

LATER LIVING

designed by PRP



There is a severe shortage of suitable housing for older people.

30,000 units per annum estimated as the need (against latent demand)



A Home for the Ages

PLANNING FOR THE FUTURE
WITH AGE-FRIENDLY DESIGN

Daniel Stern, Ian Warren and Andrew Forth
Royal Institute of British Architects & Centre for Towns



RIBA 
Architecture.com

Demand for the varying types of age-friendly housing already outstrips supply, leaving people trapped in housing that does not suit their needs. The RIBA's survey research shows that a quarter of people over the age of 55 are currently considering moving home, yet half of these people said that they were being prevented by a lack of options in the housing market. Design was identified as the most significant consideration among those contemplating moving home, with specific features such as adaptability and potential for ground-floor living being prominent considerations.



Housing for Older People – House of Commons



House of Commons
Communities and Local
Government Committee

Housing for older people

Second Report of Session 2017–19

*Report, together with formal minutes
relating to the report*

*Ordered by the House of Commons
to be printed 5 February 2018*

We believe that national planning policy should give greater encouragement to the development of housing for older people and ensuring sites are available for a wider range of developers. We recommend that, in the impending review, the NPPF should be amended to emphasise the key importance of the provision of housing for older people in both local authority plan making and decision taking.



Planning Practice Guidance – Update June 2019

“Housing for older and disabled people”

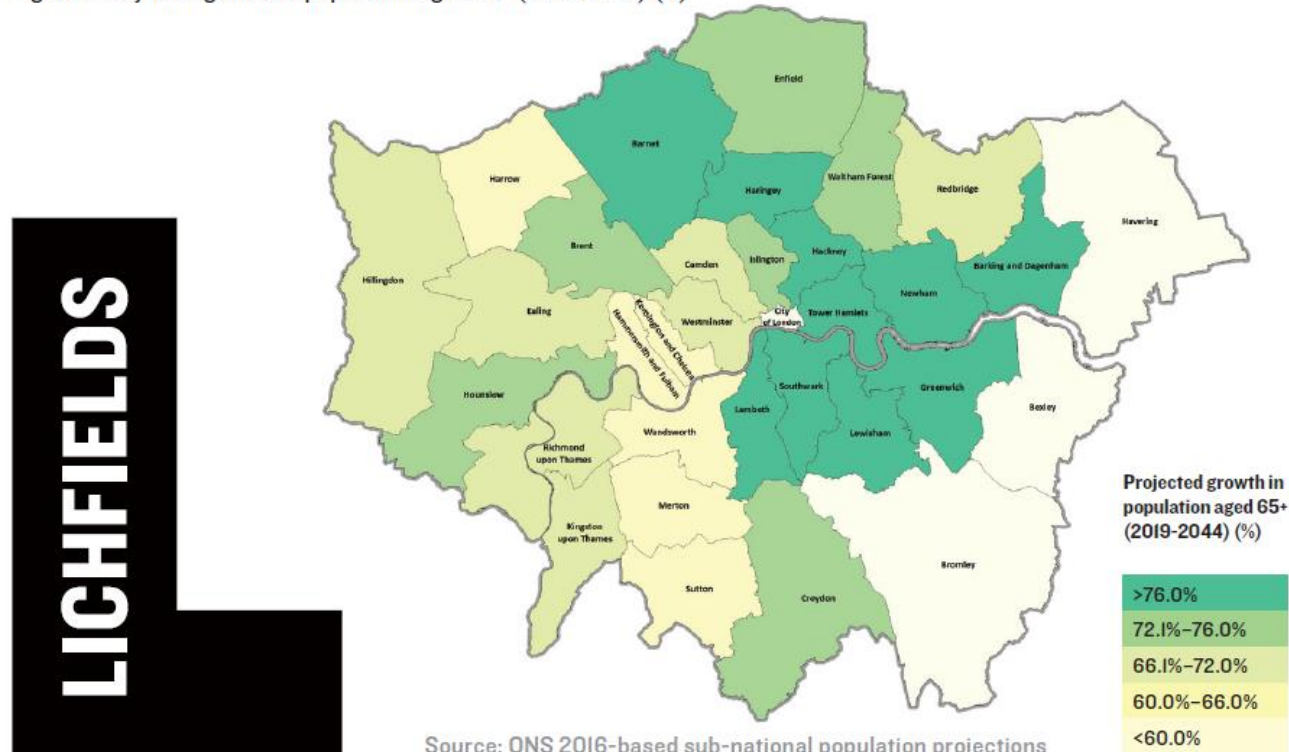
- *It says: The need to provide housing for older people is **critical** as people are living longer lives and the proportion of older people in the population is increasing*
- *Strategic policy-making authorities will need to determine in relation to their plan period the needs of people who will be approaching or reaching retirement as well as older people now.*
- *It emphasises that strategic policy makers should consider both how to support older people in their own homes and the provision of specialist accommodation.*
- *Supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move **could also free up houses that are under occupied.***

There is an urgent need to provide more specialist accommodation for older people in London

Ref: Lichfields 'Insight focus'
Sept 2019

"Based on the anticipated population growth of older people in London, approximately 81,800 additional specialist units will be required in the Capital between 2019 and 2044"

Figure 1: Projected growth in population aged 65+ (2019-2044) (%)



LICHFIELDS

lichfields.uk

HEADLINE FIGURES

71% additional people in London aged 65+ in 2044, compared to 2019

81.8k additional specialist units needed in London by 2044

92% of adopted Local Plans in London contain policies to support older people's housing

84% of adopted Local Plans in London include a quantitative requirement for older people's housing¹

3 adopted Local Plan in London allocates sites specifically for older people's housing

Could do better....

Ref: Lichfields 2019

Key figures

60%

of Development Plans in England, Scotland and Wales⁴ have generic policies relating to a requirement for housing for older people

14%

of Development Plans in England, Scotland and Wales have specific policies relating to a requirement for housing for older people

7%

of Development Plans in England, Scotland and Wales include land allocations for housing for older people

81%

of Scottish authorities monitor delivery of homes for older people compared with 16% in England and Wales

5.2m

the number of additional people aged over 65 by 2036 (from 2016) in Great Britain

17m

the number of people aged over 65 in Great Britain by 2036

24%

of the population will be aged over 65 in Great Britain by 2036

* Post NPPF adopted plans in England, all adopted Local Development Plans (LDPs) in Wales and Scotland

45% of councils in the UK have neither a clear older people accommodation policy nor site allocations for their ageing populations.

19 London Boroughs have no credible policy nor site allocations

Irwin Mitchell Research 2019

Only 10% of LA's in the UK have a specific policy to address older people's housing needs.

The benefits of Later Living

- Maintaining independence
- Health and mental cognition
- Reduces loneliness
- Genuine alternative to residential care
- Cost effective way to deliver care

Knight Frank research:

- 2.6% of all housing in UK is retirement housing
- 76% of older people own their own homes
- A quarter of older people express an interest in moving to a form of retirement housing



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£1,115

NHS saving per year for each resident living in housing operated by Extra Care Charitable Trust 2012-15

Source: Aston University

The benefits of Later Living

Housing LIN findings – Southampton City Council



Health care system financial cost benefit of.....

£2,000 per person per annum

This relates to:

- Reduced number of GP visits
- Reduction in number of community health nurse visits
- Reduction in number of non-elective admissions to hospital
- Reduction in length of stay and delayed discharges from hospital
- Reduction in number of ambulance call outs (linked to reduced incidence of falls)

Southampton are now aiming to increase their extra care by 450 units
(saving almost £900K per year in healthcare costs)



Healthier and Happier

An analysis of the fiscal and
wellbeing benefits of building
more homes for later living

A report by  STRATEGY for

Homes for Later Living 

September 2019

- Each person living in a home for later living enjoys a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of approximately £3,500 per year.
- Building 30,000 more retirement housing dwellings every year for the next 10 years would generate fiscal savings across the NHS and social services of £2.1bn per year.
- On a selection of national well-being criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing to housing specially designed for later living.

The benefits of Later Living





What is Required from Government?

- National Strategy for Housing for Older People
- Introduction of agreed definitions and requirements for specialist housing typologies and use classes.
- Primary legislation to require local authorities to take into account demand for housing for later living housing in plans and decision as a statutory requirement.
- Consider a review of Planning Use Class Orders.

What is Required from Local Authorities?

- Investment in more detailed evidence base for demand/need for all tenures / typologies of housing for older people
- Consistency of approach in line with (amended) government policy.
- Integration of later living housing with site allocations.
- Better understanding from planning officers of variety of housing typologies and tenures.
- Clear need for later living schemes enshrined in local plans

Quadra, Hackney, London

Client:

Hanover Housing Association &
Hill

Role:

Architecture, Landscape,
Planning

Completed:

March 2017

- Mix of 29 private and affordable, one and two bedroom apartments for the over-55s.
- Set in one of London's most vibrant districts overlooking the picturesque London Fields in Hackney.
- Provides exemplary housing, combining outstanding design, with practical functionality whilst merging seamlessly into its surroundings.
- Inclusive development - fully accessible with space standards, fixtures, fittings and interiors specifically designed to enable older people to live independently for as long as possible.





Double height lounge and entrance foyer with views across London Fields

Clapham Park, Lambeth

Client:

Metropolitan Housing

Role:

Architecture, Landscape

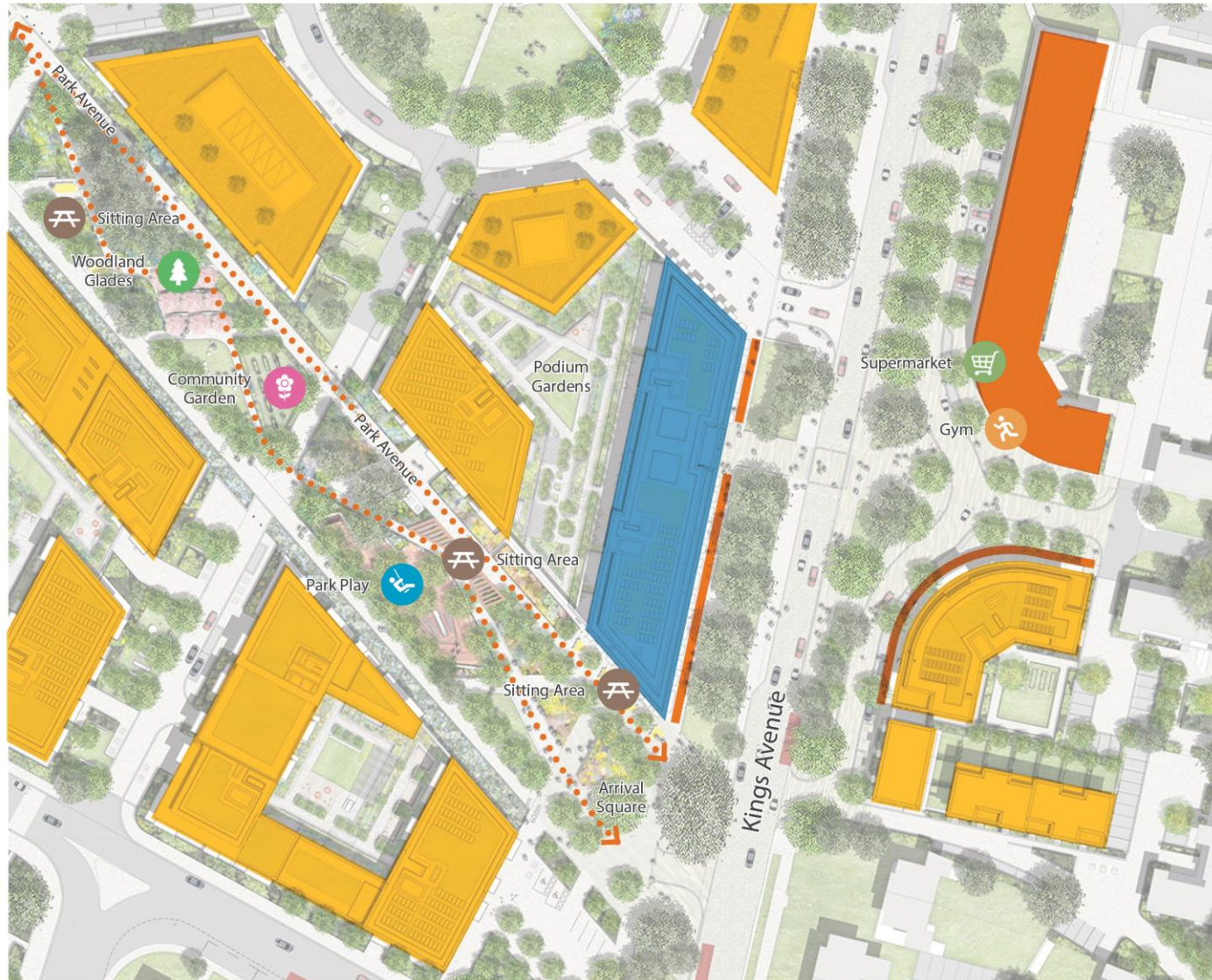
Status:

Planning Approved

- Retirement housing has been strategically located at the heart of the masterplan.
- 2,535 new residential units as well as commercial floor space, beautiful new public realm, landscaping, community resource centre and energy centre.
- 133 retirement living apartments, mix of affordable & private.
- Central location will offer convenient access to local amenities, public transport etc.
- Environment will promote wellbeing, designed specifically to suit the physical and cognitive needs of older people.



Uses Plan



Masterplan units:
2535

Later living units:
133

No. beds type:
79 no. 1 bed
54 no. 2 bed

Parking:
144




Site area:
4747m²

GIFA:
13420m² residential
423m² retail

Communal areas:
604m²

No. of storeys:
11

Key

-  Housing with Care
-  Family Housing
-  Retail (ground floor)





Highwood Mill, Horsham

Client:

Saxon Weald in partnership with
Berkeley Homes

Role:

Architecture, Landscape

Completed:

August 2017

- Extra care housing embedded in the heart of a new 2,000 home master plan.
- 105 high-quality mixed-tenure apartments for the over 55s along with a community 'hub'.
- Plan form is arranged to create a positive corner at the gateway onto the masterplan.
- On-site restaurant, hair & beauty salon, hobby room, activity room, restaurant, shop, bar and library.
- Residents enjoy the benefits of communal living with a community ethos, combined with independent living.

Winner - Best High Volume New
Housing - LABC South East
Excellence Awards 2017





Site Plan



Housing with Care



Limelight, Old Trafford

A regeneration project in the heart of Old Trafford with older people at the core of the development.

Integrated community hub includes a range of intergenerational facilities.



In Limelight's first year, it has...

Welcomed **69** residents
Received **112** applications
Held **98** resident events and activities

EXTRA CARE

Resident's coffee mornings hosted
56

EVENTS & ACTIVITIES

Hosted **607** meetings by local organisations of all shapes and sizes

Supported **921** community activities & events; from exercise classes to poetry workshops



80%
LOCALLY
EMPLOYED

Welcomed **3,328** people to events and activities

Employed **40%** of the Limelight team from the Old Trafford community + **40%** from neighbouring areas



Registered **1,840** new members

Issued **22,126** books from the library

LIBRARY

NURSERY

Given a massive **40,590** hours of free education via the pre-school & nursery



GP SURGERIES

Registered **808** new patients via their two NHS surgeries



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