Housing an Ageing Population

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Creating the Narrative
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Key questions for designing and planning for the housing needs & choices of older people

• Should we design housing & communities for intergenerational integration or segregation? How do we build an ‘age friendly’ environment suitable across the lifecourse?
• Do we plan more specialist provision or more general lifetime homes?
• Do you ‘age in place’ or move to a potentially more fitting housing environment?
• How can we plan for the diversity of an ageing population? How do we design for inclusion?
• How do we support robust social and caring networks in different environmental contexts?
Key questions for designing and planning for the housing needs & choices of older people (2)

- What are the design implications of the use of new technology?
- Are rural communities good places to grow old in? What are the specific issues for valley and rural housing?
- How can we design healthy environments? How do we design for people with dementia?
- What are the implications for design in relation to climate change and its impact on older people?
Context

• Demographic - an ageing population; intergenerational equity
• Policy - lack of suitable housing choices for later life; potential solution to 20k homes; Wider policy context
• Economic - rising costs in all areas of housing and care; financing
• Environmental – energy efficiency
• Social – isolation and loneliness
Housing for Older People in Wales: An Evidence Review

June 2015
Residents’ experiences

Expert Group on Housing an Ageing Population

- National Partnership Forum and Public Policy Institute Wales reports 2015 identified housing challenges with an ageing population
- Purpose of the expert group is to develop practicable and deliverable proposals to inform Welsh Government’s policy approach
- Engaged key stakeholders; ‘expert witness’ model
- Communications and engagement plan
Ecological model

- Regional planning: Ageing Well in Wales
- Urban design: Age friendly cities, transport, health
- Neighbourhood: ageing in specific places
- Home: identity, design
- Individual: decision-making & behaviour; staying put or moving on?
Assessing housing need and demand

• Absence of comprehensive data about housing need and solutions as well as outcomes.
• Information on quality, performance, accessibility and availability of services is not easily accessible to the public.
• Assessment is not joined up across health, social care and housing.
• There is a need to track new expectation and future proof.
Housing supply and choice

- Making better use of existing stock
- More specialist housing and housing that is age sustainable
- Collaborative forms of housing
- Homesharing
- Issues: lack of incentives to supply different models of retirement housing
Staying put or moving on?

• ‘Ageing in place’ = ageing in the right place
• ‘Keeping people at home for as long as possible
  ▪ Cost effective
  ▪ ‘Successful’ ageing: Independence
  ▪ Community Care
• = staying put – adaptation: care and repair
• Segregated or integrated living? Retirement communities
• Intergenerational living – village approach versus mixed age
• Co-housing
Planning

- The Valleys and rural Wales
- A view of planning that is enabling rather than a barrier
- Consideration of older peoples housing as ‘affordable housing’ and the need for exemptions from CIL
- Developing a better understanding of housing needs amongst planners
- Planning for the longer term
Design

- Design to be inclusive
- Smart solutions – using technologies as a facilitator
- Design for diversity, dementia, sight loss
- Age and eco sustainability
- Sharing innovative practice
Finance and Funding

- Incentives
- Exemptions
- Lack of targeting at older people
- Midlife review
- ‘Last time buyers’
Enabling people to age well and changing perceptions

- Making choices at the right time in life
- Incentivise through equity release and help to buy schemes
- Changing professional cultures
- Lack of knowledge of ageing amongst key informers
- Ageing Well in Wales
Future proofing

- more mainstreamed and specialist housing
- high specification for finishes, fixtures and fittings
- Lifetime home standards
- Lifetime Homes, Lifetime Neighbourhoods
Our home is a meaningful place

Housing has an important role to play in helping to tackle loneliness and isolation

Taking steps to stimulate the market for housing for older people will not only increase the supply and choice of housing for older people, but will also help facilitate the circulation of existing housing stock and in turn increase housing choice and availability for other groups of the population.
Key messages

• Housing offers opportunities for join up between policy areas
• We should build housing that can be adapted and sustain people through different stages of the lifecourse
• Access to information and support is vital to make choices at the right time
• Technology can open up opportunities
• People should be able to chose to stay put or move on