

**SCENARIO 1**

There is a high level of older people under-occupying housing (social and private).

Evidence suggests that we need to provide suitable older people's accommodation (all tenures) or they won't down-size.

*What can we do?*

**SCENARIO 2**

We are constrained to mainly build starter homes as more or less our total affordable housing contribution (this product will only help the higher intermediate range).

As people exercise their Right-to-Buy, HAs potentially take the cash and replace the homes out of our District where it is cheaper and they can build more.

We don't have the range of affordable homes that we need.

*What can we do?*