**APPG on Housing and Care for Older People, Shared Ownership 2022**

In January 2023, the APPG on Housing and Care for Older People published an inquiry into: ‘Making retirement living affordable: the role of shared ownership housing'.

The demand for older people’s housing already vastly outstrips supply and the gap is widening across all regions. There is a particular and growing concern around less affluent older homeowners - the ‘squeezed middle’ - who can’t afford to downsize or don’t qualify for rented sheltered housing. The inquiry examined whether shared ownership is a viable option for this group, and if so, what changes are needed to increase affordable provision and make shared ownership a suitable, and popular option for later life?

Key issues addressed by the inquiry include:

* spelling out what shared ownership is and ensuring potential purchasers understand the complexities; possibly suggesting simplified and standardised arrangements
* understanding preferences of future occupiers as between shared ownership and renting (to determine the shape of future funding programmes)
* considering the leasehold offer, ensuring transparency and fairness in respect of service charges, responsibilities for repairs and sinking funds; (perhaps considering alternatives to current practices)
* investigating the flexible tenure model that enables shared owners not only to increase their share of ownership but to sell shares back to the provider, to raise cash for care costs (or grandchildren's needs, etc.)
* reviewing the resale process, in particular the problem of finding purchasers for specialist housing through standard estate agents

The inquiry was supported by a panel of six independent members:

* Abigail Davies (Director, Housing Consultancy, Savills)
* Gary Day (Director Land, Design & Planning, Churchill Retirement Living)
* John Galvin (CEO, Elderly Accommodation Counsel)
* Anna Kear (CEO, Tonic Housing)
* Bruce Moore (Chief Executive, Housing 21)
* Jeremy Porteus (CEO, Housing LIN)

The Inquiry was launched in December 2021 and the first meeting was in February 2022. You can [**read reports of those meetings.**](https://www.housing21.org.uk/media/14083/appg-note-of-so-happi-appg-meeting-feb-8-2022.docx)

The inquiry forms part of the Housing Our Ageing Population Panel for Innovation (HAPPI).

Housing 21 sponsored the Inquiry and supported the APPG’s inquiry secretariat, which is provided by the Smith Institute.

The co-chairs of the APPG are Lord Best and Peter Aldous MP. The vice chairs of the APPG are Baronesses Kay Andrews, Liz Barker, Ruth Cadbury MP and the late Sally Greengross.

The purpose of the APPG is to “promote discussion and set the agenda for developing better, more joined up housing and care for older people, promising greater choices in later life”.