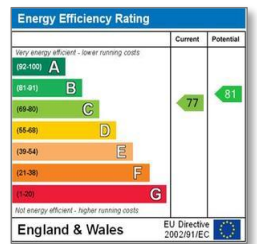




Hyndburn Borough Council Older Person Housing Needs Update 2025

Report of Findings June 2025





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1. Hyndburn Older Persons Housing Needs

Background to the project

Introduction

- 1.1 In 2018, Hyndburn Borough Council, along with Blackburn with Darwen Borough Council commissioned a Housing and Economic Need Assessment (HENA).¹ This considered the housing and economic needs for both boroughs for the period 2016-2036.
- 1.2 In March 2025, Hyndburn submitted a Local Plan which will run from 2021-2040. Table 3, page 61 of the Hyndburn submitted Local Plan 2021-2040 utilises the figures of HENA 2018 in relation to older person housing needs. Figure 60 of the HENA 2018 (reproduced below) sets out the required housing mix for older person housing for 2016-2036, which amounted to 833 dwellings and 435 care beds. This is an average of 42 dwellings for older persons and 22 additional care bed spaces each year.

Table 60: Older Persons' Dwelling Requirements 2016 to 2036 – Hyndburn

		Housing demand per 1,000 75+	Current supply	2016 demand	2036 demand	Change to 2036 (demand-supply)
Housing with support	Rented	101	873	624	979	106
	Leasehold	42	0	262	411	411
Housing with care	Rented	37	185	231	363	178
	Leasehold	14	0	88	138	138
Care beds	-	126	789	780	1,224	435

Source: Derived from demographic projections and Housing LIN/HOPSR/EAC

- 1.3 The submission of the Local Plan to 2040 implies that the need for older persons be updated to the extended period. There have also been several data updates since 2018, such as new 2018 based population projections and the outputs of the 2021 Census.
- 1.4 For this study, we initially consider the changes in the older person population between the 2016 and 2018 population projections for Hyndburn and also how these compare to the Census 2021. We then update the modelling in Figure 60 of the HENA 2018.

2016 Based and 2018 Based Population Projections

- 1.5 The HENA 2018 utilised the most up to date population projections available at the time in the form of the 2016 based sub-national population projections (SNPP) for Hyndburn. However, these were subsequently updated to the 2018 based SNPP in 2020 and they represent the most up-to-date household projections at

¹ [Housing and Economic Need Assessment 2018 - Hyndburn Borough Council](#)

the time of writing. However, the publication of the 2021 Census provides the opportunity to compare the 2016 based and 2018 based projections with a firm measure of the true population of Hyndburn in 2021.

- 1.6 The data shows that both the 2016 and 2018 SNPPs projected more older persons in Hyndburn in 2021 than were found in the 2021 Census. However, the 2018 based projections are the more accurate reflection of the population, particularly for those aged 85 years and older. Therefore, to update the older person needs for Hyndburn for 2021-2040 we have utilised the 2018 based SNPP data.
- 1.7 Figure 1 sets out the projected population of Hyndburn in 2021 from the 2016 based and 2018 based SNPPs in comparison to the Census 2021. The Census was undertaken in March 2021, while SNPP data relates to June 30th of each year, so they are not covering exactly the same time period.
- 1.8 The data shows that both the 2016 and 2018 SNPPs projected more older persons in Hyndburn in 2021 than were found in the 2021 Census. However, the 2018 based projections are the more accurate reflection of the population, particularly for those aged 85 years and older. Therefore, to update the older person needs for Hyndburn for 2021-2040 we have utilised the 2018 based SNPP data.

Figure 1: Population Projections and the Census for Hyndburn in 2021 (Source: ONS SNPP 2016 based, 2018 based and the UK Census of Population 2021)

Age	2016 based Projections for 2021	2018 based projections for 2021	2021 Census
75-79 years	3,196	3,190	3,027
80-84 years	2,039	2,022	1,977
85-89 years	1,202	1,152	1,138
90+ years	628	578	578
Total population aged 75+ years	7,065	6,942	6,720

Older Person Housing Needs 2021-2040

- 1.9 To update Figure 60 of the HENA 2018 we initially reviewed the supply position for older person housing in Hyndburn. Our records indicate the current position is broadly consistent with that reported in the HENA 2018, so we have utilised the same current supply data.
- 1.10 Figure 2 sets out the modelled housing needs for older persons accommodation based upon the same supply position and target rates of provision as the 2018 HENA, but using the 2018 based data for 2021-2040. This provides for a net need of 817 dwellings (43 dwellings per annum) and 441 care beds (23 per annum).

Figure 2: Modelled Need for Specialist Older Person Housing in Hyndburn 2021-2040 (Source SNPP 2018 based, Housing LIN/HOPSR/EAC)

Form of Provision	Existing supply	Target rate per 1000 persons aged 75+	2021 Demand	2040 Demand	Change to 2040 (Demand-supply)
Housing with Support			-		
Rented	873	101	701	986	113
Leasehold	0	42	292	410	410
Housing with Care			0	0	0
Rented	185	35	243	342	157
Leasehold	0	14	97	137	137
Care Beds	789	126	875	1,230	441

^{1.11} Therefore, in summary, updating the Hyndburn older person needs model to the period 2021-40 sees the needs change to 817 dwellings and 441 care beds, with almost no change in the annual need for either type of accommodation.

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