



Housing LIN

Connecting people, ideas and resources

**Housing Learning and
Improvement
Network**

**CollaborAGE - Happi(er)
housing futures for
older people**

6 June 2016



Jeremy Porteus
Director
Housing LIN



Housing LIN

About the Housing LIN

- Responsible for managing the knowledge & information exchange for the DH's £315m Care and Support Specialised Housing Fund and previous Extra Care Housing grant in England
- 40,000+ members across housing, health and social services to help improve partnership working and integration on housing and care
- Essential online resources on housing with care for older people to support commissioners, funders and providers in market development, innovation and investment
- Publish papers to brief on latest innovative policy, research and practice developments in housing, care and support for older people
- 10 regional 'learning labs' in England and Wales supporting peer-to-peer shared learning and improvement activities, and exemplar study visits





Housing LIN

Connecting people, ideas and resources

Social or sociable housing?





Ready for Ageing?

“The housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people.”

Select Committee on Public Service and Demographic Change, Lord Filkin (2013)





Housing LIN

Getting the message across

“The focus for many has purely been on bricks and mortar. If we’re going to create truly aspirational communities for seniors it needs to move beyond design and be about connection and relationships”

Sara McKee, Housing LIN Viewpoint



“The shortage of purpose-built housing for older people is ‘bed-blocking’ the housing market.”

John Pankhurst, Inside Housing



Housing LIN

There is no one 'ideal' home

- Mainstream housing
- Bungalows/park homes
- Community-led housing & Self-build housing
- Cooperatives & Co-housing
- Leasehold retirement housing for older people or 'senior living'
- Extra care housing/Very sheltered housing for
- Sheltered/retirement housing/senior living
- Retirement Villages
- Almshouses
- Residential/nursing care
- Hospice/palliative care





CollaborAGE – “my 5 I’s”

- What do older residents aspire to?
- **Involvement:** Ease of maintaining existing social networks and opportunities for wider social interaction including multi-generational contact
- **Independence:** Privacy when wanted by having own front door and with security of tenure
- **Inclusion:** Living in a community which will be “fun” and would foster self-reliance, self-control and determination, interdependence and co-operation. These being factors that contribute directly to continued independent living, successful ageing and enhancement of a longer life
- **Integrated:** With health professionals embedded within but not dominating the complex, would ensure that residents, when hospitalised, would not ‘bed-block’ at time of discharge
- **Inviting:** Having open welcoming public areas and quality apartments provide a retirement complex to which children and grandchildren will be happy to visit and create ‘feel good’ memories for all



Happy(er) homes and communities

- Be as **independent** as they want to be
- Feel part of a **community** and choose how and when to they want to engage
- Have greater **autonomy** and feel that their lifestyles are met with wider health and wellbeing benefits from living in a 'care ready' environment
- Stay **connected** with their social or other support networks, including navigating and interacting with the use of technology, preventing isolation and loneliness





An 'inward orientated home'

“From the viewpoint of many older persons, the housing market for them is lacking in the physical environment but also in the emotional side of contact with the wider community. The segregation of one section of the community in an ‘inward orientated home’ just because of age is a failed proposal and the ‘baby boomers’ are looking for more enlightened prospects for their later lives.”

Ian Hooper, Housing LIN viewpoint
(forthcoming)





Housing LIN

Getting the design quality right

Doing it for ourselves/co-design

a volunteer ethos- desire and necessity for next generation of older people; resident-led, self-care, mutual ownership, co-housing, 'virtual' villages, age-friendly communities



'Care ready' housing

housing more closely integrated housing, care and support commissioned locally to reduce dependency, address long term conditions such as dementia





Improving later life

Building personal resilience

Detachment from social participation in older age can have negative impacts on health & wellbeing, including depression, physical and cognitive decline, and increased mortality.

Building community resources to resilience

Social mobilisation – providing ways and means to build, enable and support older people's connections to social networks in the community and to foster their mutual aid

Co-creating lifelong neighbourhoods

Older people are both the beneficiaries of and contributors to all age-friendly activities that span the generations.



Improving later life.
Vulnerability and resilience in older people.



Dean Hawke's Circadian House

Longing and belonging – the psychology of ageing

Combatting loneliness and isolation – social care of ageing, friendships and family

Home, place & community – the environment for ageing

- Live in balance with nature – follow the daily and seasonal cycles of the outdoors
- Adaptability – adapt to changing conditions ie 'care ready'
- Sensibility – protection from and control of environment ie passive solar gain





HAPPI – 10 components of good design quality



the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces



building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families



in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter



homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys



adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier



shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.



Housing LIN

How to get ready for an ageing society

Understand older customers and potential prospective customers better

Be clear about the implications of ageing for your business plans and capital programmes

Develop **service offers** greater transparency promoting personal, social and economic wellbeing

Build **strong partnership** with the world of healthcare and local councils

In all your **housing and regeneration projects** consider how best the housing older people will be met

Involve older people in shaping your design and plans, not just at the start of the project – need a '**CollaborAGE**' approach





Useful Housing LIN publications

Housing LIN case study report

- Growing Older Together: An overview of collaborative forms of housing for older people

CIH/Housing LIN briefing:

- New approaches to delivering better housing for older people

Housing LIN viewpoints

- Growing Older Together: The case for housing that is shaped and controlled by older people
- What about the other 95%
- Lifelong neighbourhoods: how older people can add value
- How can local planning authorities engage better with the housing needs of an ageing society
- Meeting lifestyle aspirations of older consumers
- Forget 'downsizing', think 'rightsizing' to meet older people's housing needs and aspirations





Housing LIN

Useful web resources

Housing LIN dedicated webpage:

- Design 'hub' with content on: HAPPI; Designing extra care housing; age-friendly communities; eco-housing; planning and inclusive design
- www.housinglin.org.uk/Topics/browse/Design_building/

▼ Browse by topic

Extra Care

Housing

Design

▶ Accessible Design

▶ HAPPI

▶ Designing ECH

▶ Neighbourhoods

▶ Eco Design

▶ Planning

▶ Inclusive Design

Health

Dementia

Older People

Planning

Learning Disabilities

Homelessness


Physical disability

Mental Health

Design Hub - Building homes and communities

Updated on 16/09/2014


Good design of homes and neighbourhoods as well as ways to connect with others in the local community are important to everyone and especially as people age. These pages offer guidance and examples of effective design principles and practice in mainstream and specialist housing for older and vulnerable adults. These resources are split into 7 main topics as detailed below and shown on the left-hand side.



The Trees, Highgate

- **Accessible Design**
Homes and their immediate surroundings are central to achieving good outcomes for the people who live in them. Homes can be designed or adapted to enable people to stay put when they develop disabilities due to aging or other causes.
Click on **Lifetime Homes** to find summaries and resources about design and accessibility in housing for older people.
Click on **Accessibility and Adaptability** to find summaries and resources about design and accessibility in housing for older and vulnerable adults.


Supported by:



Habinteg
Accessible homes
Independent lives

We are grateful to [Habinteg Housing Association](#) for their support to enable us to develop and maintain these design pages.

In association with:



cae
Centre for
Accessible
Environments

Related pages

- ◊ Extra Care - Design
- ◊ Older people - Design
- ◊ Dementia - Design

Also of interest

- ◊ Podcasts



Housing LIN

Connecting people, ideas and resources





Housing LIN

Connecting people, ideas and resources

Thank you

www.housinglin.org.uk



Housing LIN

c/o EAC

3rd Floor, 89 Albert Embankment

London

SE1 7TP

email: info@housinglin.org.uk

tel: 020 7820 8077

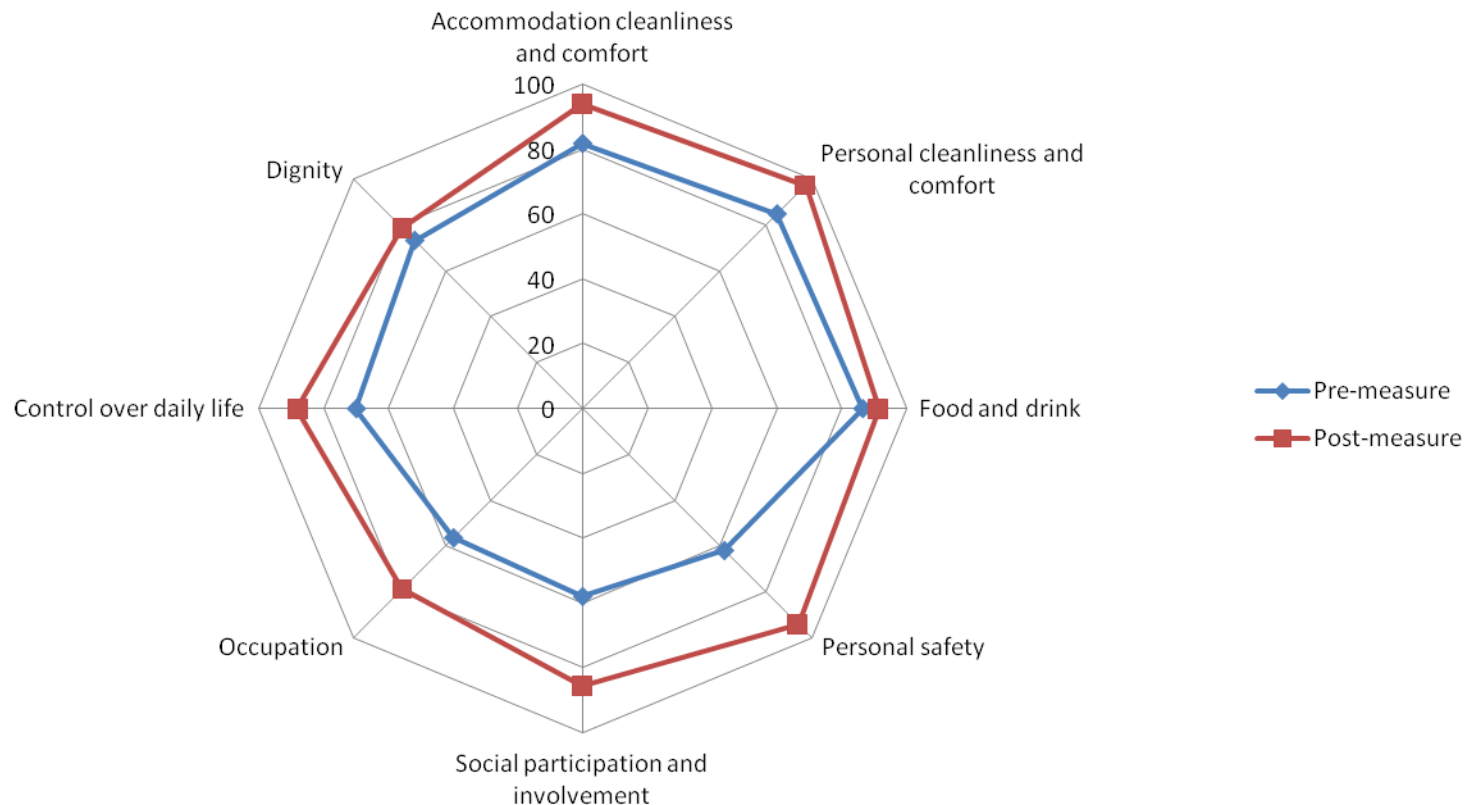
website: www.housinglin.org.uk

Twitter: @HousingLIN



What's the evidence?

Radar Chart to show difference between measures taken before move to Trailway and afterwards





Some principles of design for older people

- Easy access to outdoor space
- Homely and practical internal environment
- Therapeutically and psychologically informed environment
- Shared activity space to tackle isolation
- Located close to community and health facilities
- Flexible to enable varying level of personal care and support
- Engagement and partnerships with NHS providers, commissioners and partners
- Buy-in by Health & Wellbeing
- Facilitate community interactions

