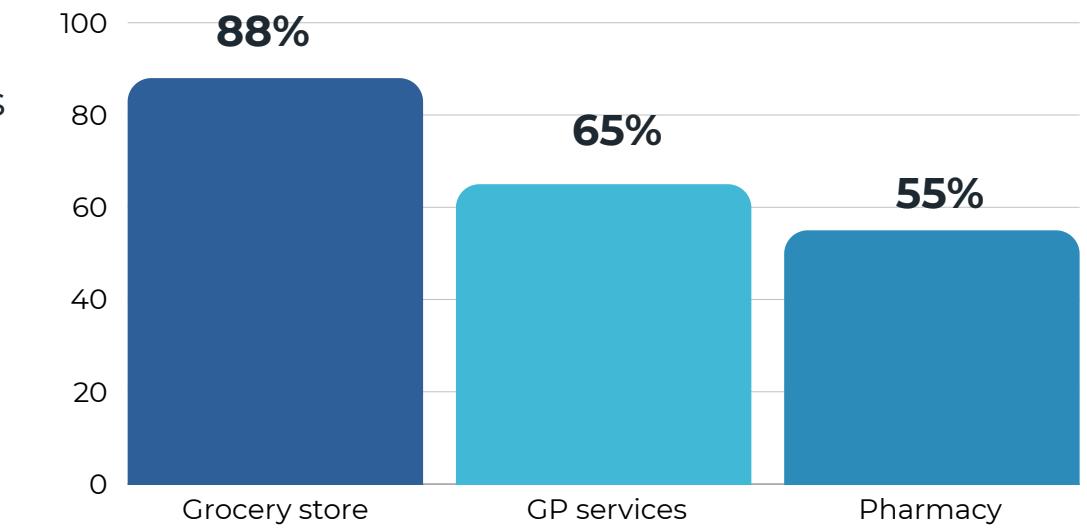
Walk in showers (**34%**), grab rails at the entrance to their home (**25%**) and stair lifts (**24%**) were the most commonly suggested changes to future proof homes (note that specific changes were more likely to be required by particular groups such as those with mobility issues more likely to require larger bathrooms, walk-in showers, wider doors and lower benches etc.).



Walk in showers  
**34%**

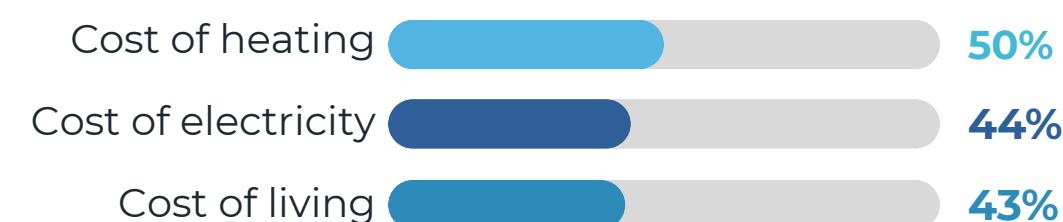
## Living close to amenities

A grocery store (**88%**), GP services (**65%**), a pharmacy (**55%**) and a bus stop, were ranked as the most important amenities that respondents wanted to live close to (again particular amenities were more important for specific groups with those in better health attributing a higher level of importance to living close to green spaces, whereas those in poorer health were more likely to prioritise living close to GP services).

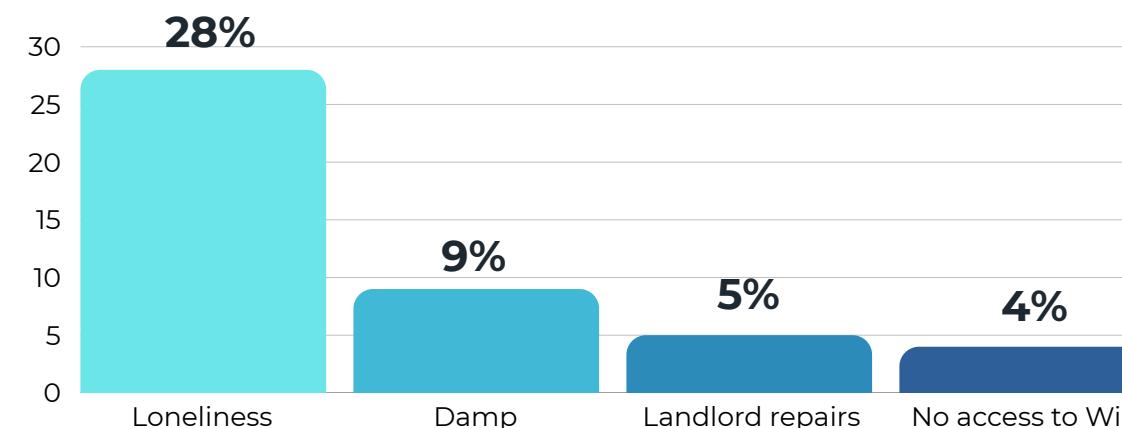


## Health impacts

The most common factors impacting on respondents' health were cost or financial related (i.e. the cost of heating, **50%**; the cost of electricity, **44%**; and the cost of living (groceries), **43%**).



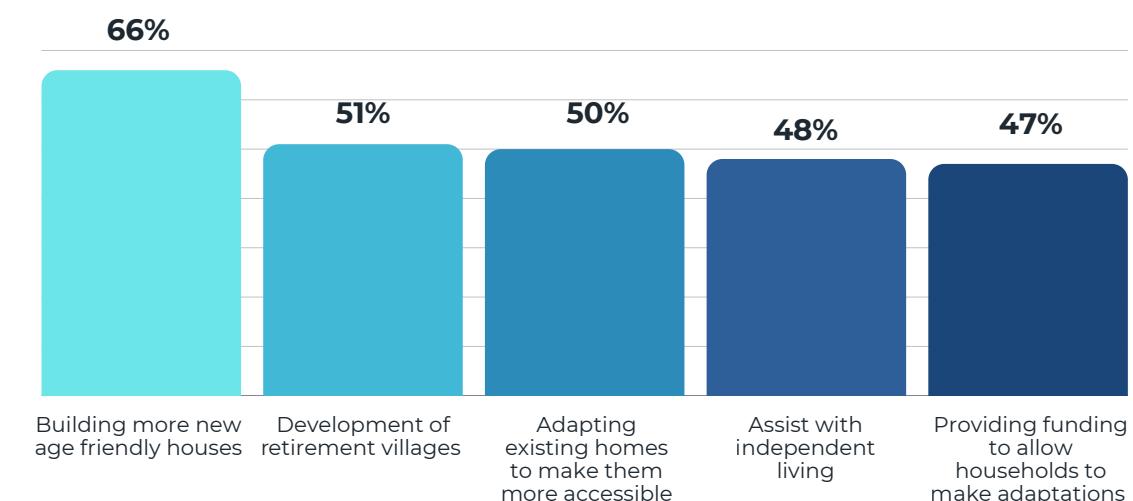
Loneliness (**28%**), damp (**9%**), landlord repairs (**5%**) and having no access to Wi-Fi (**4%**), were deemed to be less likely to impact on health.



There were statistically significant differences between particular groups (e.g. those who live alone, and those with mobility issues, were more likely to say that loneliness impacts on their health).

## Improving housing for older people as they get older

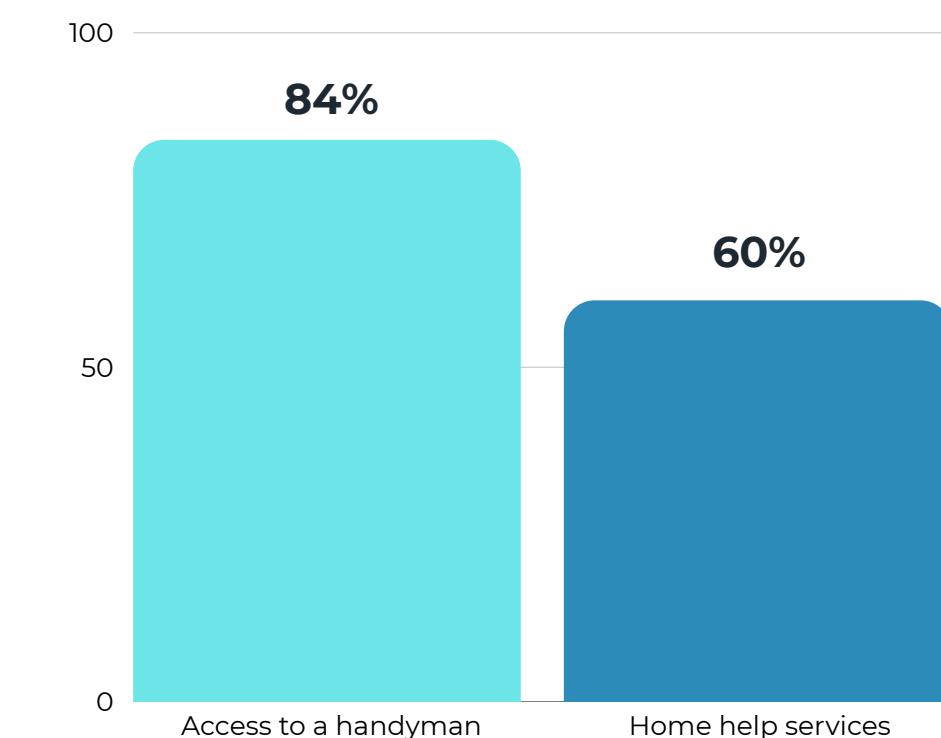
The most common suggestions for improving housing for older people as they get older included: Building more new age friendly houses (**66%**); the development of retirement villages (**51%**); adapting existing homes to make them more accessible (**50%**); providing more sheltered housing specific only to older people to assist with independent living (**48%**); and providing funding to allow households to make adaptations (**47%**).



Again there were statistically significant differences such as owner occupiers being more likely to call for funding to allow householders to make adaptations, with relatively healthier respondents more likely to suggest the development of retirement villages.

## Support services for older people as they get older

Access to a handyman scheme / DIY maintenance (**84%**), and home help services (**60%**), were the most commonly cited support services for older people as they get older (again there are statistically significant differences by key groups, with for example those with mobility issues, and those living alone, more likely to suggest home help services).



# Conclusions

-  The survey findings provide a comprehensive overview of the housing needs and preferences of older people in Northern Ireland, highlighting areas for potential improvement and support.
-  Although an overwhelming majority are satisfied with their current home, nearly half have expressed a desire to move to a different type of housing in the future, with retirement villages and bungalows more popular.
-  Regardless of whether or not respondents move in the future, most believe their current home will require changes to be future-proofed.
-  The survey has found that living close to particular amenities such as grocery stores, GP services and pharmacies, are very important to older people.
-  The cost of heating, electricity and groceries were found to be the most important factors impacting the health of older people, with building more new age friendly houses, the development of retirement villages and adapting existing homes, the main suggestions for improving housing for older people.
-  In terms of support services, access to handyman services, home help and falls prevention support, were the most commonly suggested support services for older people as they get older.



## 1.1 Background

The Age Friendly Network NI commissioned Social Market Research (SMR) to undertake the data analysis and reporting of a survey on the future housing needs of older people in Northern Ireland. The survey was undertaken by AFN NI Housing Subgroup and was completed by 1232 adults aged 50+ from across all areas of Northern Ireland.

## 1.2 Survey aim and objectives

The aim of the survey was to better understand the current housing challenges and future housing needs of older people in Northern Ireland, with the survey outcomes providing a strong evidence base to support lobbying and advocacy activities to influence the design and policy making processes around housing for older people. It is anticipated that the results of the survey will be disseminated to architects, housing associations, local authorities, planners, and MLAs to inform future housing development and legislative priorities.

## 1.3 Survey Methodology

The survey questionnaire was circulated to respondents via AFN NI affiliated organisations. A total of 1232 responses were received, with respondents either completing the survey themselves or having someone complete it on their behalf. Fieldwork on the survey was conducted between 1 May 2025 and 30 June 2025.



### 1.3.1 Sample Profile

Table 1.1 Sample Profile (n=1232)			
	%	n	
<b>Age</b>	50-59	16	196
	60-69	32	395
	70-79	33	405
	80-89	14	178
	90+	3	32
	Prefer not to say	2	26
<b>Health Issues</b>	Hearing	25	303
	Sight	11	140
	Mobility	42	517
	Other	25	313
	No health issues	30	371
	Prefer not to say	1	17
<b>Live alone</b>	Yes	47	578
	No	52	637
	Prefer not to say	1	17
	Owner occupier	69	867
	Social rented	13	166
	Private rented	8	103
<b>Housing Tenure</b>	Other	6	74
	Prefer not to say	2	22

Table 1.2 Sample Profile (n=1232)			
	%	n	
<b>Type of property</b>	Two Storey	43	532
	Bungalow	25	308
	Detached	18	225
	Terrace	12	144
	Semi Detached	20	245
	Assisted Living	2	26
<b>Local Government District</b>	Apartment	9	117
	Antrim and Newtownabbey Borough Council	6	79
	Ards and North Down Borough Council	16	198
	Armagh City, Banbridge and Craigavon Borough Council	13	160
	Belfast City Council	21	255
	Causeway Coast and Glens Borough Council	4	45
	Derry City and Strabane District Council	15	182
	Fermanagh and Omagh District Council	12	147
	Lisburn and Castlereagh City Council	4	53
	Mid and East Antrim Borough Council	2	28
	Mid Ulster District Council	3	33
	Newry, Mourne and Down District Council	2	23
	Prefer not to say	2	29

### 1.3.2 Notes on Tables

Due to rounding row and column totals within tables may not always sum to 100. Base totals may also change in tables depending on question routing. Where figures are less than 1% this has been noted in the table (<1%). Where differences between groups are alluded to in the commentary, these differences are statistically significant at the 95% [p<0.05], the 99% [p<0.01] or the 99.9% [p<0.001] Confidence Interval.

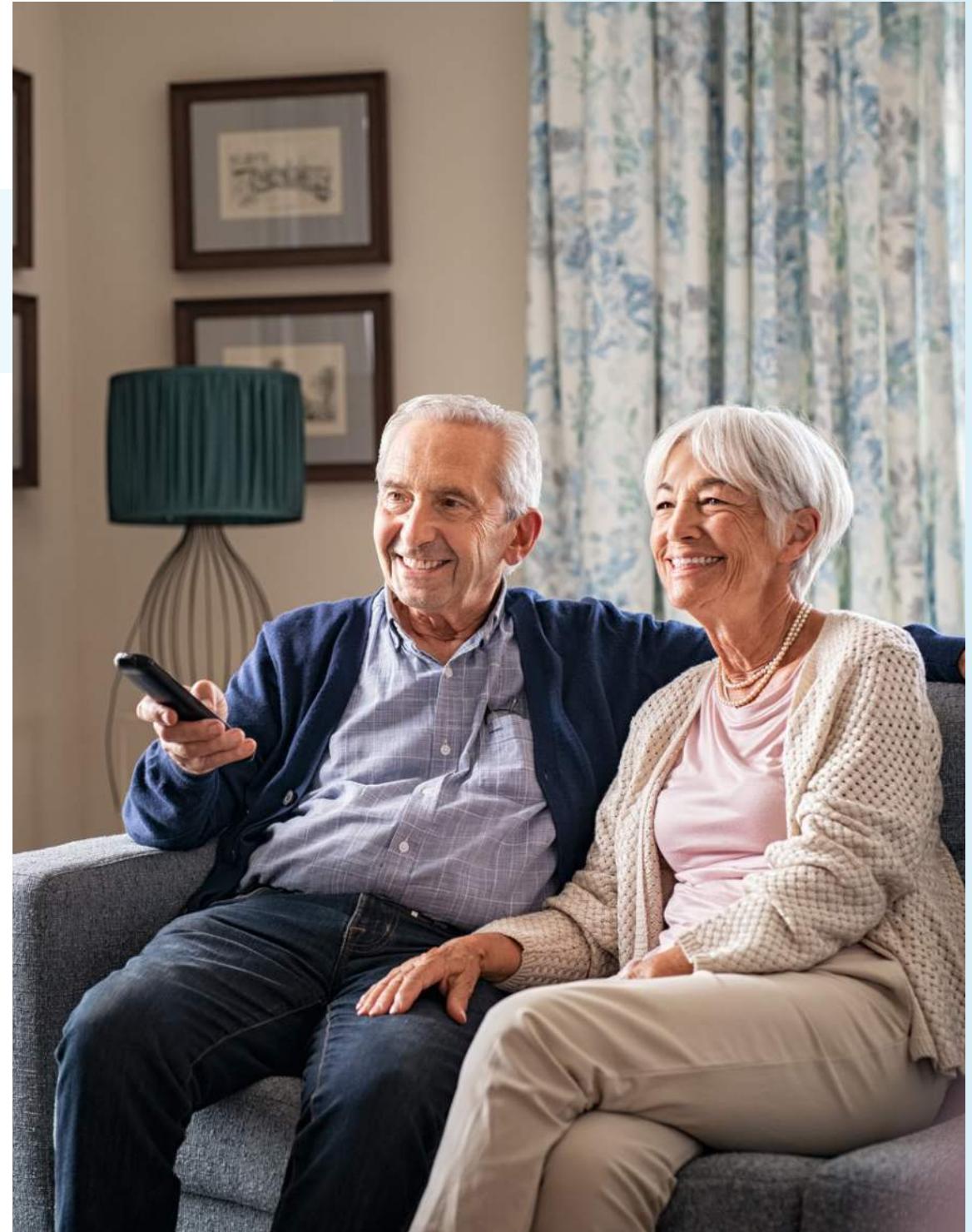
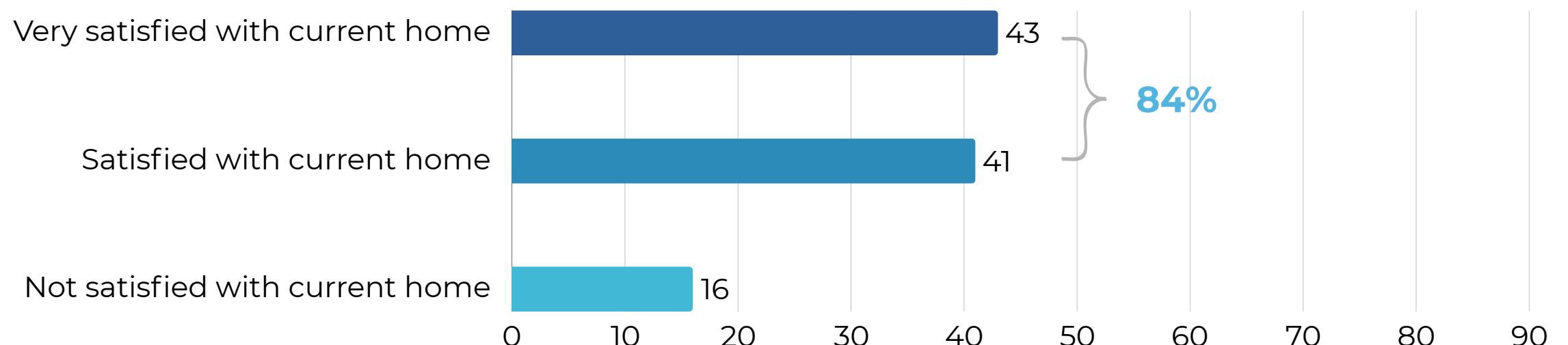
# Survey findings

## 2.1 Satisfaction with current home

**Key Points:** Most are satisfied with their current home but some groups such as those with mobility problems and health issues are less likely to be satisfied. The most common reasons for dissatisfaction relate to mobility issues and stairs, maintenance and repairs and heating and insulation problems.

More than 8 out of 10 respondents (84% said they are either very satisfied (43%) or satisfied (41%) with their current home, with 16% dissatisfied.

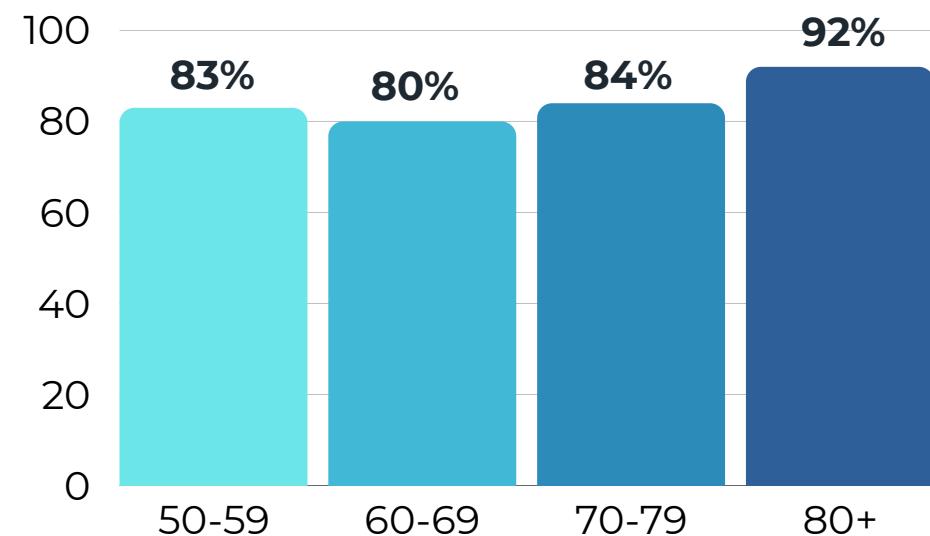
**Figure 1: How satisfied are you with your current home overall? (base=1206)**



## 2.1.1 Statistically significant differences

### Respondents less likely to be satisfied with their current home included:

Those aged 60-69 (**50-59, 83%**: **60-69, 80%**: **70-79, 84%**: **80+, 92%**) [p=0.001]



Those with mobility issues (**76%**) (no mobility issues, **90%**) [p<0.001]



Those with a health issues (**80%**) (no health issue, **93%**) [p<0.001]



Those who would like to move to a different type of housing in the future (**72%**) [would not, **94%**] [p=0.001]



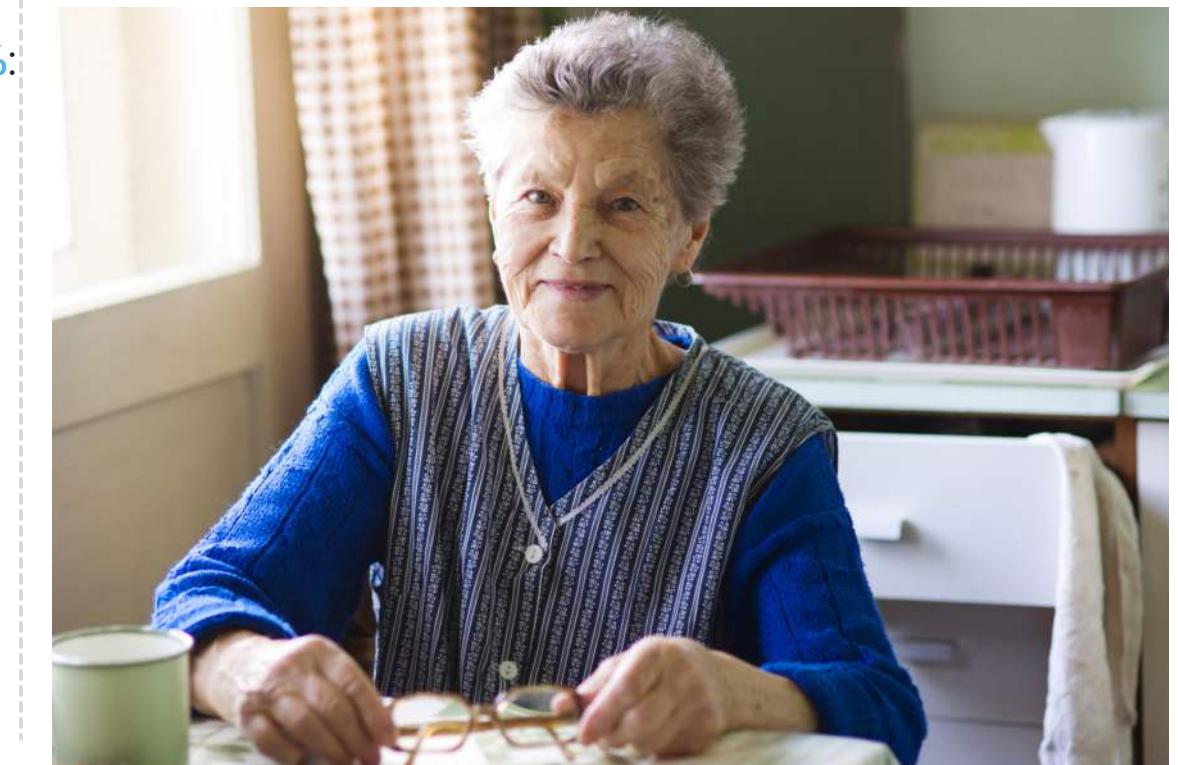
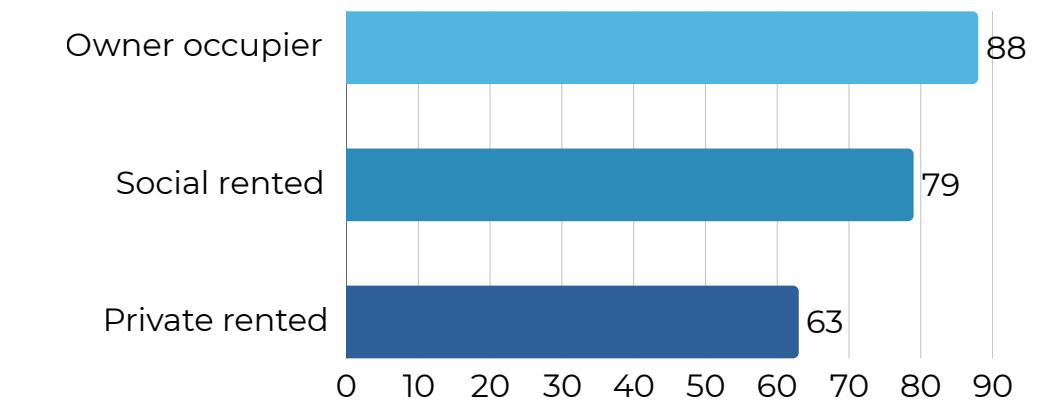
Those living alone (**81%**) [living with someone, **87%**] [p<0.01]



Those who say their home requires changes to future proof (**83%** vs. no changes required, **89%**) [p=0.01]



Private rented sector tenants (owner occupier, **88%**: social rented, **79%**: private rented, **63%**) [p<0.001]

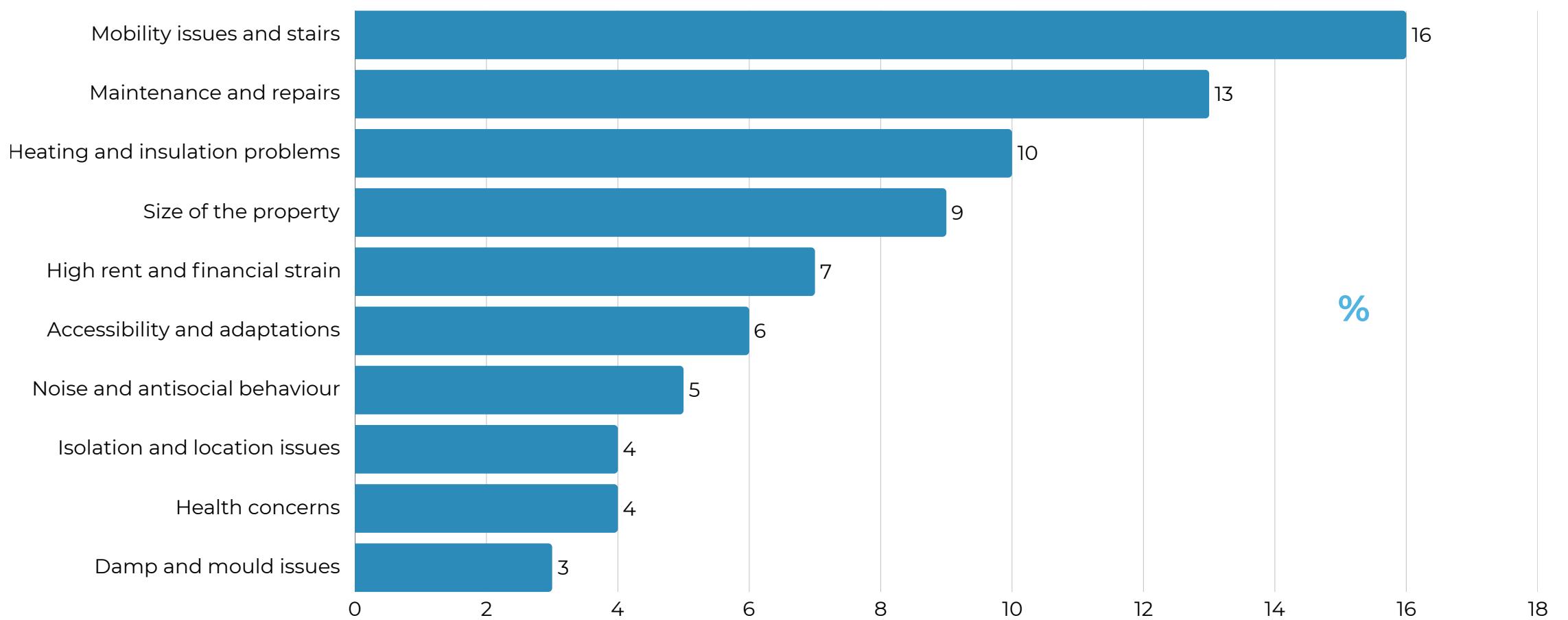


## 2.1.2 Preferred type of housing in the future

Among respondents (n=190) dissatisfied with their current home, the most common reasons for their dissatisfaction included: mobility issues and stairs (16%); maintenance and repairs (13%); heating and insulation problems (10%); and the size of their property (9%).

Other reasons for dissatisfaction cited by relatively fewer respondents included: damp and mould issues (3%); health concerns (4%); isolation and location issues (4%); noise and antisocial behaviour issues (5%); issues associated with accessibility and adaptations (6%); and high rent and financial strain (7%).

**Figure 2: Reasons for dissatisfaction with current home. (base=190)**



## 2.1.3 Specific comments on dissatisfaction with current home

Respondents made the following verbatim comments on the reasons why they are dissatisfied with their current home.



### Mobility Issues and Stairs

- "Stairs are very difficult for me now"
- "I can hardly manage the stairs; I'm always looking for a two-bedroom bungalow"



### Maintenance and Repairs

- "Guttering needs cleaning, power washing, painted"
- "The house requires so much work to be done to it to bring it up to today's standards"



### Heating and Insulation Problems

- "Property increasingly hard/expensive to heat"
- "Very cold even with heat on especially in winter time"



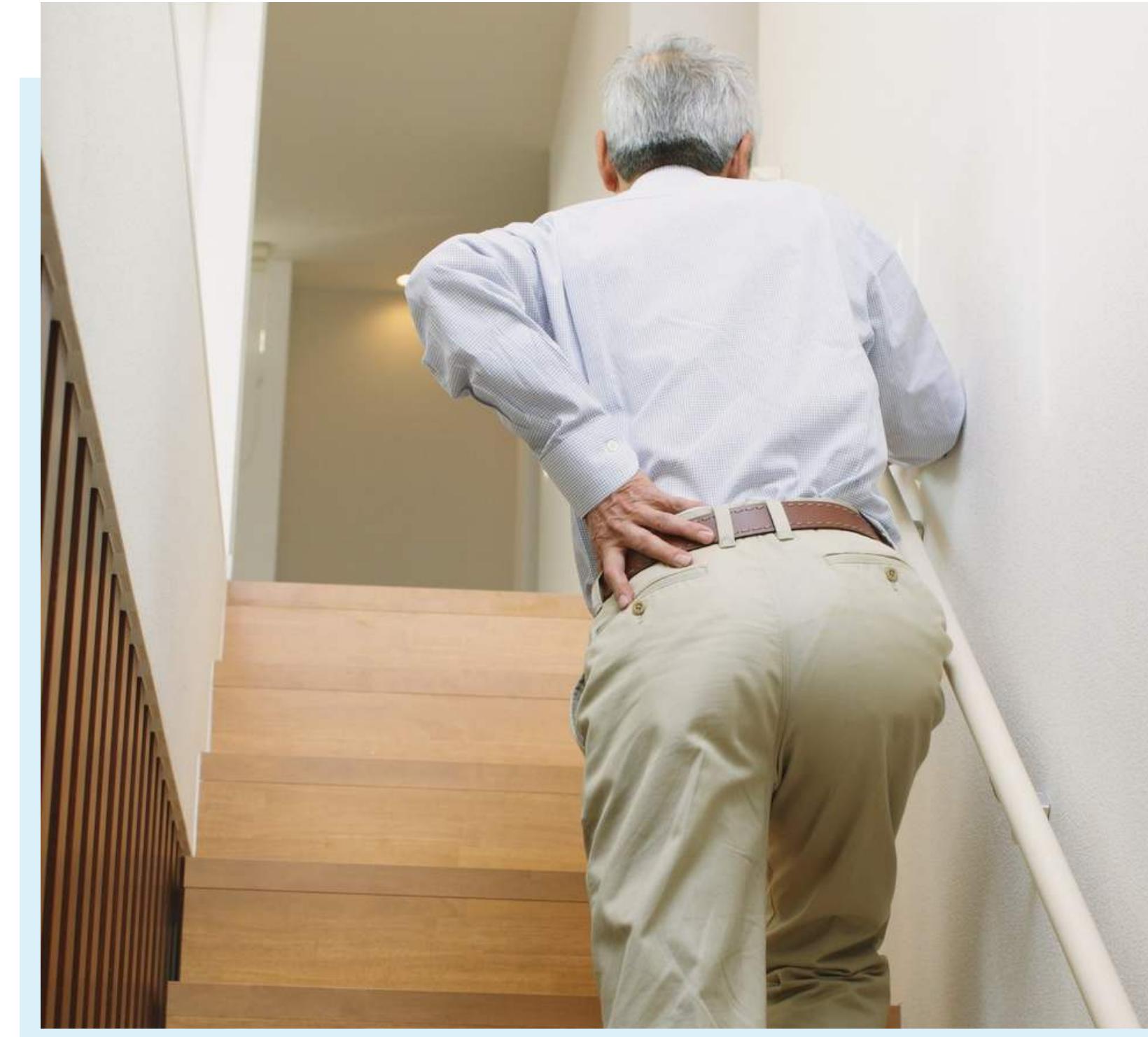
### Size of the Property

- "The house and garden are too large for me to handle on my own"
- "Too big for a single person, could do without stairs"



### High Rent and Financial Strain

- "Rent is very high (£900 per month)"
- "Rent is expensive and have to pay on top of housing benefit"





## Accessibility and Adaptations

- "Needs to be more adapted for my disability needs"
- "Having trouble getting upstairs for toilet and bed; landlord will not allow rails or adaptations"

## Noise and Antisocial Behaviour

- "Noise is an issue due to lack of soundproofing"
- "Antisocial behaviour of other tenants leading to lift issues, noise, recycling/waste issues"

## Isolation and Location Issues

- "Very rural and no transport, difficult to maintain and old"
- "Too far away from family and support network"

## Health Concerns

- "My physical health has changed and it affects my mobility"
- "I have mobility issues and breathing problems and I'm currently living in an upstairs apartment"

## Damp and Mould Issues

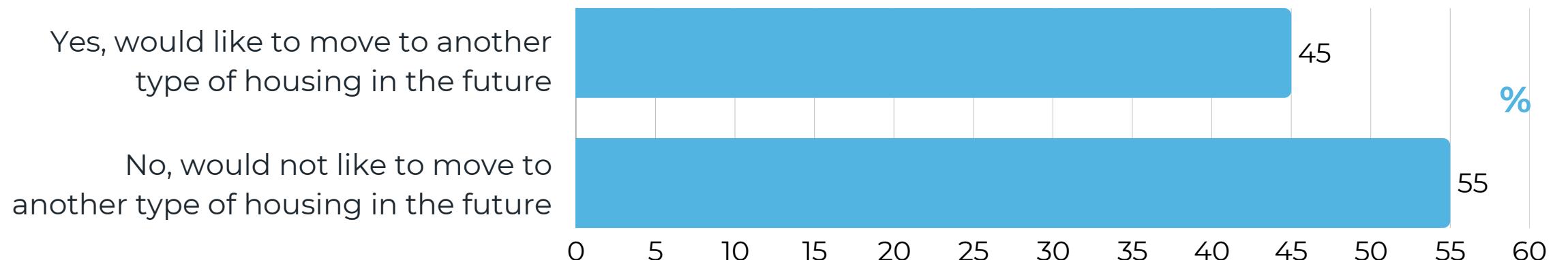
- "The house has damp issues"
- "Mouldy and too big for our needs"

## 2.2 Moving to a different type of housing in the future

**Key Points:** Just under half of older people in the survey would like to move to another type of housing in the future, with retirement villages and bungalows most popular.

Just under half (**45%**) of respondents would like to move to a different type of housing in the future, with **55%** saying they would not.

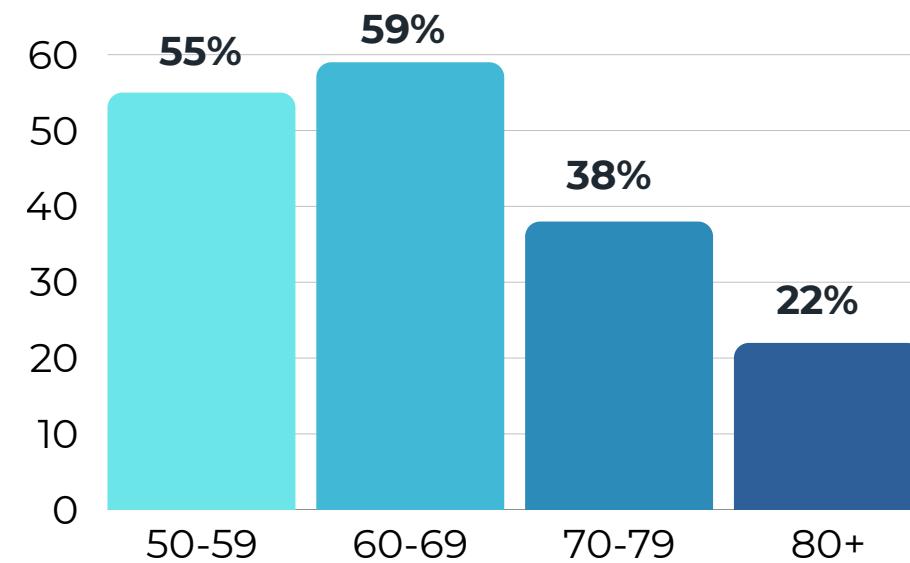
**Figure 3: Would you like to move to another type of housing in the future? (base=1191)**



## 2.2.1 Statistically significant differences

**Those more likely to say they would like to move to a different type of housing in the future included:**

Those aged 60-69 (**50-59, 55%**: **60-69, 59%**: **70-79, 38%**: **80+, 22%**) [p<0.001]



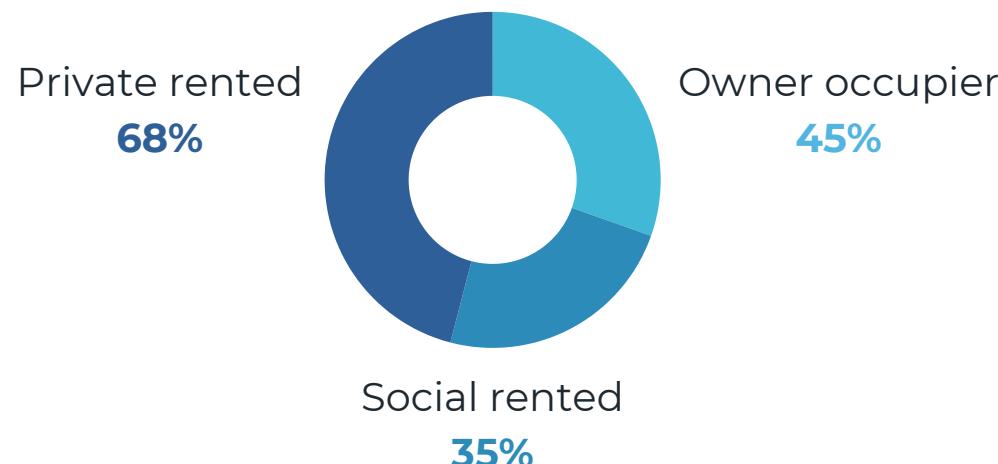
Those with no hearing issues (**46%**) (with hearing issues, **38%**) [p<0.005]



Those with no sight issues (**46%**) with sight issues, **34%**) [p<0.01]



Private rented sector tenants (owner occupier, **45%**: social rented, **35%**: private rented, **68%**) [p<0.001]



Those who say they are dissatisfied with their current home (**80%**) [those who are not, **38%**] [p=0.001]



Those who say their home requires changes to future proof (**51%** vs. no changes required, **27%**) [p=0.001]



Those living in Mid Ulster (**68%**) [Fermanagh and Omagh, **29%**) [p<0.001]



## 2.2.2 Preferred type of housing in the future

Among those who said they would like to move to a different type of housing in the future, the most common suggestions included: moving to a retirement community **(15%)**; moving to a bungalow **(13%)**; moving to assisted living housing **(8%)**; and having support services available **(7%)**.

Other themes cited by relatively fewer respondents included: moving to an apartment **(4%)**; downsizing **(3%)**; having accessible healthcare facilities **(2%)**; having a garden **(2%)**; having family in close proximity **(2%)**; and moving to social housing **(2%)**.



**Figure 4: Preferred type of housing in the future. (Base=530)**

Retirement Community (It includes references to retirement villages, communities with social facilities, and independent living within a community setting)

Bungalow (Includes preferences for single-storey living and the benefits of having no stairs)

Assisted Living (Covers the need for support services, meals, laundry, and other assistance within a living community)

Support Services (Includes the need for healthcare, emergency support, and other assistance within a living community)

Apartment (Includes preferences for ground-floor apartments and those with lift access)

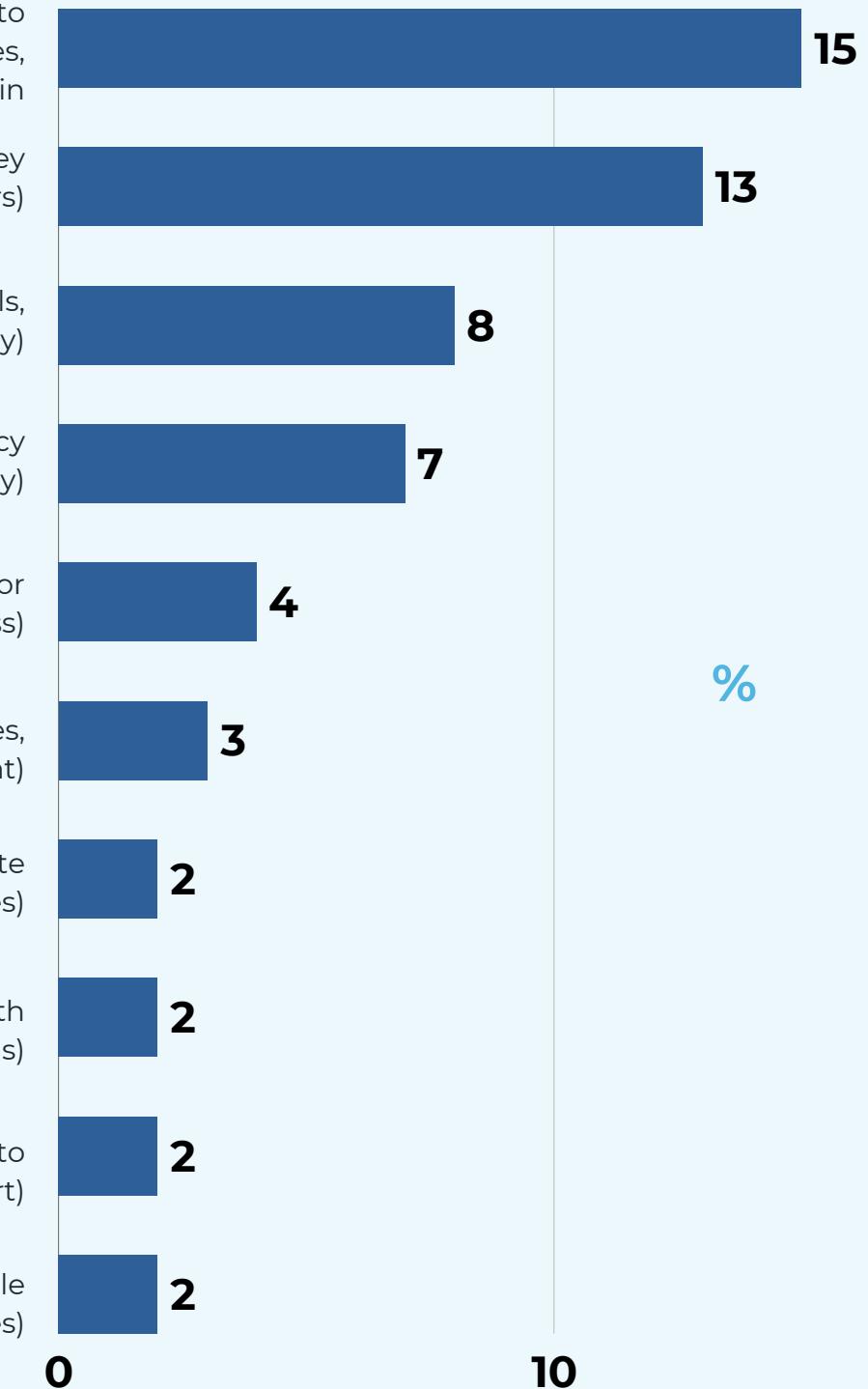
Downsizing (Includes preferences for smaller homes, less maintenance, and easier management)

Healthcare Facilities (Includes references to on-site healthcare and access to medical services)

Garden (Includes preferences for properties with private gardens or outdoor areas)

Family Proximity (Includes preferences for moving closer to family members and the benefits of having family support)

Social Housing (Includes references to affordable housing options and the need for secure tenancies)



### 2.2.3 Specific comments on preferred type of housing in the future

Presented below are a number of comments related to preferences for different types of housing in the future.

**"A bungalow where all repairs are taken care of."**

**"I need a bungalow due to my disability. There is a severe shortage of affordable bungalows in the Omagh area."**

**"Retirement community with support services."**

**"Retirement community with my own flat as I want to remain independent for as long as possible."**

**"Assisted living with support services."**

**"An apartment in town, close to shops, buses, coffee shops."**

**"Smaller bungalow to accommodate mobility issues in my existing area or in the centre of the city."**

**"Smaller property, ideally detached with a small garden."**

**"Ground-floor apartment or bungalow."**

**"Social housing (NIHE) bungalow, as I currently rent privately from a landlord."**

**"Bungalow with family member."**

**"Community with my own flat."**

**"Fold or retirement community."**

**"Residential care home."**



## 2.3 Changes required to future proof home

**Key Points:** Walk in showers, grab rails at the entrance of homes and stair lifts were the most commonly suggested changes to future proof homes. More than 7 out of 10 said their home requires at least one change for future proofing.

Respondents suggested a number of changes to future proof their home, the most common of which included: a walk in shower (34%); grab rails at the entrance to their home (25%); and a stair lift (24%).

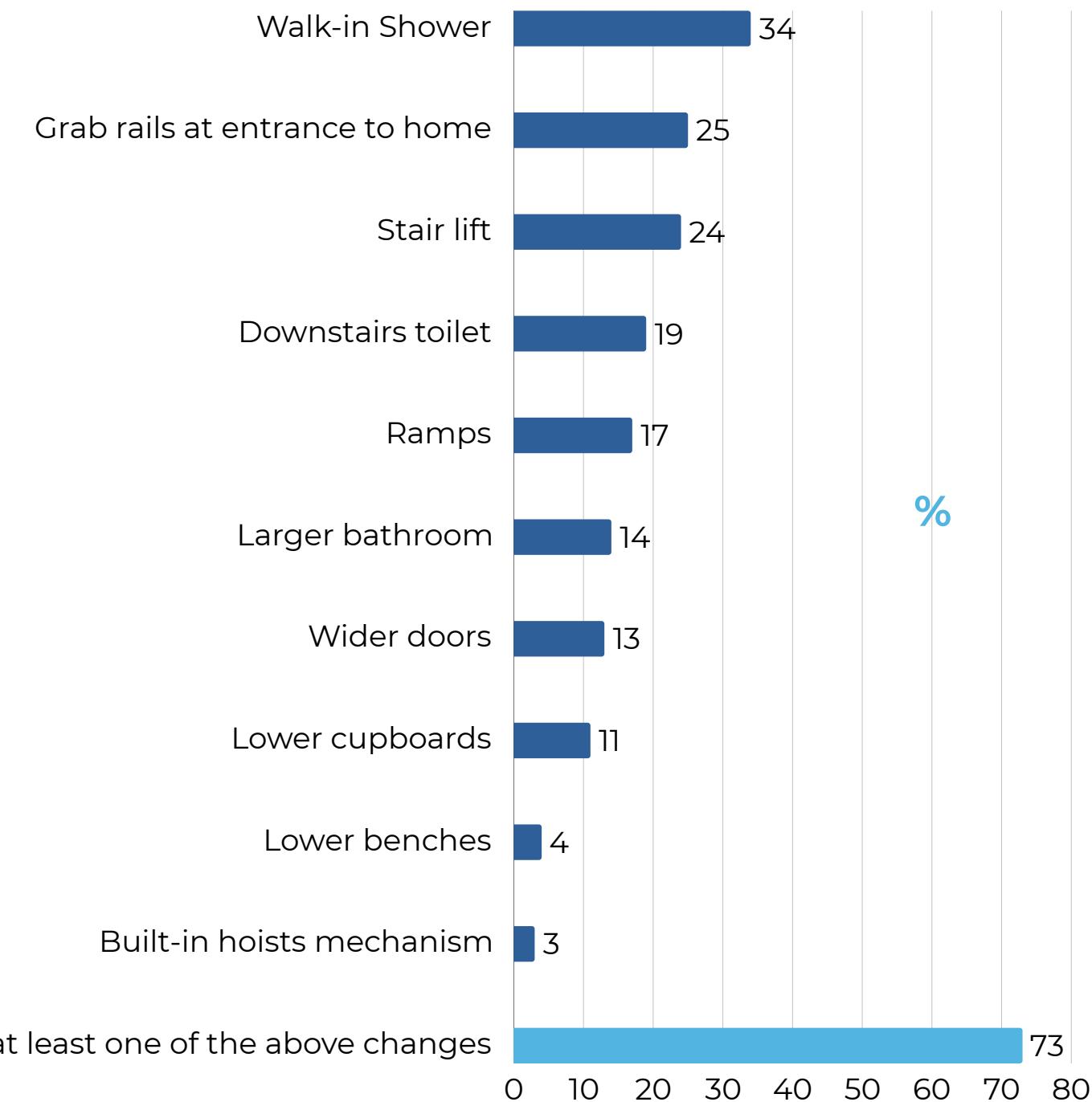
Other changes required to future proof their home, and cited by relatively fewer respondents, included: a downstairs toilet (19%); ramps (17%); a larger bathroom (14%); wider doors (13%); lower cupboards (11%); lower benches (4%); and a built-in hoist mechanism (3%).

On average, respondents said they required 1.6 changes to future proof their home with those aged 50-59 requiring the greatest average number of changes (50-59, 2.1; 60-69, 1.8; 70-79, 1.4; 80+, 1.2) [ $p<0.001$ ].

Other groups requiring a higher average number of changes included: those with mobility issues (1.9 vs. no mobility issues, 1.4), those with a health issue (1.5 vs. those with no health issues, 1.1), and those living with others (1.8 vs. those living alone, 1.4).

Most (73%) said they required at least one change to future proof their home.

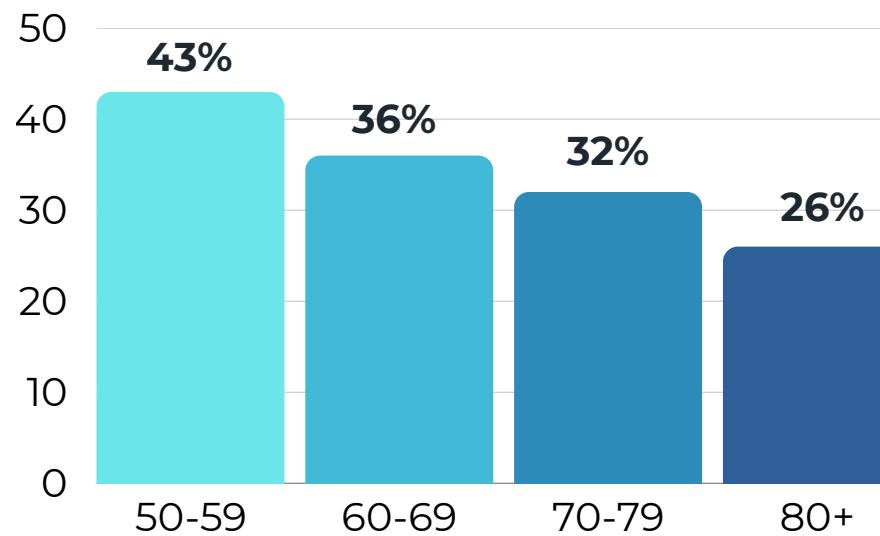
**Figure 5: What changes would be required to future proof your home? ? (base=1232)**



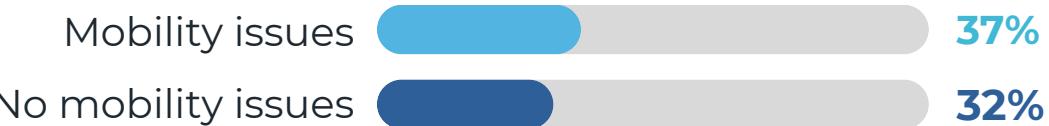
## 2.3.1 Statistically significant differences

### Walk in shower: more likely to be required by:

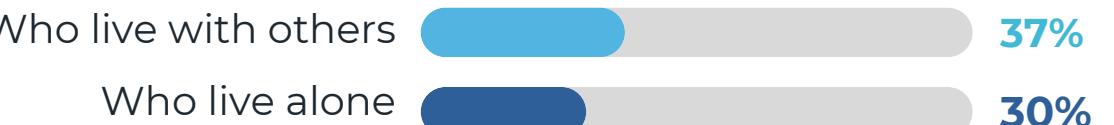
Those aged 50-59 (**50-59, 43%**: **60-69, 36%**: **70-79, 32%**: **80+, 26%**) [p<0.001]



Those with mobility issues (**37%**) (no mobility issues, **32%**) [p<0.05]



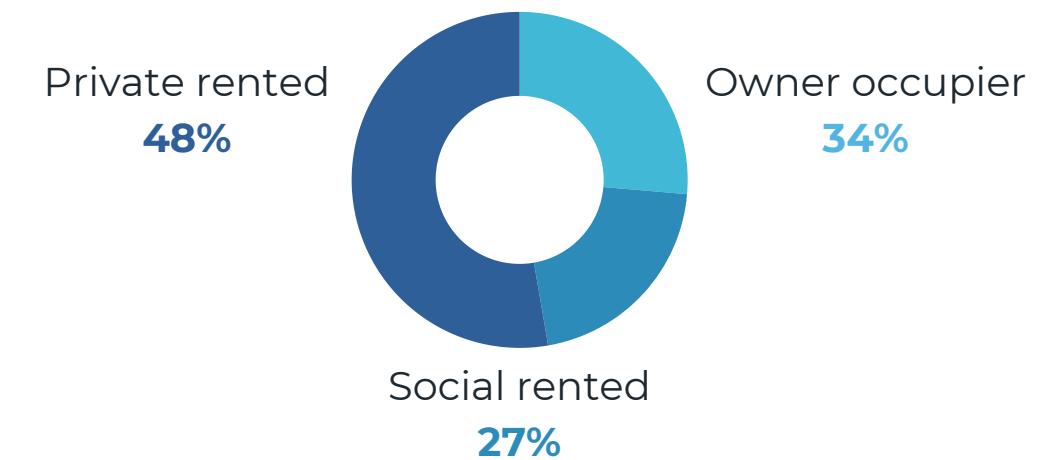
Those who live with others (**37%** vs. those who live alone, **30%**) [p<0.05]



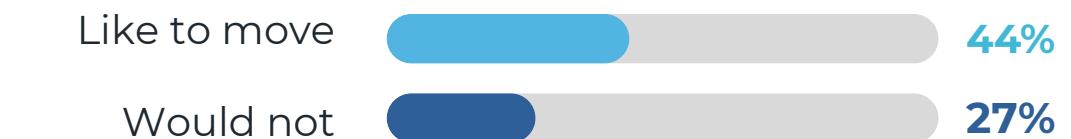
Those dissatisfied with their current home (**50%**) (satisfied with current home, **31%**) [p<0.001]



Private rented sector tenants (owner occupier, **34%**: social rented, **27%**: private rented, **48%**) [p<0.001]



Those who would like to move to a different type of housing in the future (**44%**) [would not, **27%**] [p<0.001]





### Grab rails at entrance to home: more likely to be required by:

Those with mobility issues (31%)  
(no mobility issues, 21%) [p<0.001]

No mobility issues  
21%



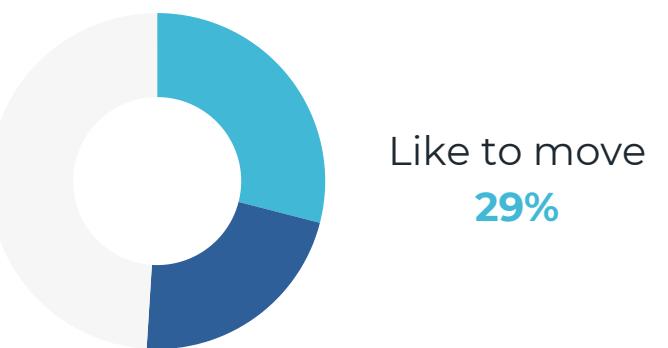
Those who live with others (27% vs.  
those who live alone, 22%) [p<0.05]

Live alone  
22%



Those who would like to move to a  
different type of housing in the  
future (29%) [would not, 22%] [p<0.01]

Would not  
22%

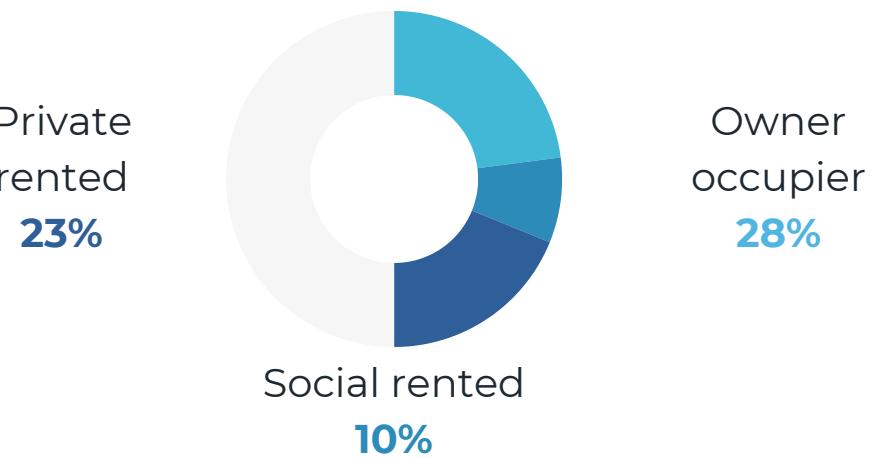


## Stair lift: more likely to be required by:

Those who live with others (27% vs. those who live alone, 20%) [p<0.01]



Owner occupiers (owner occupier, 28%: social rented, 10%: private rented, 23%) [p<0.001]



Those who would like to move to a different type of housing in the future (36%) [would not, 15%] [p<0.001]

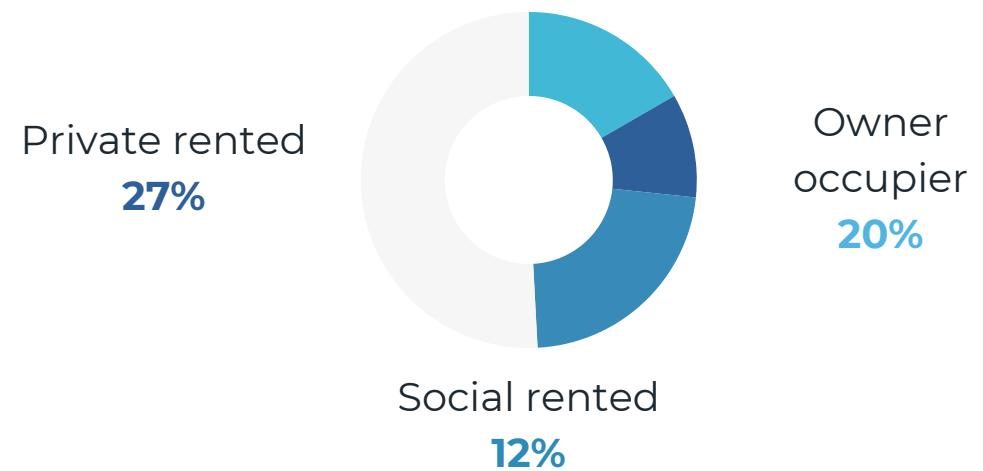


Those dissatisfied with their current home (32%) (satisfied with current home, 23%) [p<0.01]



## Downstairs toilet: more likely to be required by

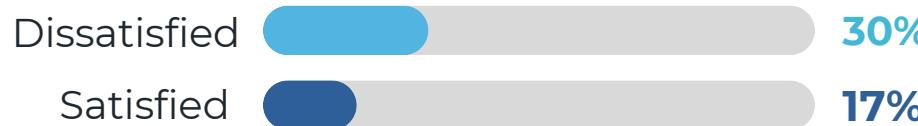
Owner occupiers (owner occupier, **20%**: social rented, **12%**: private rented, **27%**) [p<0.001]



Those who would like to move to a different type of housing in the future (**24%**) [would not, **15%**] [p<0.001]

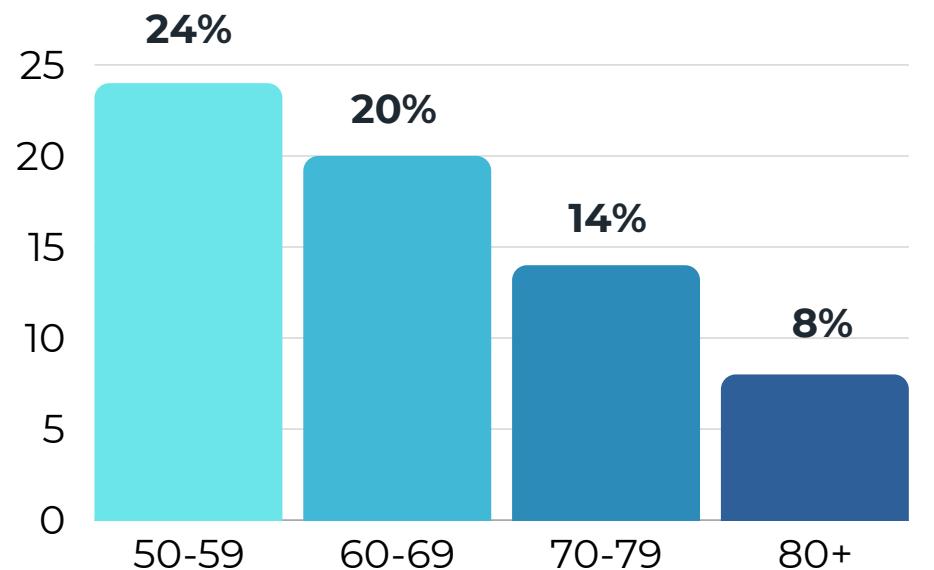


Those dissatisfied with their current home (**30%**) (satisfied with current home, **17%**) [p<0.001]



## Ramps : more likely to be required by:

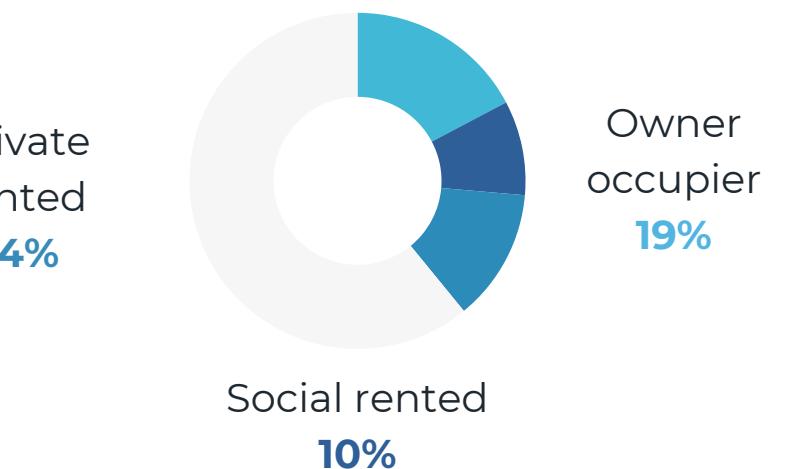
Those aged 50-59 (**50-59, 24%**: **60-69, 20%**: **70-79, 14%**: **80+, 8%**) [p<0.001]



Those who live with others (19% vs. those who live alone, 13%) [p<0.01]



Owner occupiers (owner occupier, **19%**: social rented, **10%**: private rented, **14%**) [p<0.001]

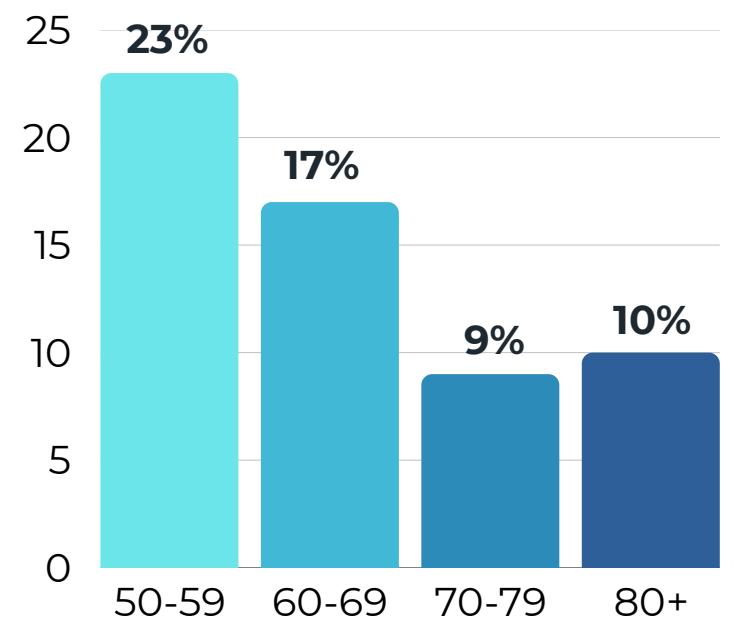


Those who would like to move to a different type of housing in the future (**20%**) [would not, **14%**] [p<0.01]

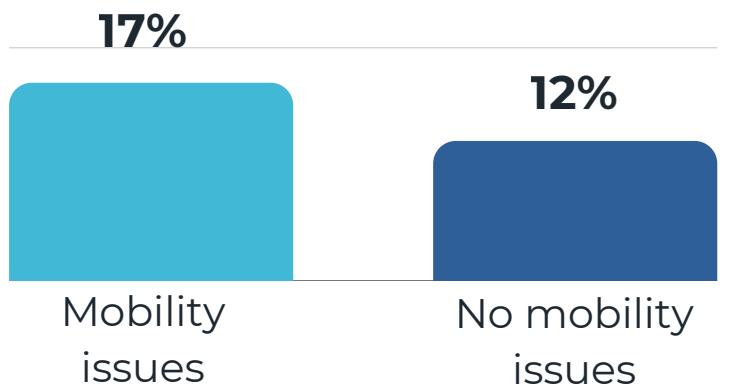


## Larger bathroom: more likely to be required by

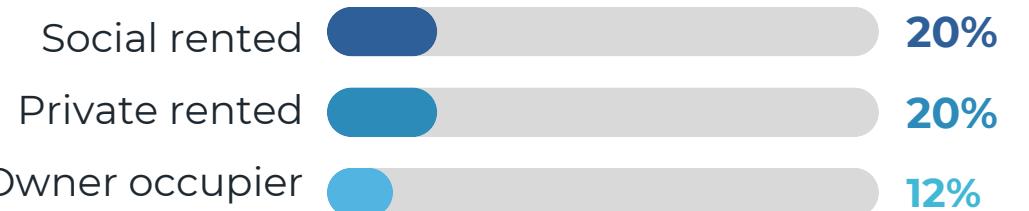
Those aged 50-59 (**50-59, 23%:**  
**60-69, 17%:** **70-79, 9%:** **80+, 10%**)  
 [p<0.001]



Those with mobility issues (**17%**)  
 (no mobility issues, **12%**) [p<0.001]



Social and private renters (owner occupier, **12%:**  
 social rented, **20%:** private rented, **20%)** [p<0.05]



Those who would like to move to a different type of  
 housing in the future (**18%**) [would not, **11%**] [p<0.001]

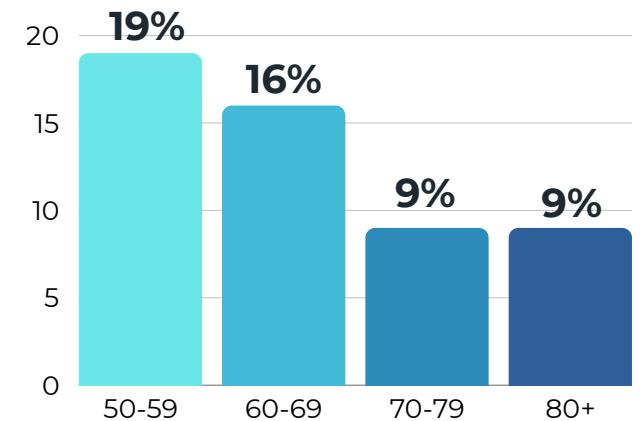


Those dissatisfied with their current home (**25%**)  
 (satisfied with current home, **12%**) [p<0.001]

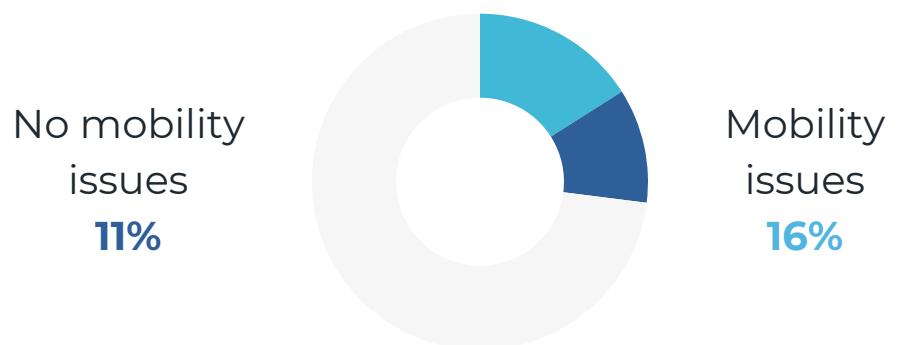


## Wider doors: more likely to be required by:

Those aged 50-59 (**50-59, 19%**: **60-69, 16%**: **70-79, 9%**: **80+, 9%**) [p<0.001]



Those with mobility issues (**16%**)  
(no mobility issues, **11%**) [p<0.01]



Those who would like to move to a different type of housing in the future (**18%**) [would not, **9%**] [p<0.001]



Those dissatisfied with their current home (**22%**)  
(satisfied with current home, **12%**) [p<0.001]



### Lower cupboards: more likely to be required by:

Those with sight issues (16%)  
(no sight issues, 11%) [p<0.05]



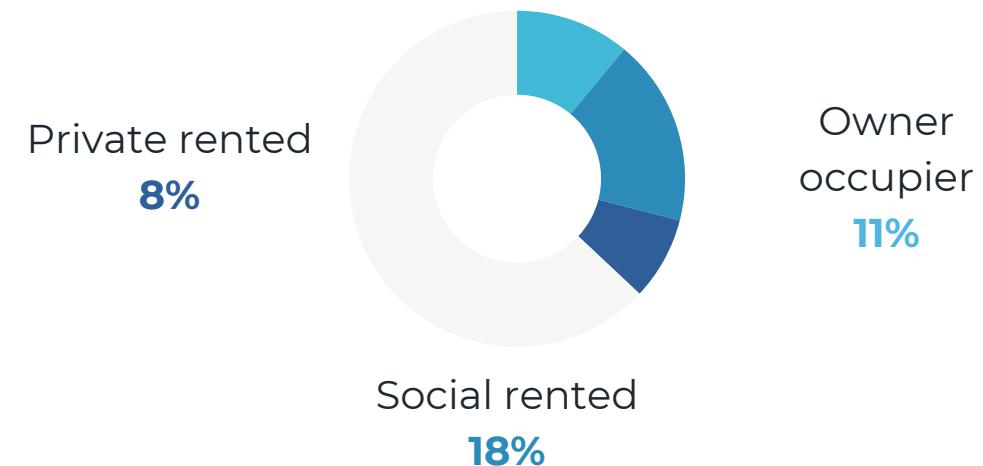
Those with no mobility issues (17%) (with a mobility issue, 8%) [p<0.001]



Those with a health issue (14%) (no health issues, 6%) [p<0.05]



Those in social housing (owner occupier, 11%: social rented, 18%: private rented, 8%) [p<0.001]



Those who would like to move to a different type of housing in the future (15%) [would not, 9%] [p<0.001]



Those dissatisfied with their current home (16%) (satisfied with current home, 10%) [p<0.05]



### Lower benches: more likely to be required by

Those with mobility issues **(6%)** (no mobility issues, **2%**) [p<0.001]



Those dissatisfied with their current home **(8%)** (satisfied with current home, **3%**) [p<0.001]



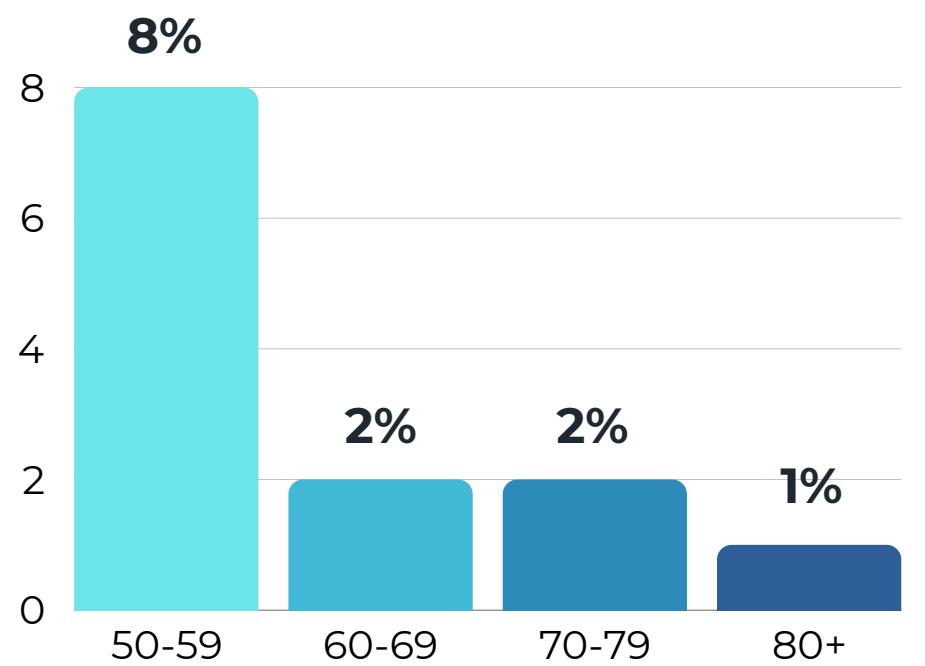
Those with a health issue **(4%)** (no health issues, **2%**) [p<0.05]



Those who would like to move to a different type of housing in the future **(6%)** [would not, **2%**] [p<0.001]



Those aged 50-59 (**50-59, 8%**: **60-69, 2%**: **70-79, 2%**: **80+, 1%**) [p<0.001]



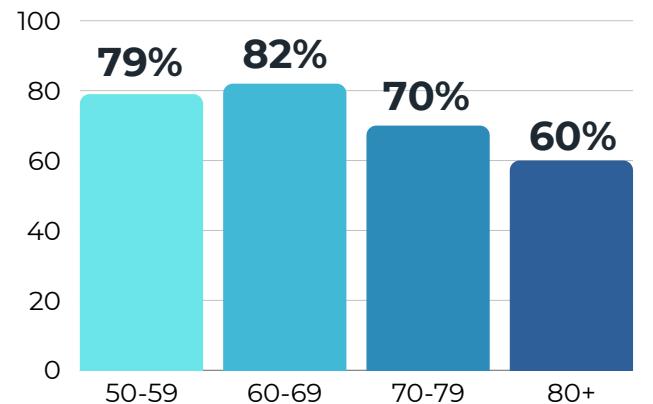
Those who would like to move to a different type of housing in the future (**5%**) [would not, **2%**] [p<0.001]



### 2.3.2 Requiring at least one change to future proof home

Those respondents saying their home requires at least one change to future proof included:

Those aged under 70 (**50-59, 79%**: **60-69, 82%**: **70-79, 70%**: **80+, 60%**) [p<0.001]



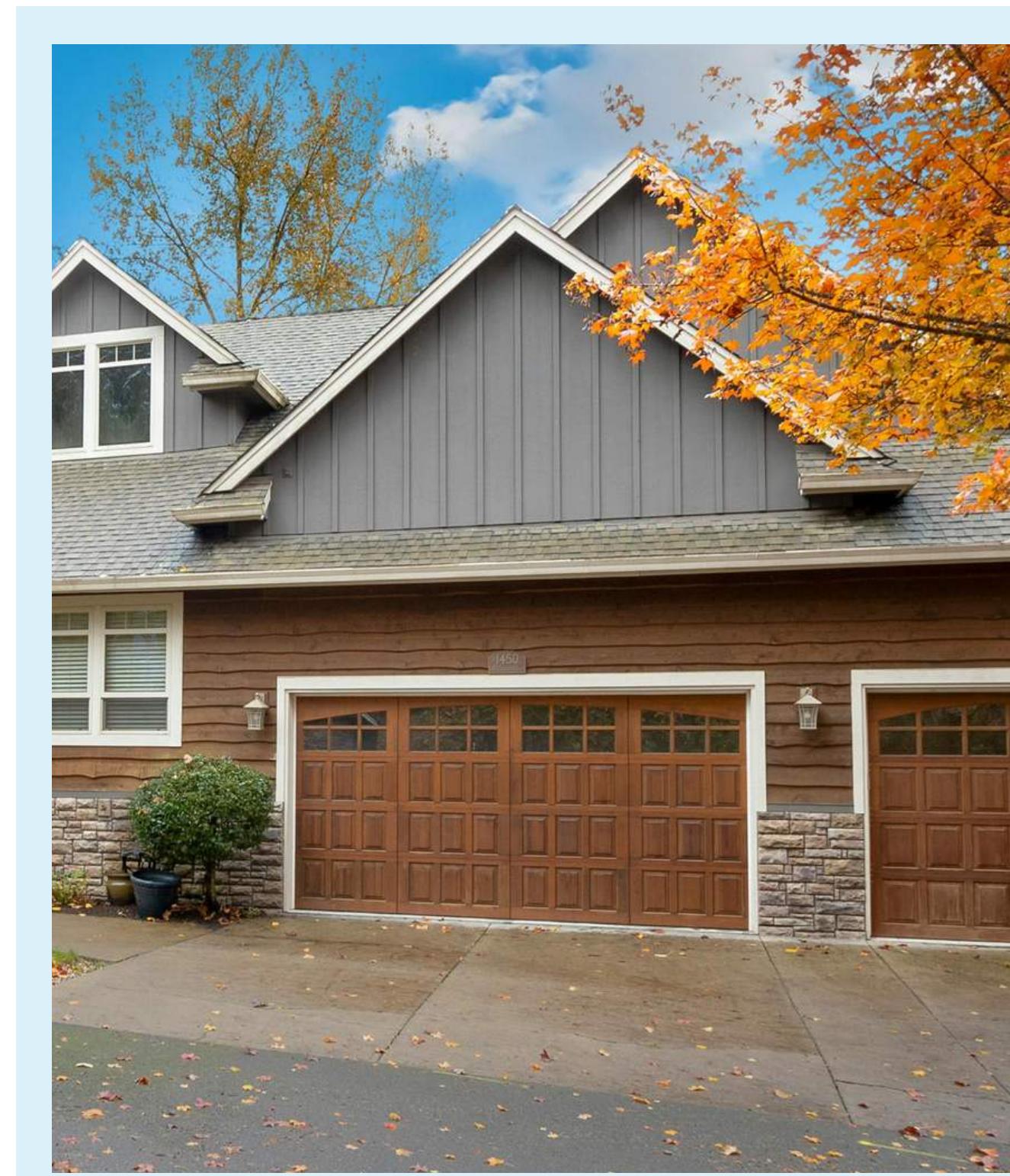
Those dissatisfied with their current home (**82%**) (satisfied with current home, **73%**) [p<0.01]



Those who live with others (**78%** vs. those who live alone, **67%**) [p<0.01]



Those who would like to move to a different type of housing in the future (**84%**) [would not, **66%**] [p<0.001]



## 2.4 Importance of living close to amenities

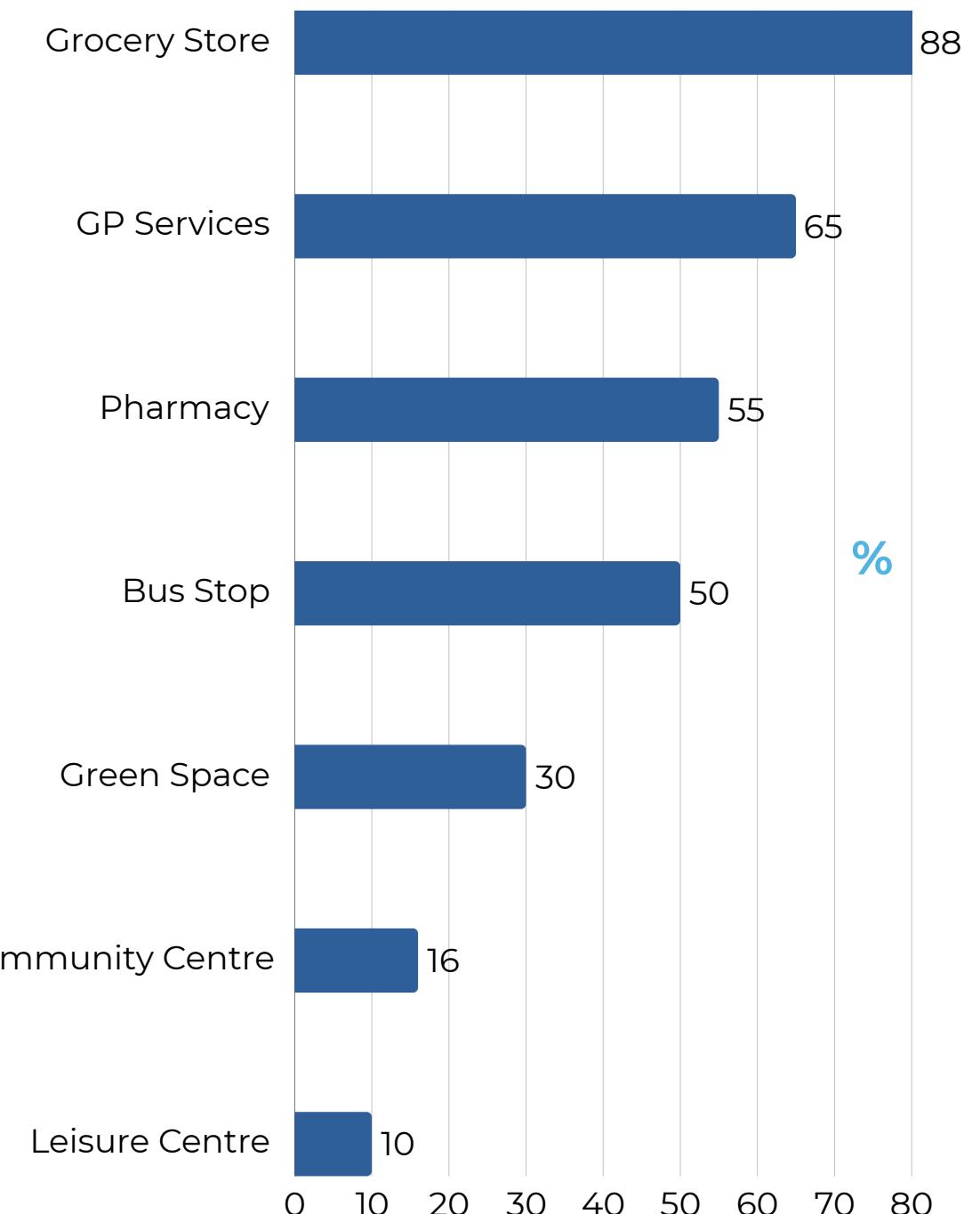
**Key Points:** Grocery stores, GP services, pharmacies and bus stops are the most important amenities that older people want to live close to.

Respondents were asked how important it is to live close to different amenities and to pick their top three amenities. Figure 6 shows that in terms of importance, living close to a grocery store **(88%)**, GP services **(65%)**, a pharmacy **(55%)**, and a bus stop **(50%)**, were ranked most important.

Living close to the following amenities were deemed to be relatively less important: green space **(30%)**; a community centre **(16%)**; and a leisure centre **(10%)**.



**Figure 6: How important is it for you to be close to local amenities? (Top 3) (base=1232)**



## 2.4.1 Statistically significant differences

### Grocery store: more likely to be ranked in the top 3 by:

Those who live with others (90% vs. those who live alone, 85%) [p<0.05]



### GP services: more likely to be ranked in the top 3 by:

Those without a mobility issue (70%) (with mobility issues, 61%) [p<0.001]



Those without a health issue (67%) (with health issues, 59%) [p<0.01]



Those who live with others (68% vs. those who live alone, 61%) [p<0.05]



**Pharmacy: more likely to be ranked in the top 3 by:**

Those with a hearing issue **(61%)**  
(no hearing issues, **53%**) [p<0.05]



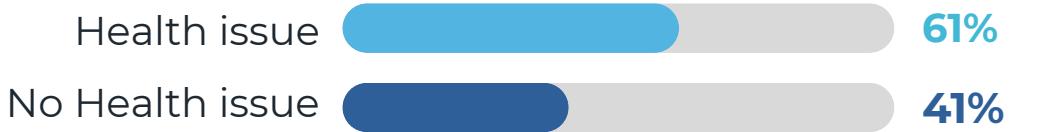
Those with mobility issues **(60%)**  
(no mobility issues, **51%**) [p<0.001]



Those with a sight issue **(66%)**  
(no sight issues, **53%**) [p<0.01]

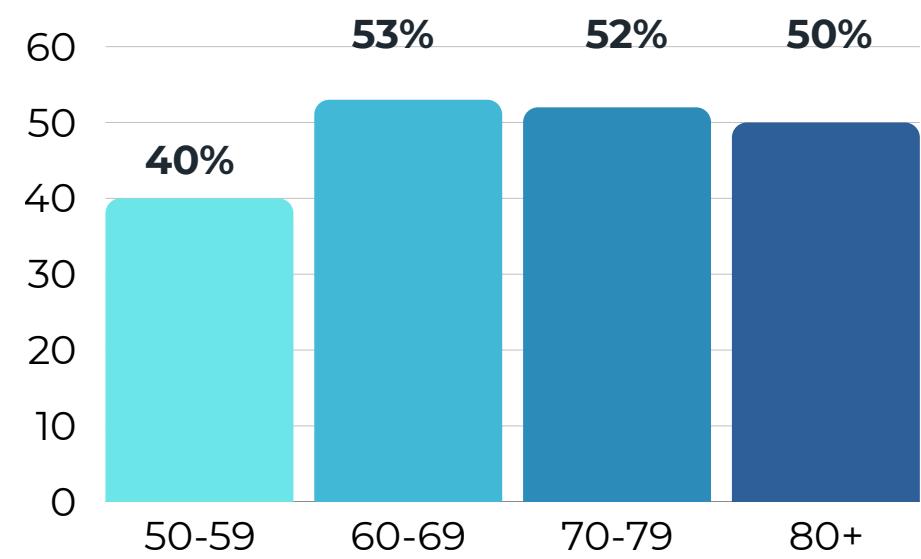


Those with a health issue **(61%)**  
(no health issues, **41%**) [p<0.001]



## Bus stop: more likely to be ranked in the top 3 by:

Those aged 60+ (**50-59, 40%**: **60-69, 53%**:  
**70-79, 52%**: **80+, 50%**) [p<0.05]



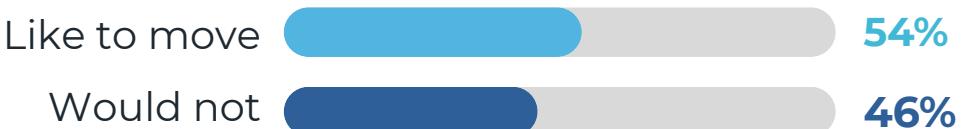
Those with a sight issue (**58%**)  
(no sight issues, **49%**)  
[p<0.001]



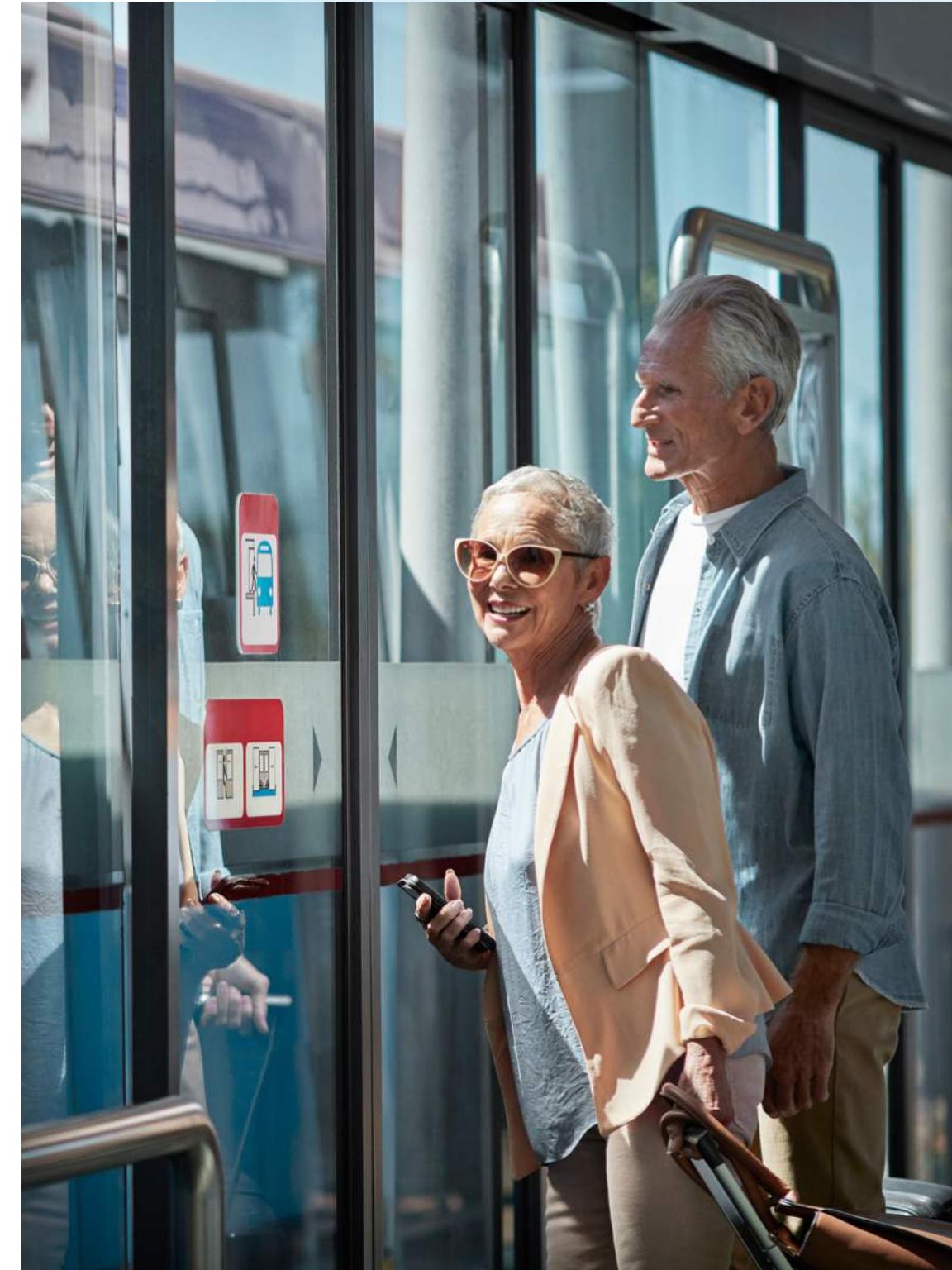
Those with no mobility issues (**54%**)  
(with a mobility issue, **44%**) [p<0.001]



Those who would like to move to a different type of housing in the future (**54%**) [would not, **46%**] [p<0.01]

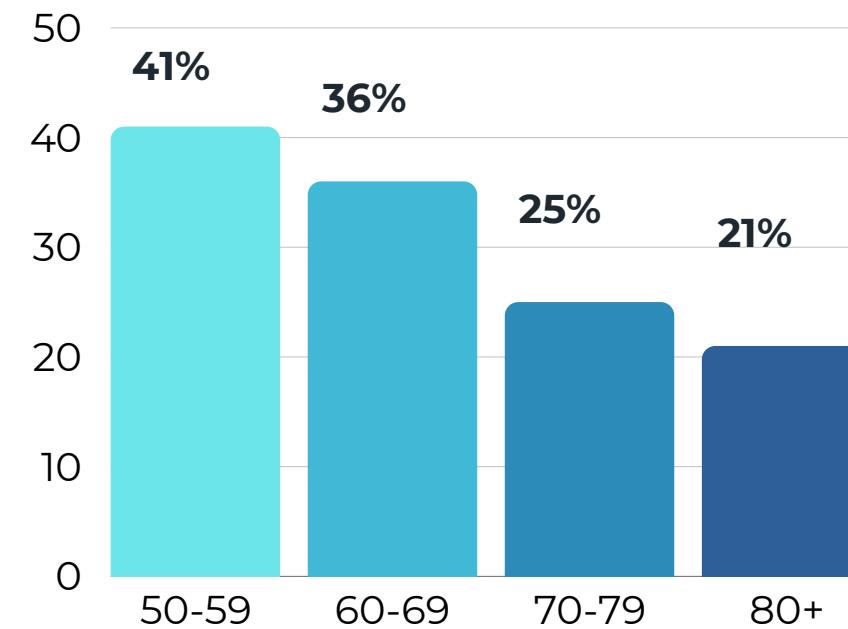


Those living in Antrim and Newtownabbey (**77%**) [Mid Ulster, **21%**] [p<0.001]

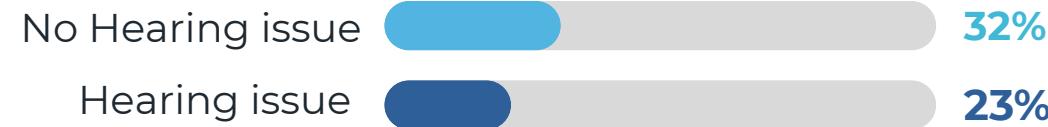


## Green space: more likely to be ranked in the top 3 by:

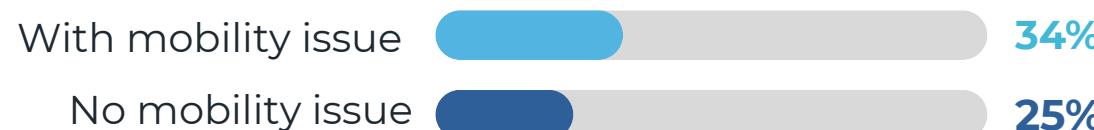
Those aged 50-59 (**50-59, 41%**: **60-69, 36%**: **70-79, 25%**: **80+, 21%**) [p<0.001]



Those with no hearing issues (**32%**)  
(with a hearing issue, **23%**) [p<0.01]



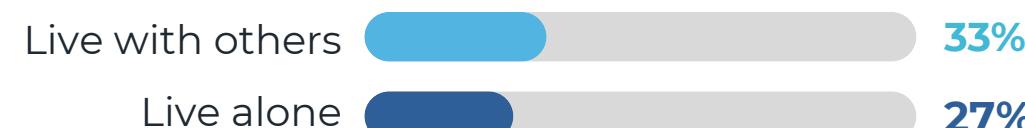
Those without a mobility issue (**34%**)  
(with a mobility issue, **25%**) [p<0.001]



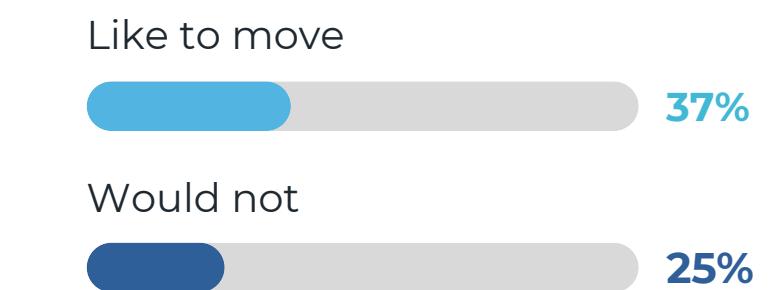
Those with no health issues (**42%**)  
(with a health issue, **25%**) [p<0.001]



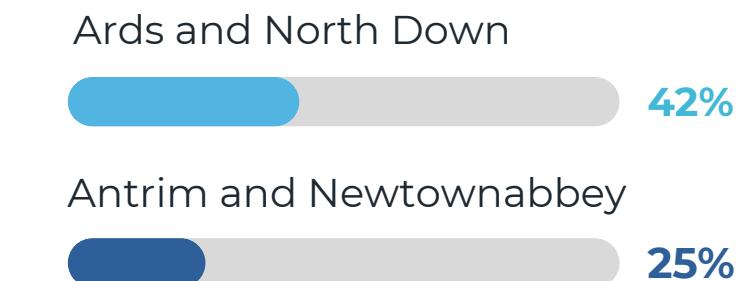
Those who live with others (**33%** vs.  
those who live alone, **27%**) [p<0.05]



Those who would like to move to a different  
type of housing in the future (**37%**)  
[would not, **25%**] [p<0.001]

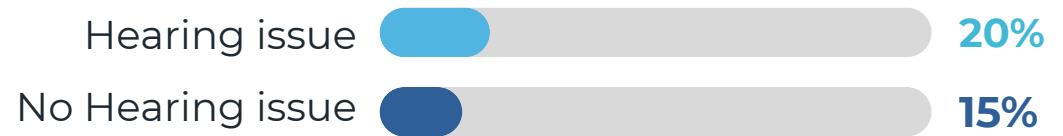


Those living in Ards and North Down (**44%**)  
[Antrim and Newtownabbey, **14%**] [p<0.001]

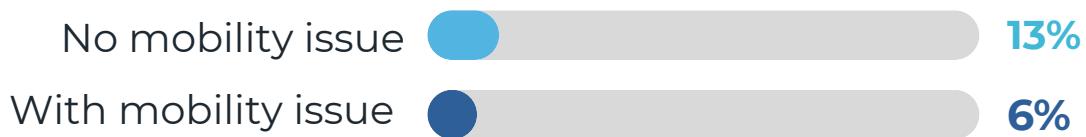


**Community Centre: more likely to be ranked in the top 3 by:**

Those with a hearing issue (20%)  
(no hearing issues, 15%) [p<0.05]



Those with no mobility issues (13%)  
(with a mobility issue, 6%) [p<0.001]

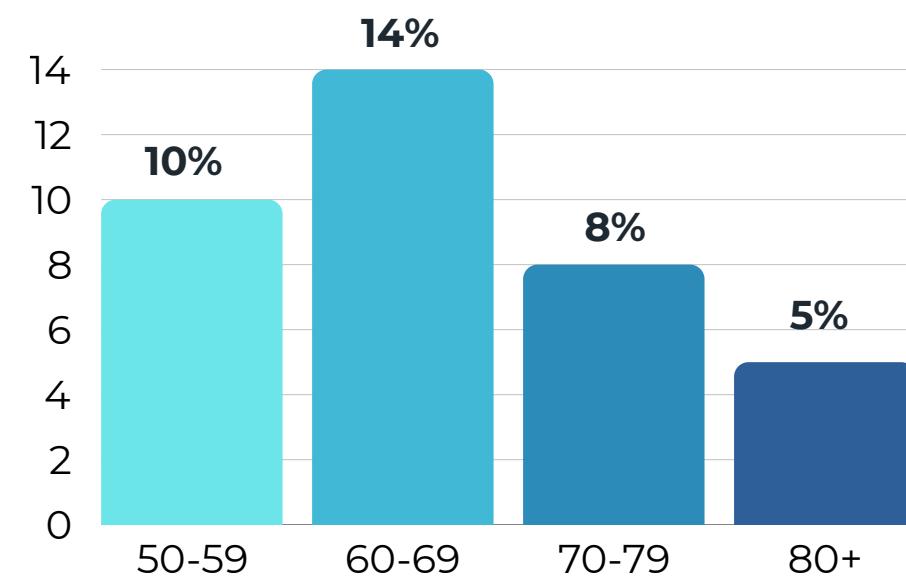


Those who would like to move to a different type of housing in the future (12%) [would not, 8%] [p<0.05]

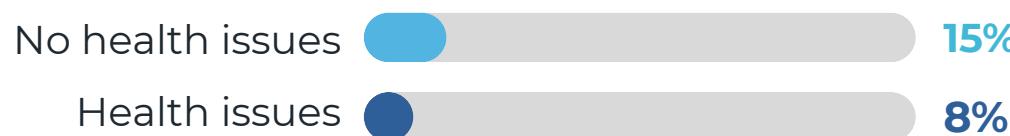


**Leisure Centre: more likely to be ranked in the top 3 by:**

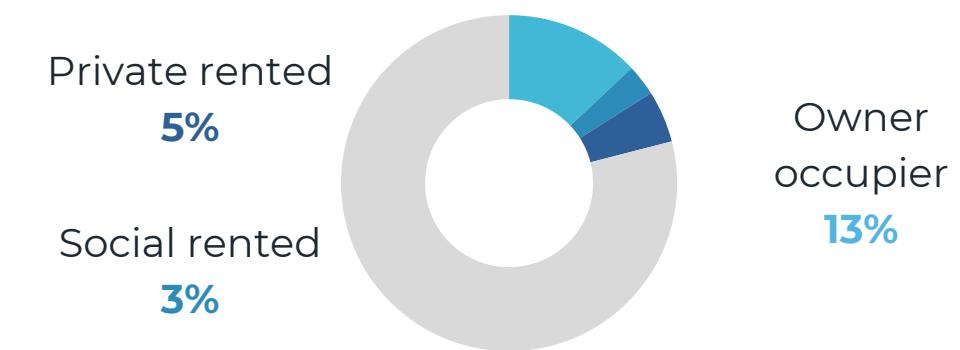
Those aged 60-69 (50-59, 10%: 60-69, 14%: 70-79, 8%: 80+, 5%) [p<0.01]



Those with no health issues (15%)  
(with a health issue, 8%) [p<0.001]



Owner occupiers (owner occupier, 13%: social rented, 3%: private rented, 5%) [p<0.001]



## 2.5 Health impacts

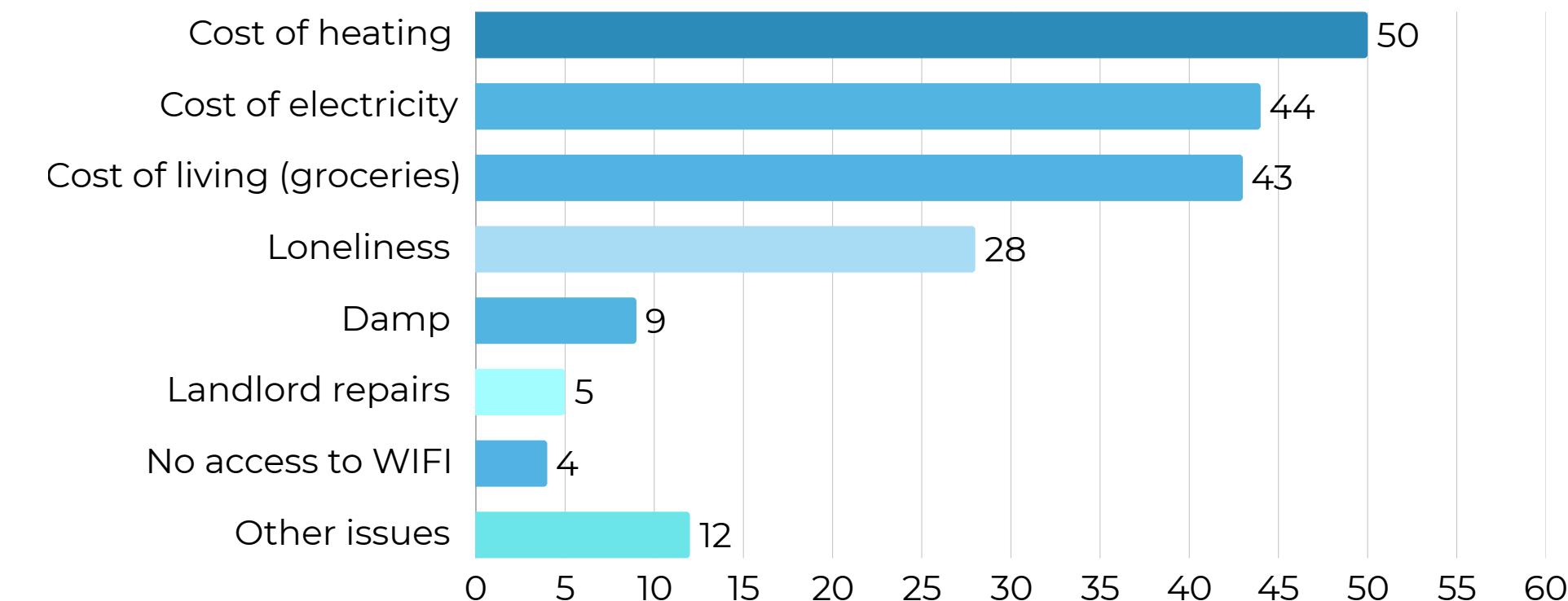
**Key Points:** Heating and electricity costs, as well as grocery costs, are the factors most impacting on the health of older people.

According to respondents the most common impacts on their health included: the cost of heating (50%); the cost of electricity (44%); and the cost of living (groceries) (43%).

Impacts on health cited by relatively fewer respondents included: loneliness (28%); damp (9%); landlord repairs (5%); and having no access to Wi-Fi (4%).

Among the 12% (n=155) of respondents who cited other impacts on their health the most common included: access to services (5%); cost of living pressures; (4%); maintenance and repairs (4%); transport (4%); digital connectivity issues (4%); housing issues (4%); health concerns (3%); social isolation (3%); noise and anti-social behaviour (2%); and heating and electricity costs (2%).

**Figure 7: Have any of the following had an impact on your health? (base=1232)**



## 2.5.1 Statistically significant differences

**Cost of heating: more likely to be cited as a factor impacting on health by the following groups:**

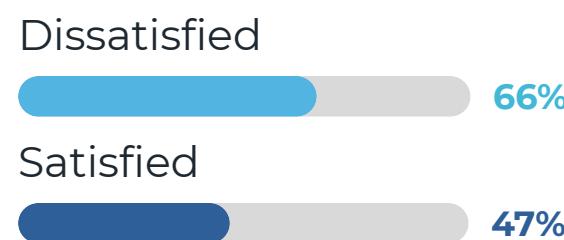
Those with hearing issues (**58%**)  
(no hearing issues, **47%**) [p<0.001]



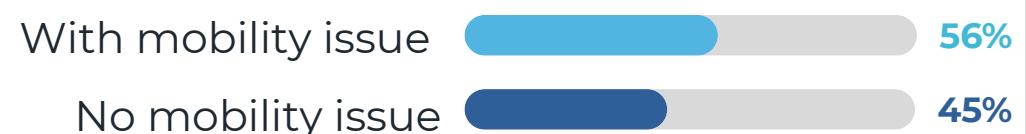
Those with a health issue (**55%**)  
(no health issues, **38%**) [p<0.001]



Those dissatisfied with their current home (**66%**) compared with those satisfied (**47%**) [p<0.001]



Those with mobility issues (**56%**)  
(no mobility issues, **45%**) [p<0.001]



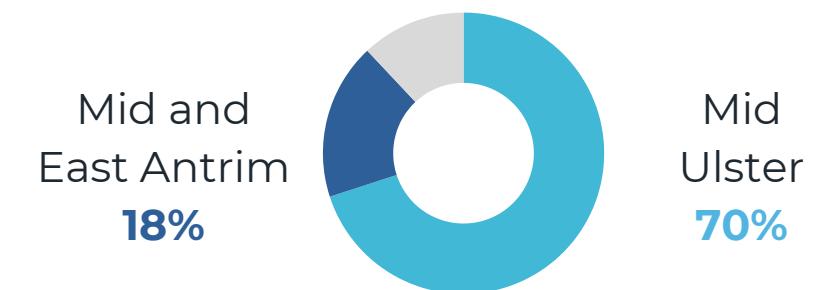
private rented sector tenants (owner occupier, **47%**: social rented, **52%**: private rented, **69%**) [p<0.001]



Those who would like to move to a different housing type in the future (**55%**) [would not, **45%**] [p=0.001]



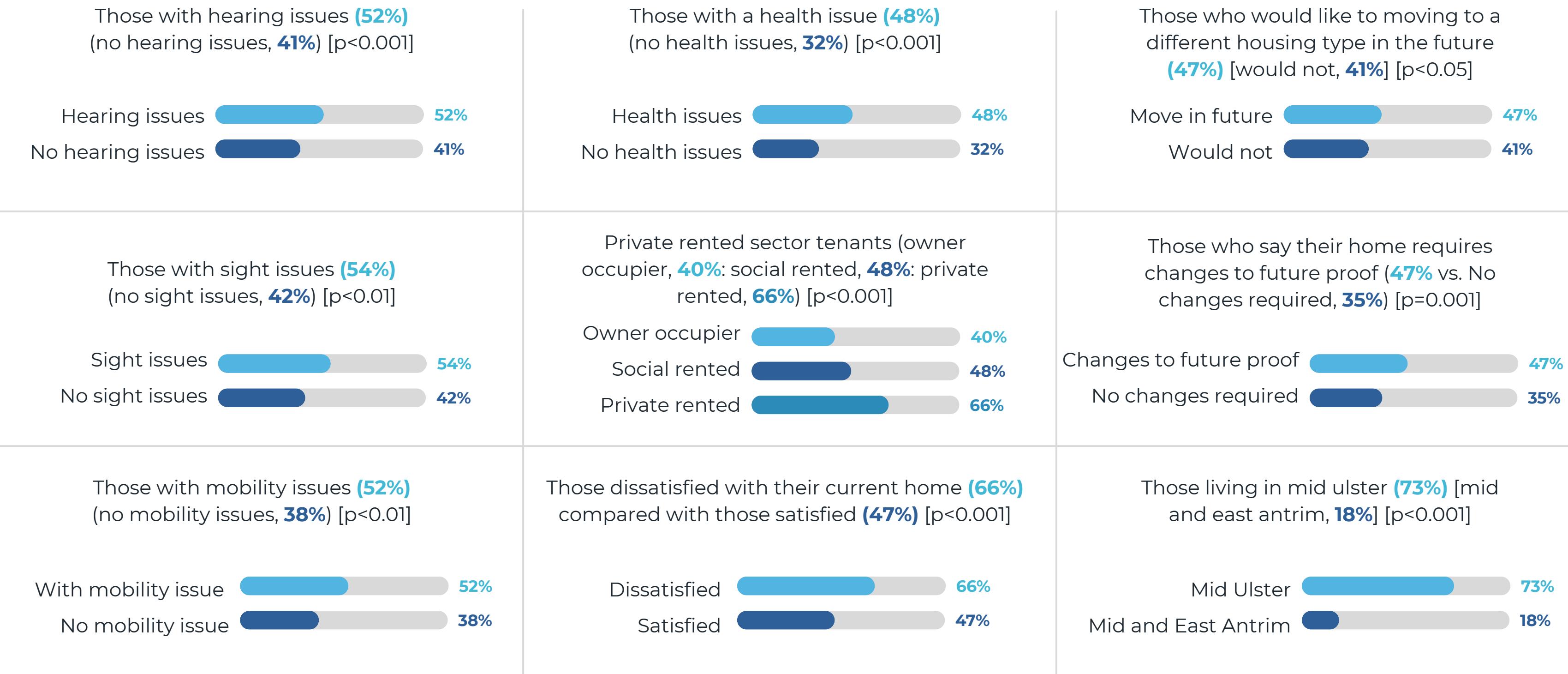
Those living in Mid Ulster (**70%**) [Mid and East Antrim, **18%**] [p<0.001]



Those who say their home requires changes to future proof (**53%** vs. no changes required, **42%**) [p=0.001]

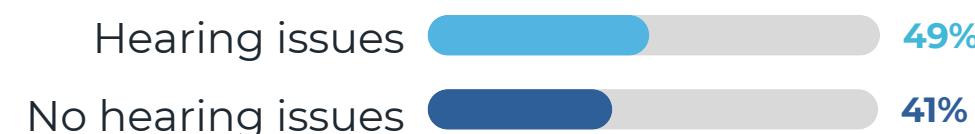


**Cost of electricity: more likely to be cited as a factor impacting on health by the following groups:**



**Cost of living: more likely to be cited as a factor impacting on health by the following groups:**

Those with hearing issues (49%)  
(no hearing issues, 41%) [p<0.05]



Those with a health issue (47%)  
(no health issues, 35%) [p<0.001]



Those who would like to move to a different housing type in the future (48%) [would not, 39%] [p<0.01]



Those with sight issues (55%)  
(no sight issues, 42%) [p<0.01]



Private rented sector tenants (owner occupier, 40%: social rented, 51%: private rented, 56%) [p<0.001]



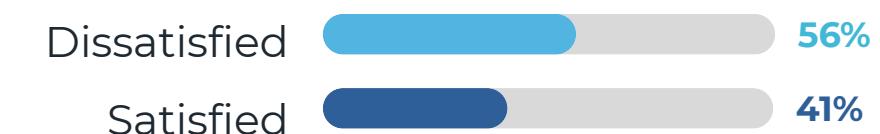
Those who say their home requires changes to future proof (48% vs. No changes required, 30%) [p<0.001]



Those with mobility issues (51%) (no mobility issues, 38%) [p<0.001]



Those dissatisfied with their current home (56%) compared with those satisfied (41%) [p<0.001]

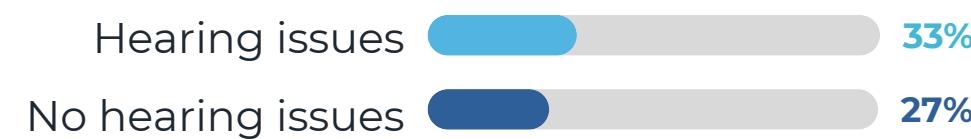


Those living in mid ulster (70%) [mid and east antrim, 27%] [p<0.001]

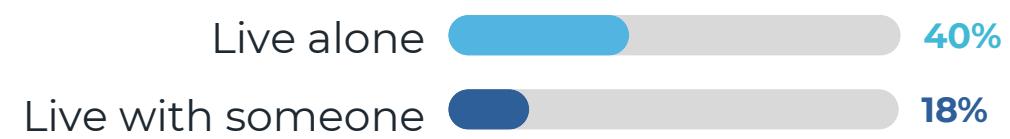


**Loneliness: more likely to be cited as a factor impacting on health by the following groups:**

Those with hearing issues (**33%**)  
(no hearing issues, **27%**) [p<0.05]



Those living alone (**40%**), (living with someone, **18%**) [p<0.001]



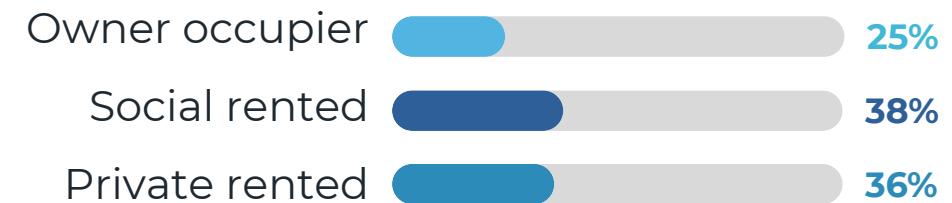
Those who would like to move to a different housing type in the future (**35%**) [would not, **22%**] [p<0.001]



Those with mobility issues (**40%**) (no mobility issues, **20%**) [p<0.001]



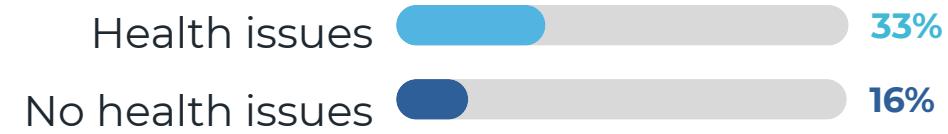
Social housing tenants (owner occupier, **25%**: social rented, **38%**: private rented, **36%**) [p<0.001]



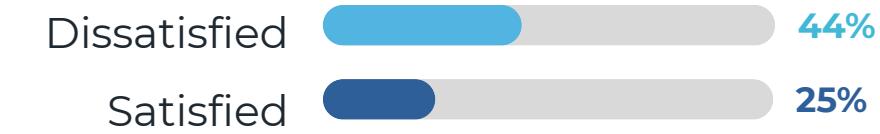
Those living in mid Ulster (**54%**) [Ards and North Down and Mid and East Antrim, both **21%**] [p<0.001]



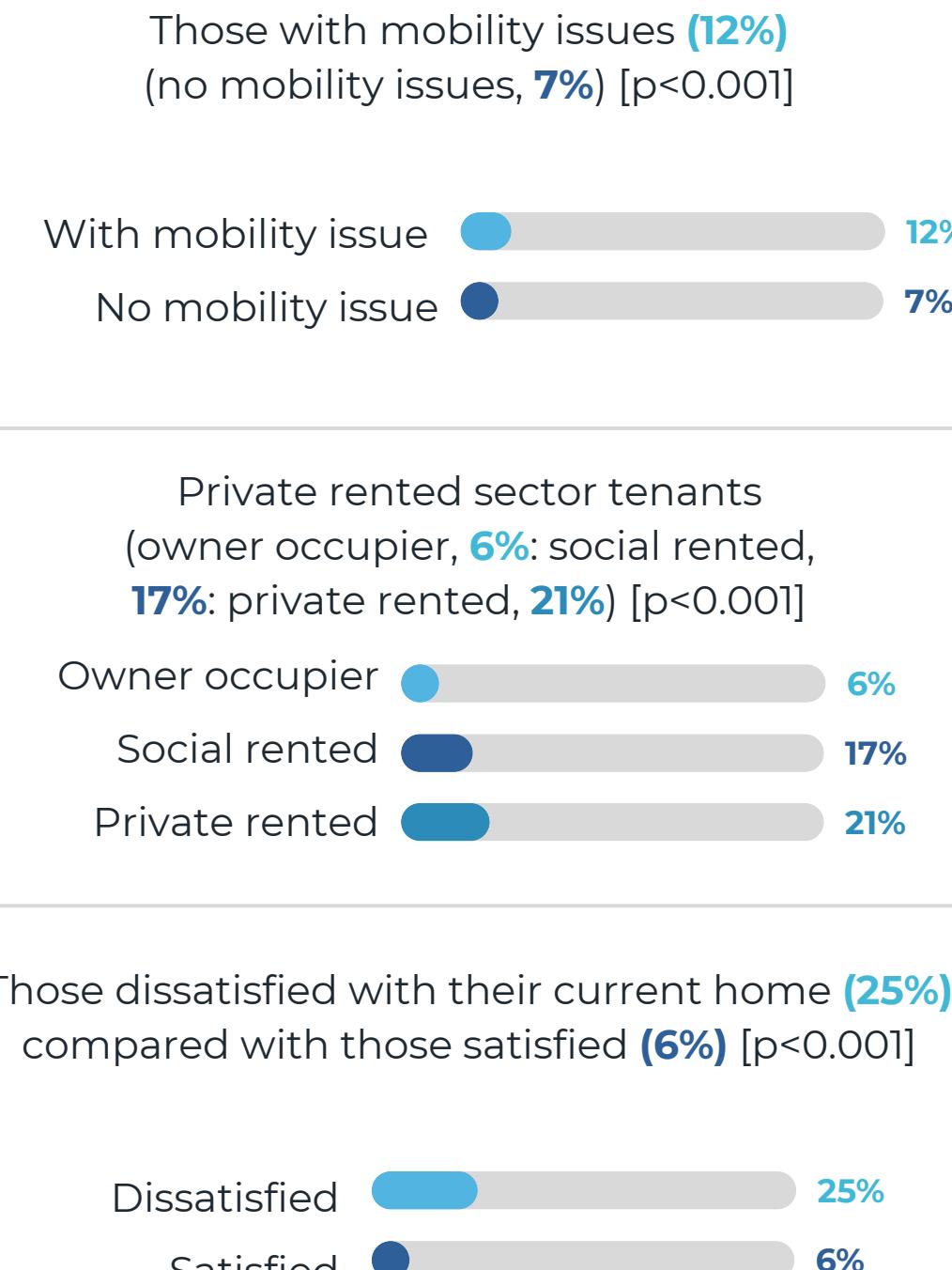
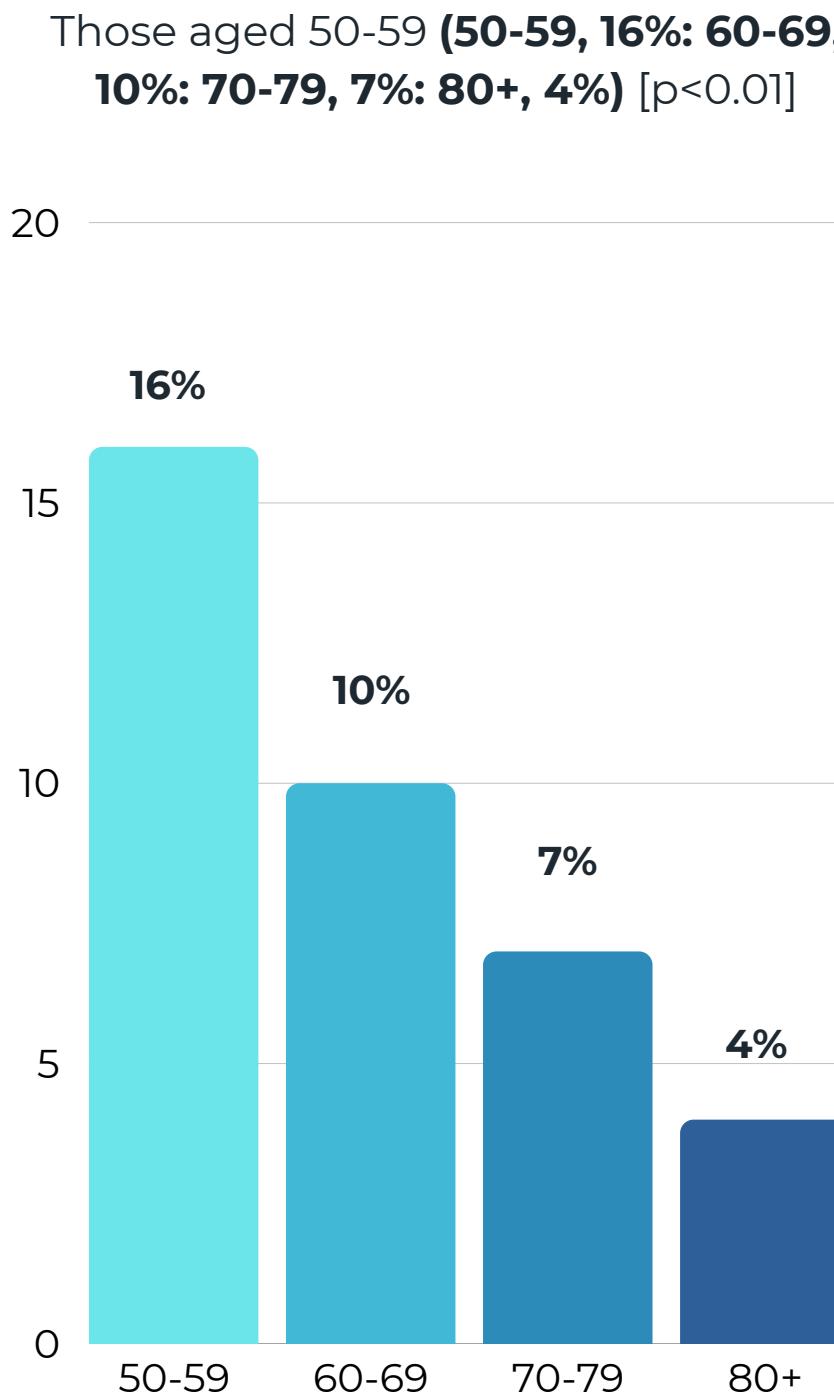
Those with a health issue (**33%**)  
(no health issues, **16%**) [p<0.001]



Those dissatisfied with their current home (**44%**) compared with those satisfied (**25%**) [p<0.001]



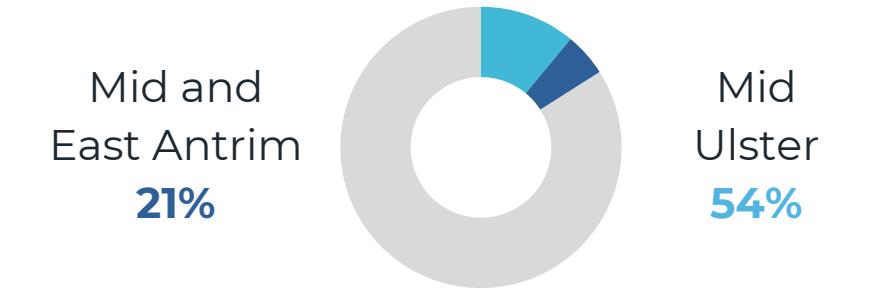
**Damp: more likely to be cited as a factor impacting on health by the following groups:**



Those who would like to move to a different housing type in the future (**12%**) [would not, **7%**] [p=0.001]



Those who say their home requires changes to future proof (**11%** vs. No changes required, **5%**) [p=0.01]



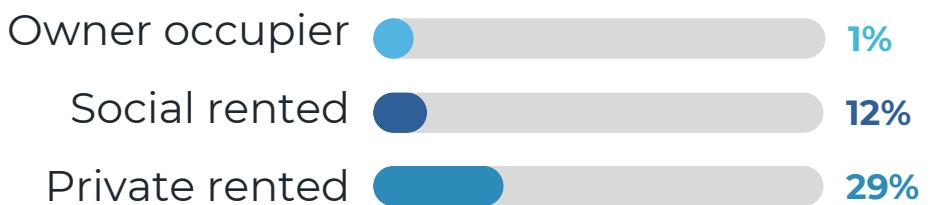
**Landlord repairs: more likely to be cited as a factor impacting on health by the following groups:**



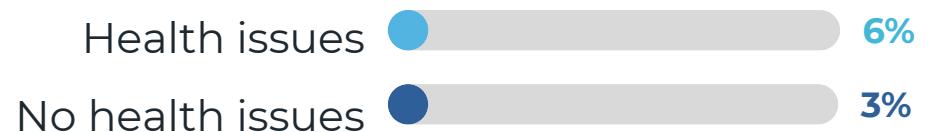
Those with mobility issues (9%)  
(no mobility issues, 3%) [p<0.001]



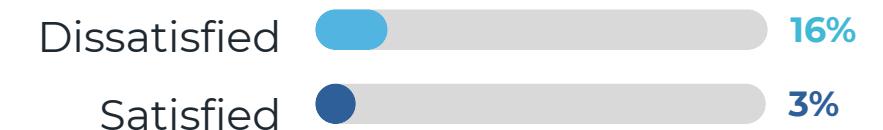
Private rented sector tenants  
(owner occupier, 1%: social rented,  
12%: private rented, 29%) [p<0.001]



Those with a health issue (6%) (no  
health issues, 3%) [p<0.01]



Those dissatisfied with their  
current home (16%) compared  
with those satisfied (3%) [p<0.001]



Those who would like to move to a  
different housing type in the future  
(7%) [would not, 4%] [p<0.05]



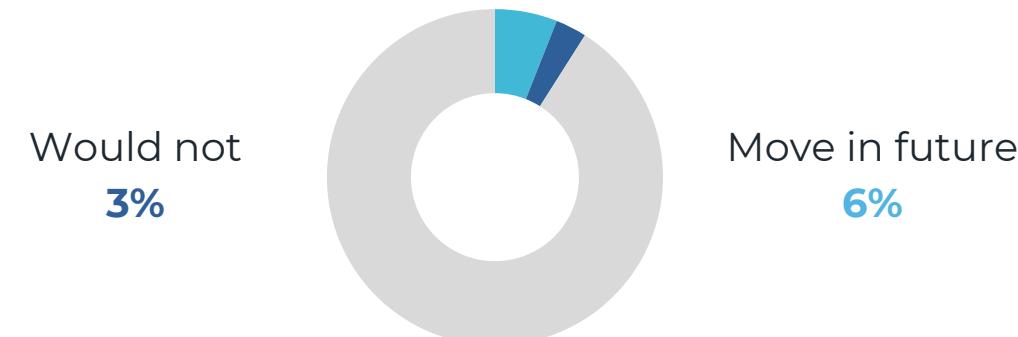


### No access to WI-FI: more likely to be cited as a factor impacting on health by the following groups:

Those dissatisfied with their current home **(8%)** compared with those satisfied **(3%)** [p<0.01]



Those who would like to move to a different housing type in the future **(6%)** [would not, **3%**] [p<0.05]



Those who say their home requires changes to future proof **(5%)** vs. no changes required, **22%** [p=0.05]



## 2.5.2 Comments from respondents on impacts on their health

Listed below are some comments made by respondents on the range of factors impacting on their health

"I worry about my future accommodation."

"Access to a GP is difficult to get through by telephone and few appointments."

"Accident caused by landlord failure to repair....ten weeks hospitalisation."

"Been on Housing Executive list for over 13 years and still no further."

"Cost of living all combined."

"High rent causing stress and anxiety."

"Lack of public transport, which was removed from my street a year after I moved here."

"No local support services. No play facilities or groups for my son or me. As it am a carer for him also."

"Received an NTQ (notice to quit) from private landlord, this has had a negative impact on my mental health as I am now at risk of being homeless."

"Stress due to dog barking loudly and for hours next door, inside house."

"Too many repairs for me to list!"

"Very poor Wi-Fi and TV has bad reception."



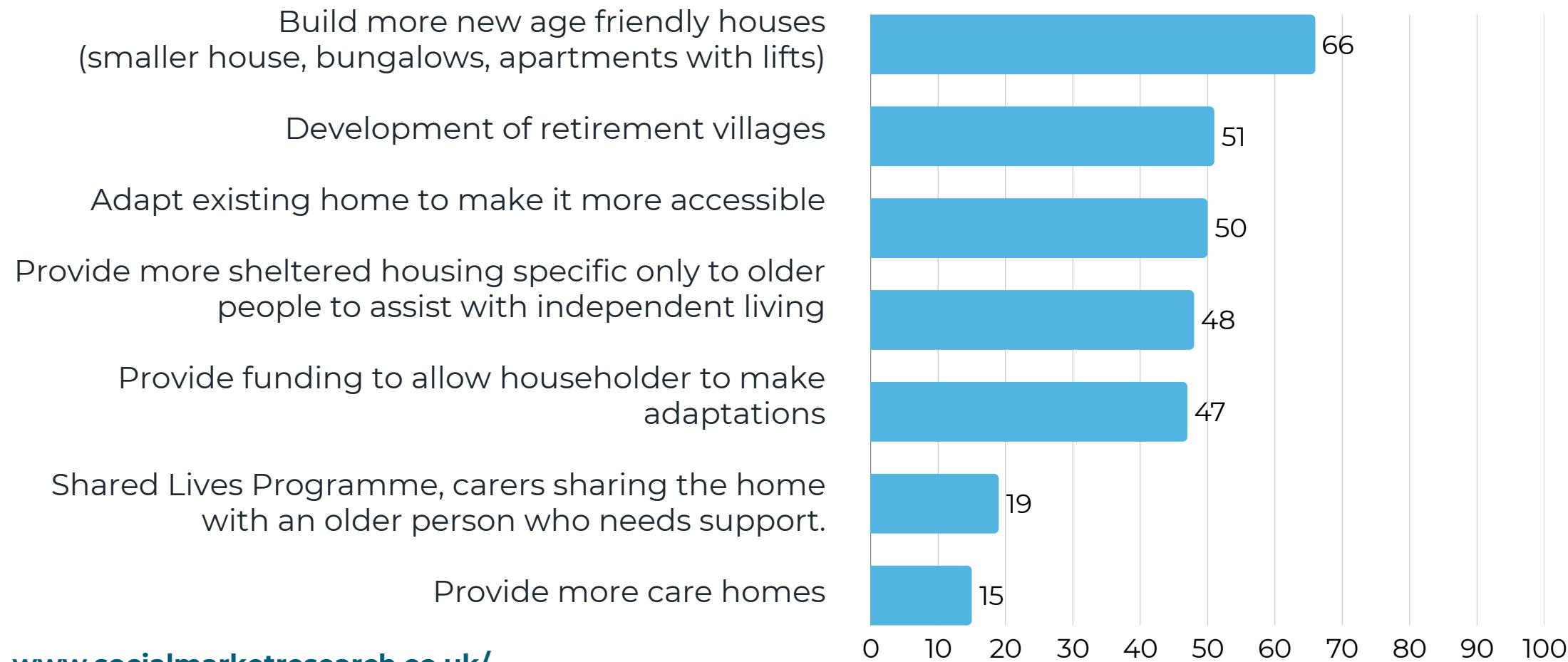
## 2.6 Suggestions for improving housing for older people as they get older

**Key Points:** Building more new age friendly houses, developing retirement villages and adapting existing homes to make them more accessible, are the most common suggestions for improving housing for people as they get older.

When asked what would help improve housing for people as they get older, the most common suggestions included: building more new age friendly houses (66%); the development of retirement villages (51%); adapting existing homes to make them more accessible (50%); providing more sheltered housing specific only to older people to assist with independent living (48%); and providing funding to allow households to make adaptions (47%).

Other suggestions cited by relatively fewer respondents included: a Shared Lives Programme, where carers share the home with an older person who needs support (19%); and providing more care homes (15%).

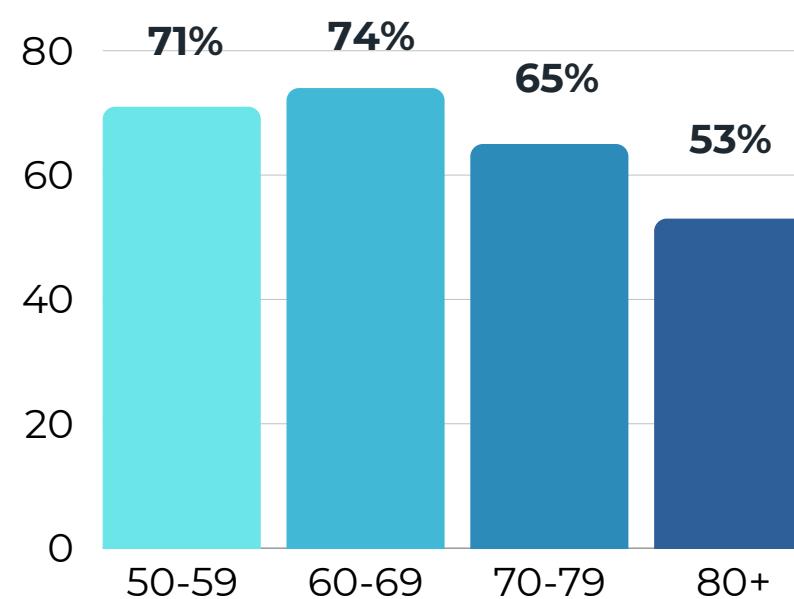
**Figure 8: What do you think would help improve housing for people as they get older?**  
(base=1232)



## 2.6.1 Statistically significant differences

Build more new age friendly houses (smaller house, bungalows, apartments with lifts): more likely to be suggested by the following groups:

Those aged 60-69 (**50-59, 71%**: **60-69, 74%**: **70-79, 65%**: **80+, 53%**) [p<0.001]



Those living with someone (**69%**) (live alone, **63%**) [p<0.05]



private rented tenants (owner occupier, **66%**: social rented, **64%**: private rented, **82%**) [p<0.01]



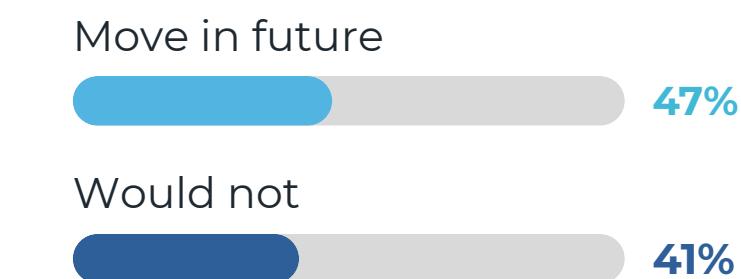
Those living in Mid Ulster (**85%**) and Lisburn Castlereagh (**85%**) [Antrim and Newtownabbey, **58%**] [p=0.001]



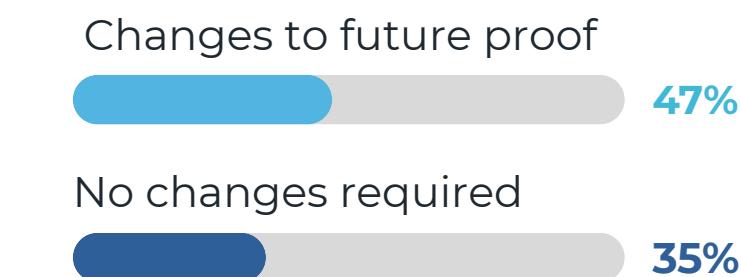
Those dissatisfied with their current home (**83%**) compared with those satisfied (**64%**) [p<0.001]



Those who would like to move to a different housing type in the future (**47%**) [would not, **41%**] [p<0.05]

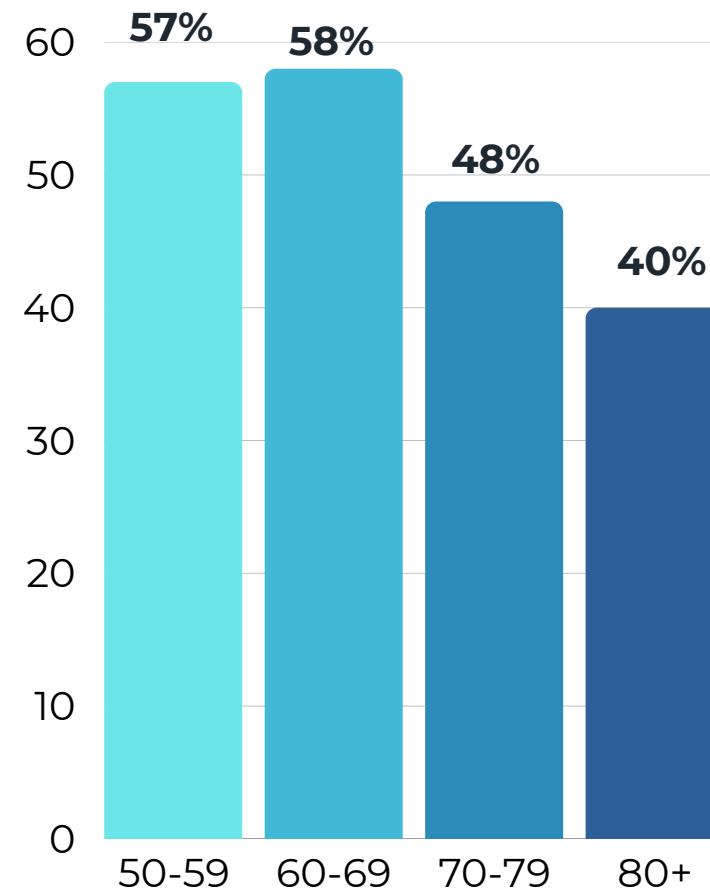


Those who say their home requires changes to future proof (**47%** vs. No changes required, **35%**) [p=0.001]

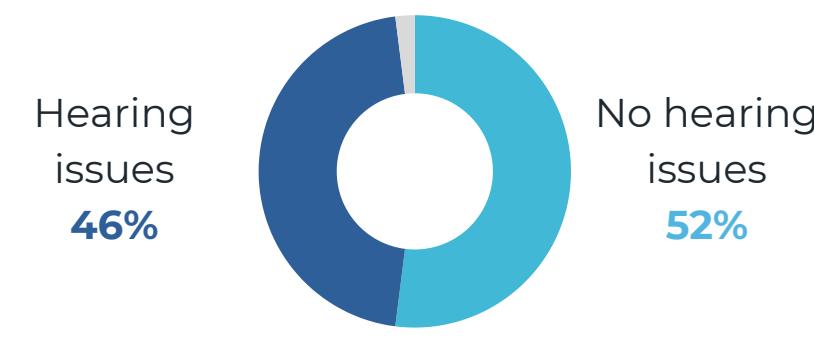


## Develop more retirement villages: more likely to be suggested by the following groups:

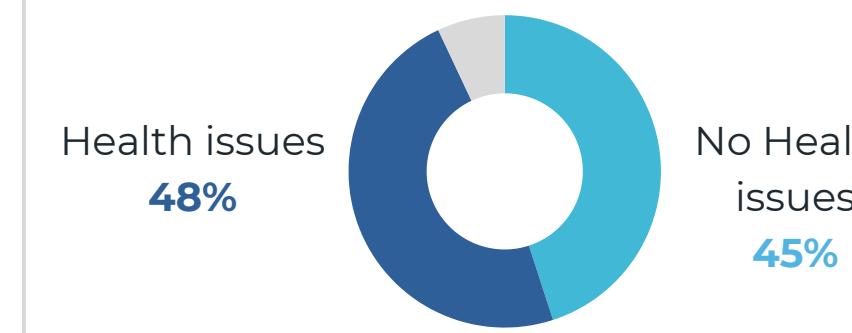
Those aged under **70** (**50-59**, **57%**: **60-69**, **58%**: **70-79**, **48%**: **80+**, **40%**) [p<0.001]



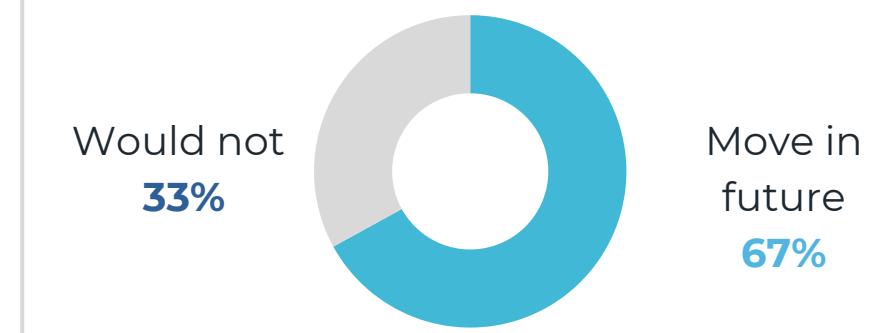
Those with no hearing issues (**52%**) (hearing issues, **46%**) [p<0.05]



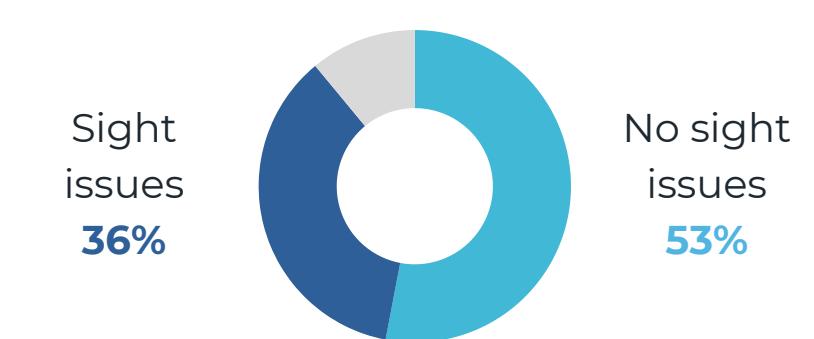
Those with no health issues (**45%**), (health issues, **48%**) [p<0.01]



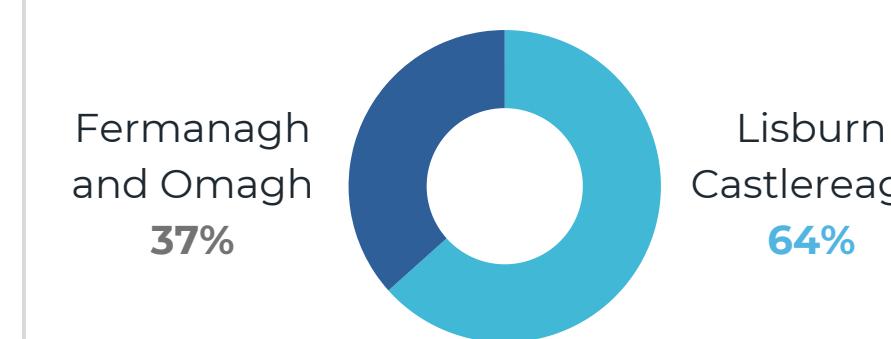
Those who would like to move to a different housing type in the future (**67%**) [would not, **33%**] [p<0.001]



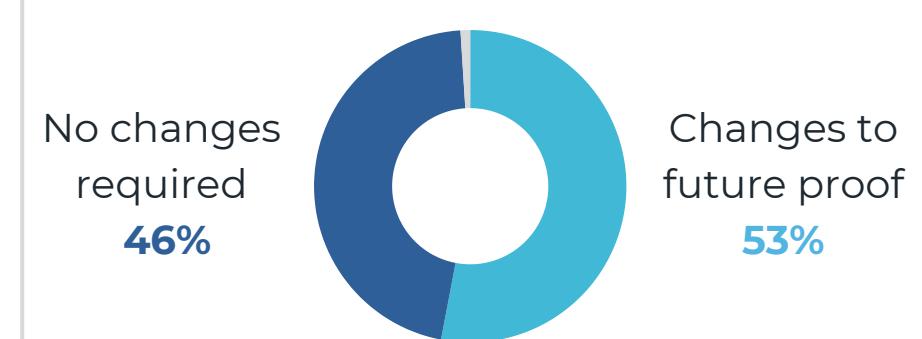
Those with no sight issues (**53%**) (sight issues, **36%**) [p<0.001]



Those living in Lisburn Castlereagh (**64%**) [Fermanagh and Omagh, **37%**] [p=0.001]

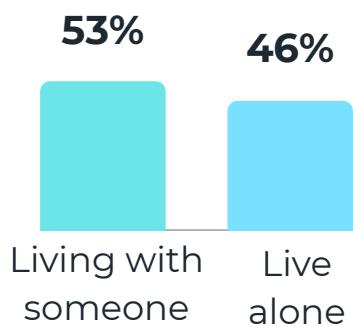


Those who say their home requires changes to future proof (**53%** vs. no changes required, **46%**) [p=0.05]

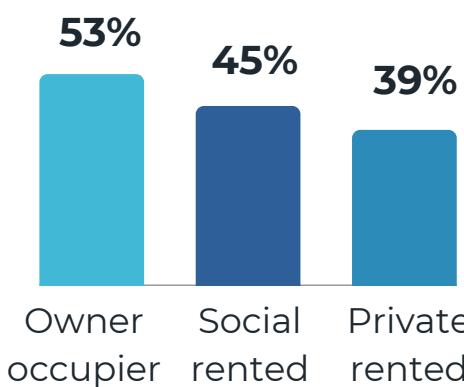


**Adapt existing home to make it more accessible: more likely to be suggested by the following groups:**

Those living with someone (53%) (live alone, 46%) [p<0.05]



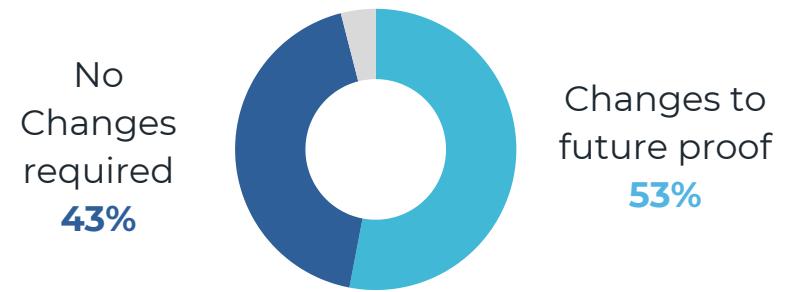
Owner occupiers (owner occupier, 53%: social rented, 45%: private rented, 39%) [p<0.01]



Those who would like to move to a different housing type in the future (57%) [those who do, 43%] [p<0.001]

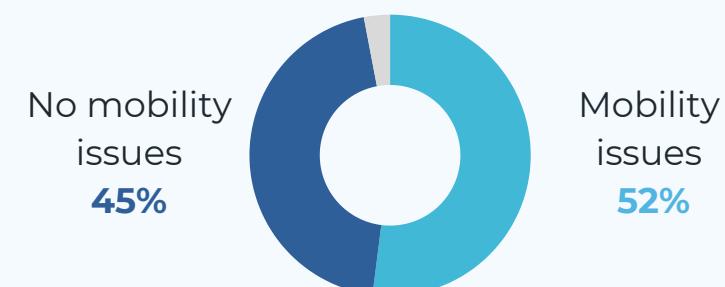


Those who say their home requires changes to future proof (53% vs. no changes required, 43%) [p=0.001]

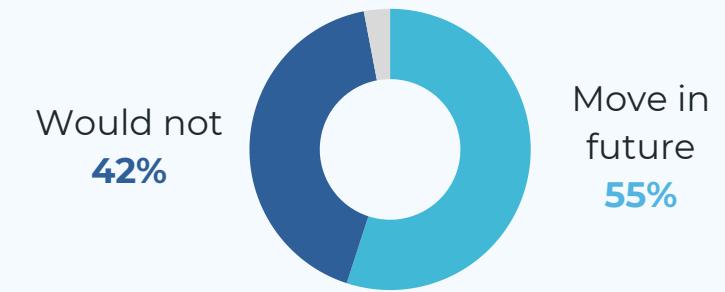


**Provide more sheltered housing specific only to older people to assist with independent living: more likely to be suggested by the following groups:**

Those with mobility issues (52%) (no mobility issues, 45%) [p<0.05]

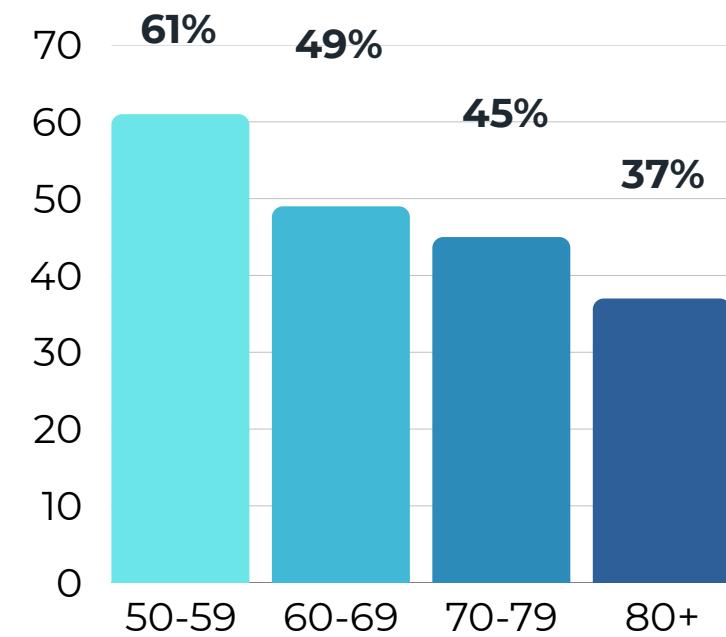


Those who would like to move to a different housing type in the future (55%) [would not, 42%] [p<0.001]

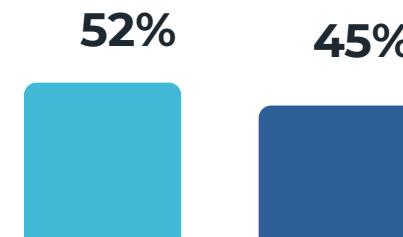


## Provide funding to allow householder to make adaptations: more likely to be suggested by the following groups

Those aged 50-59 (**50-59, 61%**:  
**60-69, 49%**: **70-79, 45%**: **80+, 37%**) [p<0.001]



Those with no health issues (**52%**)  
(with health issues, **45%**) [p<0.05]

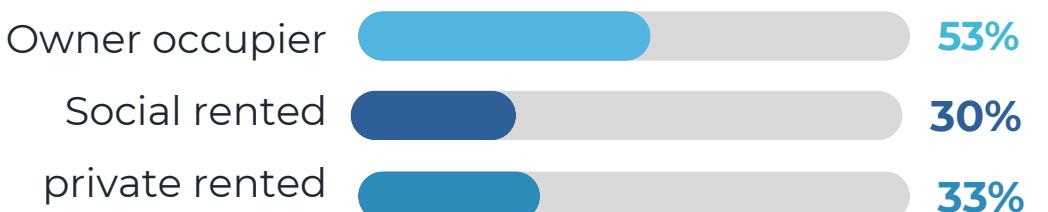


No health issues      Health issues

Those living with someone (**53%**) (living alone, **42%**) [p<0.001]



Owner occupiers (owner occupier, **53%**: social rented, **30%**: private rented, **33%**) [p<0.001]



Those who would like to move to a different housing type in the future (**50%**) [those who do, **44%**] [p<0.05]

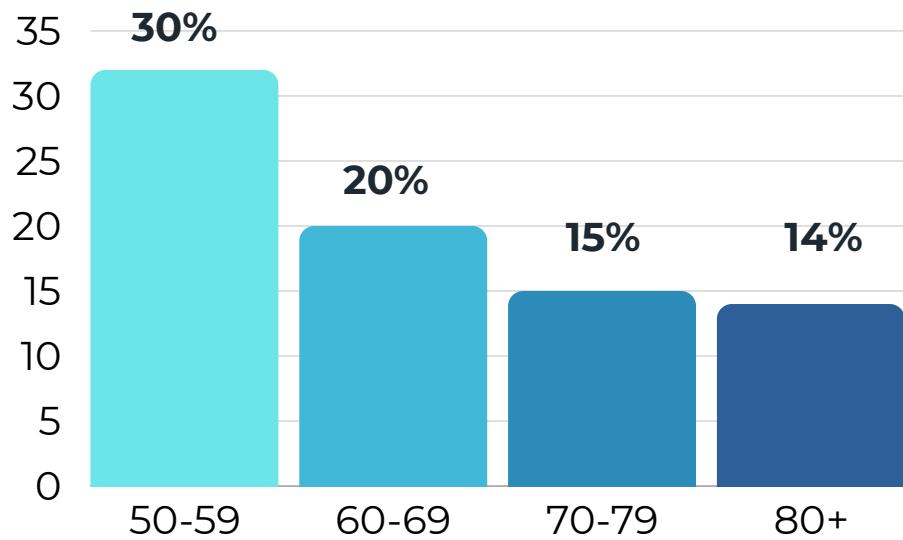


Those who say their home requires changes to future proof (**52%** vs. no changes required, **34%**) [p=0.001]

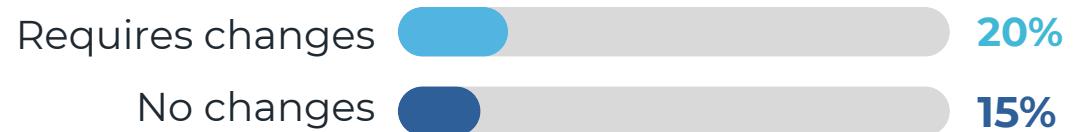


**Shared Lives Programme, carers sharing the home with an older person who needs support: more likely to be suggested by the following groups:**

Those aged 50-59 (**50-59, 31%**: **60-69, 20%**: **70-79, 15%**: **80+, 14%**) [p<0.001]



Those who say their home requires changes to future proof (**20%** vs. no changes required, **15%**) [p=0.05]



**Provide more care homes: more likely to be suggested by the following groups**

- There were no significant differences between key groups



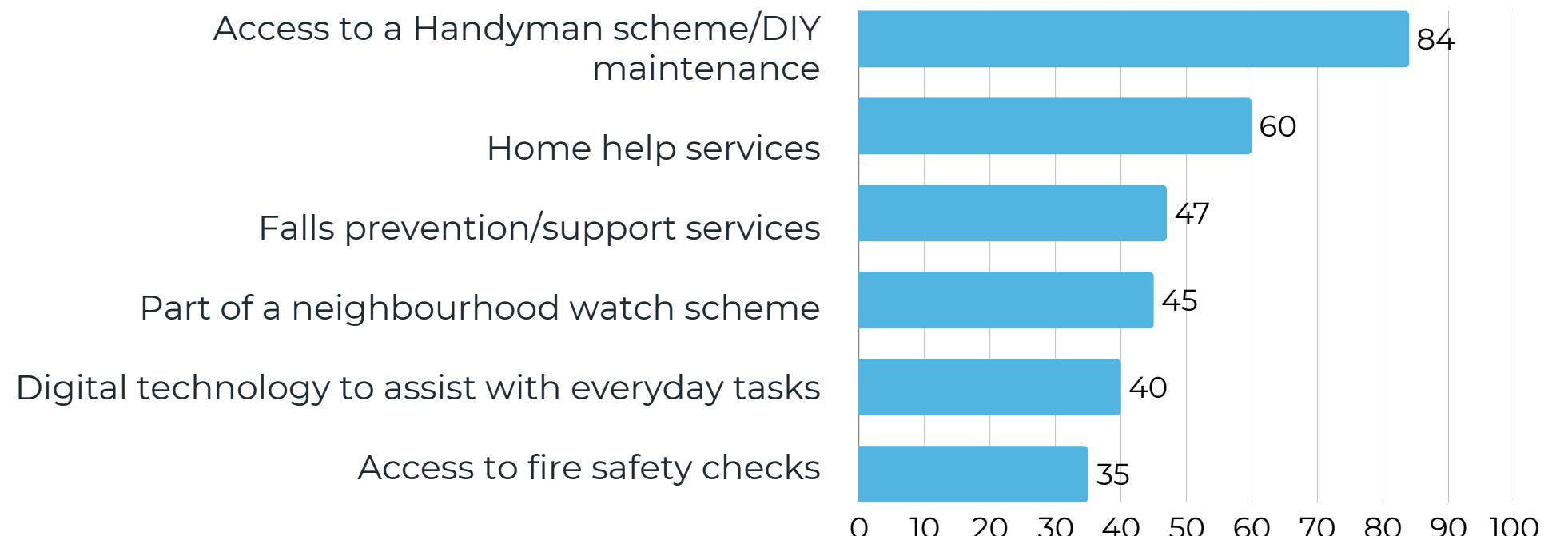
## 2.7 Support services that would improve housing for older people as they get older

**Key Points:** Access to a handyman scheme / DIY maintenance, and home help services, are the support services most likely to improve housing for older people as they get older.

Respondents were asked what support services they thought would improve housing for older people as they get older, with access to a handyman scheme / DIY maintenance (84%), and home help services (60%), the most common suggestions.

Support services cited by relatively fewer respondents included: falls prevention/support services (47%); being part of a neighbourhood watch scheme (45%); digital technology to assist with everyday tasks (40%); and access to fire safety checks (35%).

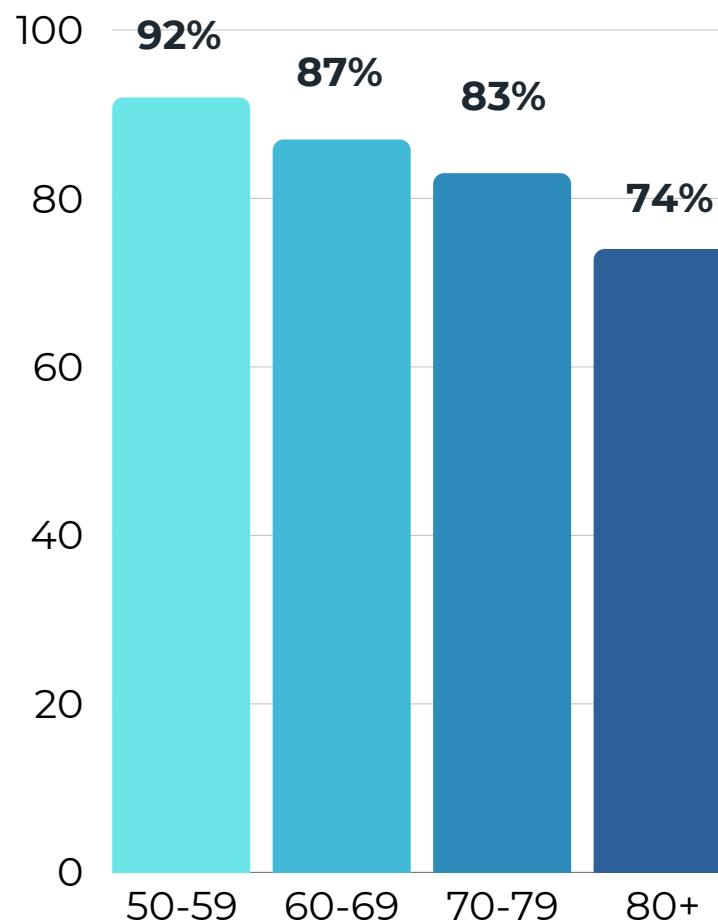
**Figure 9: What support services do you think would improve housing for older people as they get older (base=1232)**



## 2.7.1 Statistically significant differences

### Access to a Handyman scheme/DIY maintenance: more likely to be suggested by the following groups:

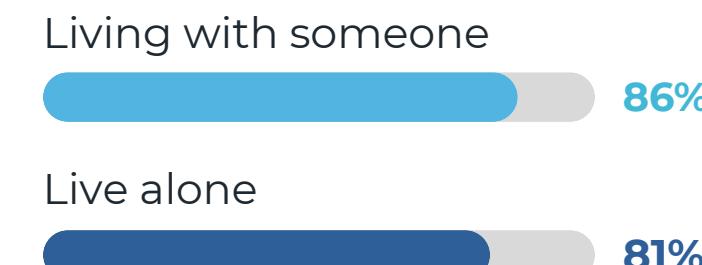
Those aged 50-59 (**50-59**, 92%: **60-69**, 87%: **70-79**, 83%: **80+**, 74%) [p<0.001]



Those with no hearing issues (**85%**) (with hearing issues, **78%**) [p<0.01]



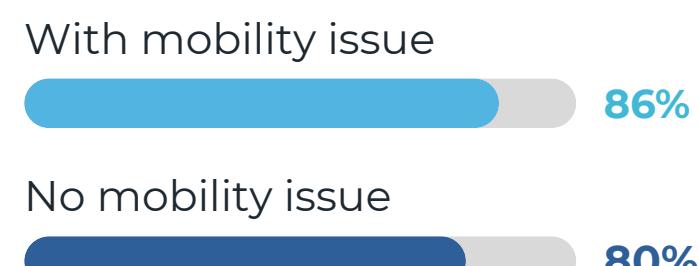
Those living with someone (**86%**) (live alone, **81%**) [p<0.05]



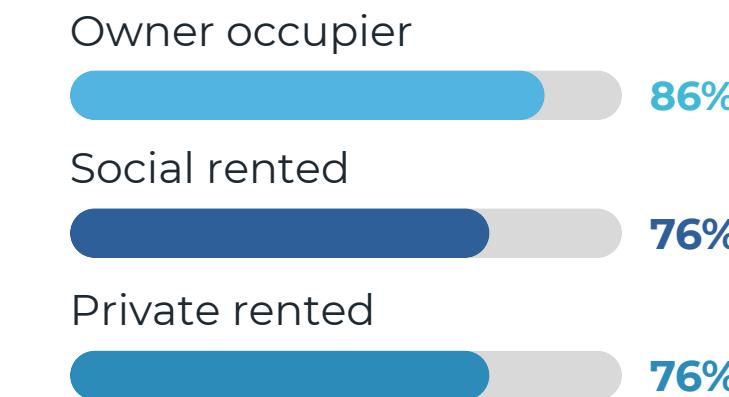
Those who would like to move to a different housing type in the future (**87%**) [would not, **81%**] [p<0.01]



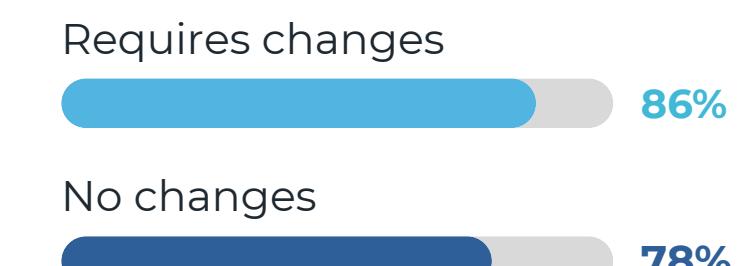
Those without a mobility issue (**86%**) (mobility issues, **80%**) [p<0.01]



Owner occupiers (owner occupier, 86%: social rented, 76%: private rented, **76%**) [p<0.001]



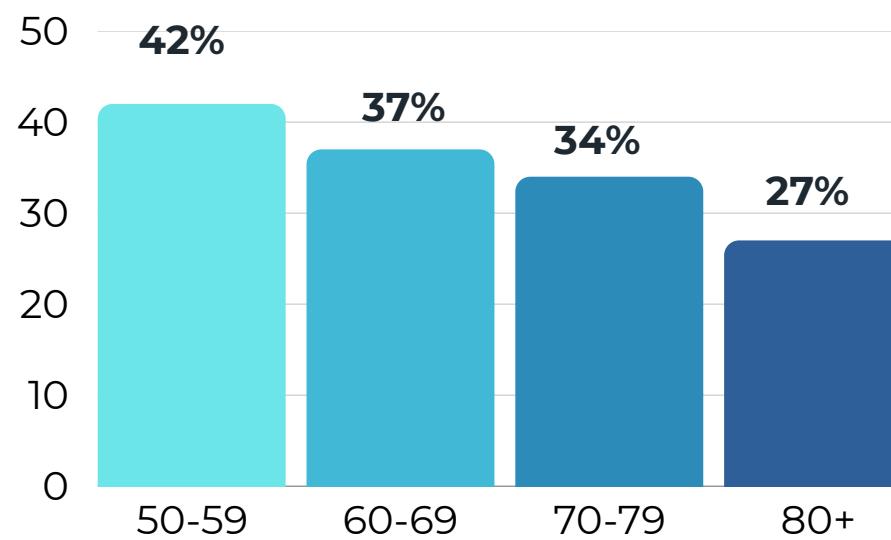
Those who say their home requires changes to future proof (**86%** vs. no changes required, **78%**) [p=0.01]





### Access to fire safety checks: more likely to be suggested by the following groups

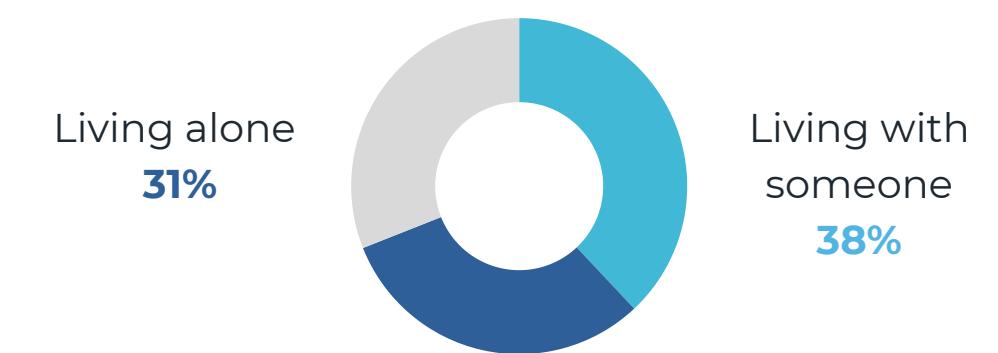
Those aged 50-59 (**50-59, 42%**: **60-69, 37%**: **70-79, 34%**: **80+, 27%**) [p<0.01]



Those with mobility issues (**38%**) (no mobility issues, **32%**) [p<0.05]

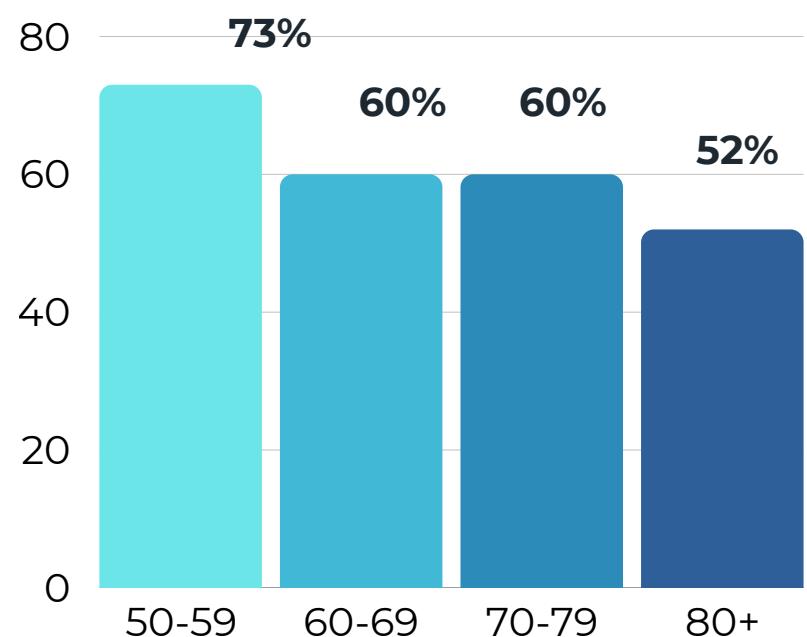


Those living with someone (**38%**) (live alone, **31%**) [p<0.01]

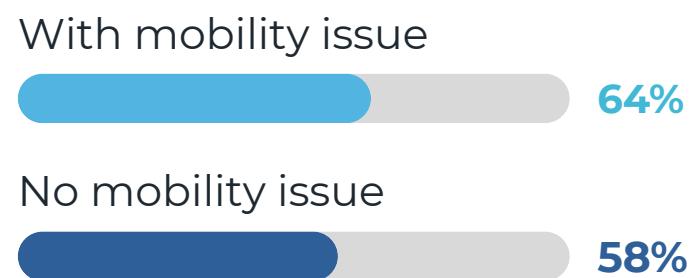


## Home help services: more likely to be suggested by the following groups:

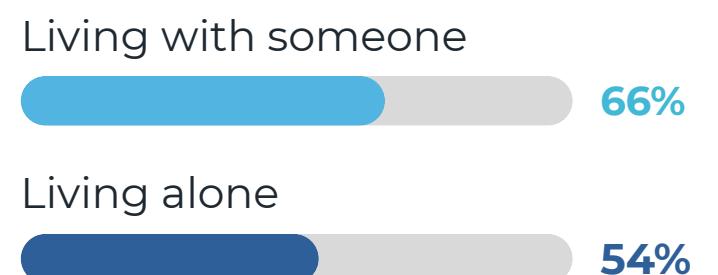
Those aged 50-59 (**50-59**,  
**73%**: **60-69**, **60%**: **70-79**,  
**60%**: **80+**, **52%**) [p<0.001]



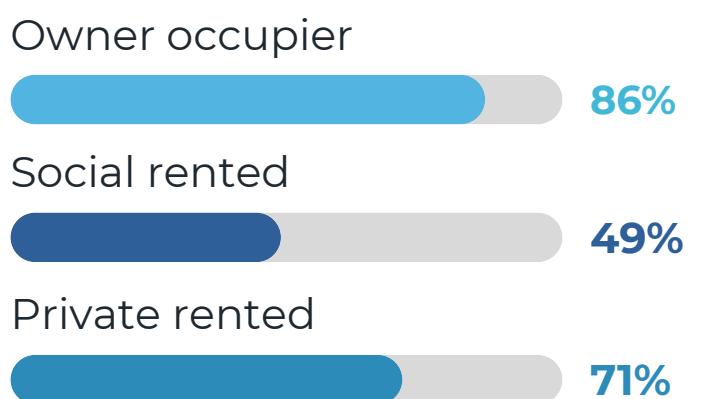
Those with mobility issues (**64%**)  
 (no mobility issues, **58%**) [p<0.05]



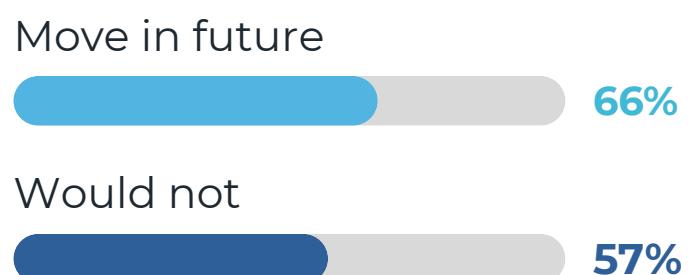
Those living with  
 someone (**66%**) (live  
 alone, **54%**) [p<0.001]



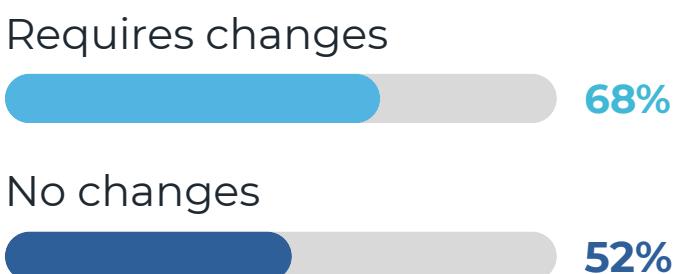
Private rented tenants  
 (owner occupier, **62%**: social  
 rented, **49%**: private rented,  
**71%**) [p<0.001]



Those who would like to  
 move to a different housing  
 type in the future (**66%**)  
 [would not, **57%**] [p<0.001]



Those who say their home  
 requires changes to future  
 proof (**68%** vs. no changes  
 required, **52%**) [p=0.001]



**Falls prevention/support services: more likely to be suggested by the following groups:**

Those with mobility issues (51%) (no mobility issues, 44%) [p<0.05]



Those living with someone (50%) (live alone, 43%) [p<0.01]

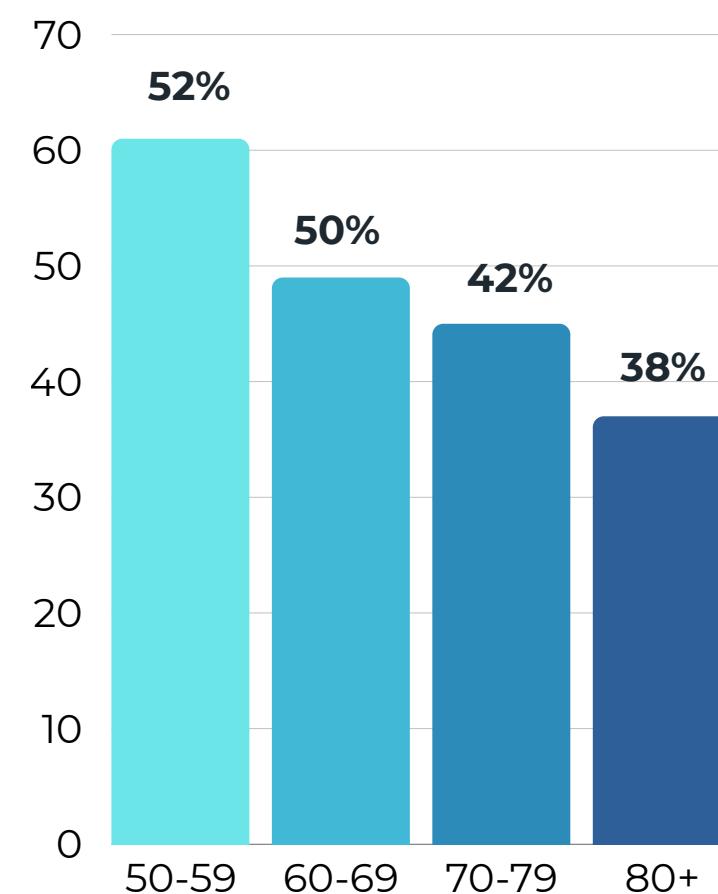


Those who say their home requires changes to future proof (49% vs. no changes required, 39%) [p<0.01]



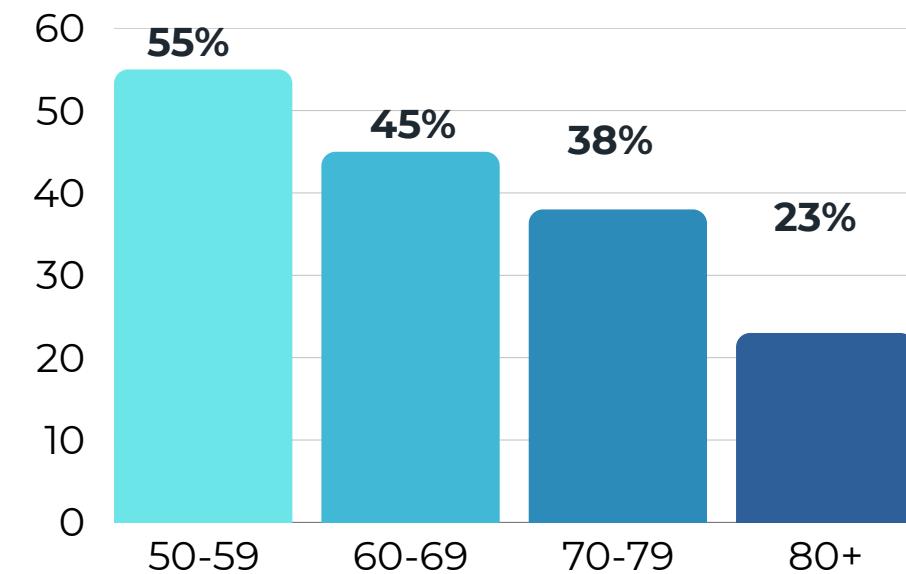
**Part of a neighbourhood watch scheme: more likely to be suggested by the following groups:**

Those aged 50-59 (**50-59, 52%**: **60-69, 50%**: **70-79, 42%**: **80+, 38%**)  
[p<0.01]



**Digital technology to assist with everyday tasks: more likely to be suggested by the following groups:**

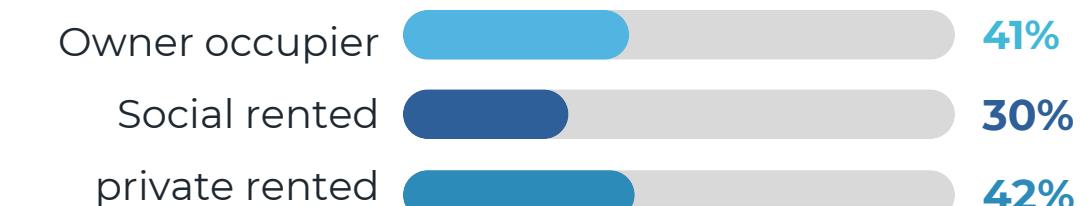
Those aged 50-59 (**50-59, 55%**: **60-69, 45%**: **70-79, 38%**: **80+, 23%**)  
[p<0.001]



Those living with someone (**47%**) (live alone, **32%**) [p<0.001]



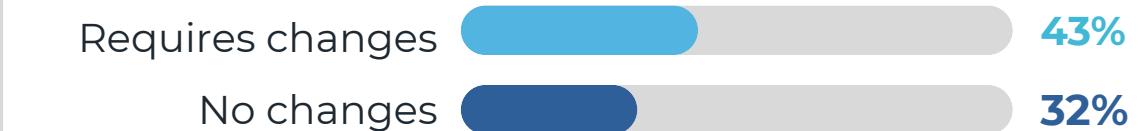
Owner occupiers and private rented (owner occupier, **41%**: social rented, **30%**: private rented, **42%**) [p<0.05]



who would like to move to a different housing type in the future (**44%**) [would not, **36%**] [p<0.01]



Those who say their home requires changes to future proof (**43%** vs. no changes required, **32%**) [p=0.01]





NOVEMBER 2025

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