

HOUSING AN AGEING POPULATION: AT CRISIS POINT?

HOMES UK
THE FUTURE OF LIVING

RICHARD BEST
NOVEMBER 2019

The importance of the home for later life

- ▶ Health and well-being
- ▶ Social interaction
- ▶ Personal and public finances

What makes the right home

- ▶ Space and light
- ▶ Accessibility
- ▶ Sustainability
- ▶ Shared space and facilities
- ▶ Technology

The level
of demand
v the level
of supply

- ▶ From home owners
- ▶ From social sector and private sector tenants

How the UK can deliver what is needed

- ▶ The role of central and local government
- ▶ The role of private and social providers
- ▶ The role of the citizen/consumer

Homes UK

Housing an ageing population: at crisis point?

Sheron Carter



HM Government

The Building Regulations 2010

Access to and use of buildings

APPROVED DOCUMENT **M**

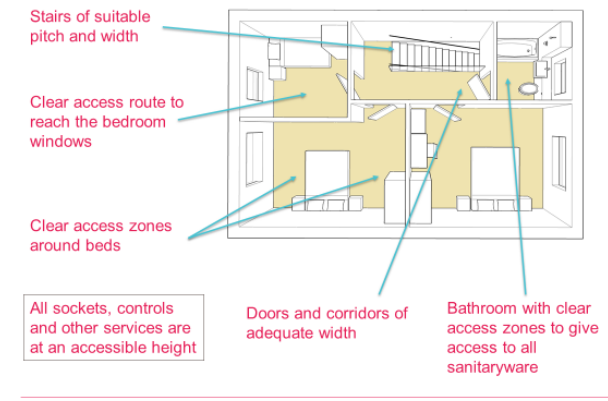
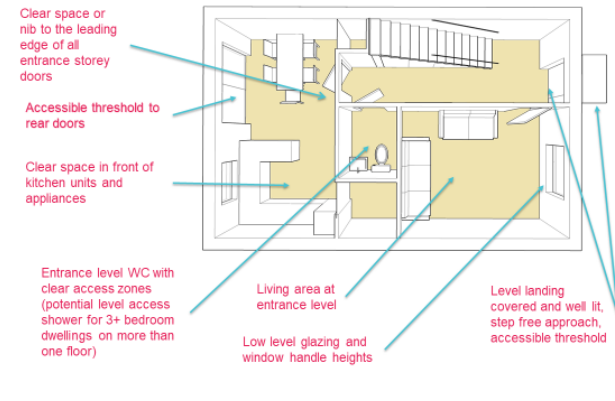
Volume 1: Dwellings

- M4(1) Category 1: Visitable dwellings
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments – for use in England*

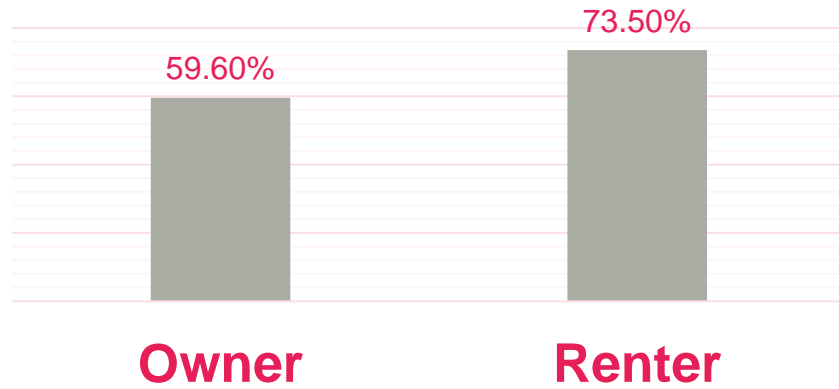


Category M4(2) features



House Type	Build Cost	Additional Space cost (after cost recovery)	Net additional costs
1B Apartment	£940	£289	£1,229
2B Apartment	£907	£289	£1,196
2B Terrace	£523	£578	£1101
3B Semi-detached	£521	£866	£1387
4B Detached	£520	£866	£1386

Disability and/or chronic illness



Age Group	Renter	Owner
65-74	15.1%	84.9%
75+	21.1%	78.9%



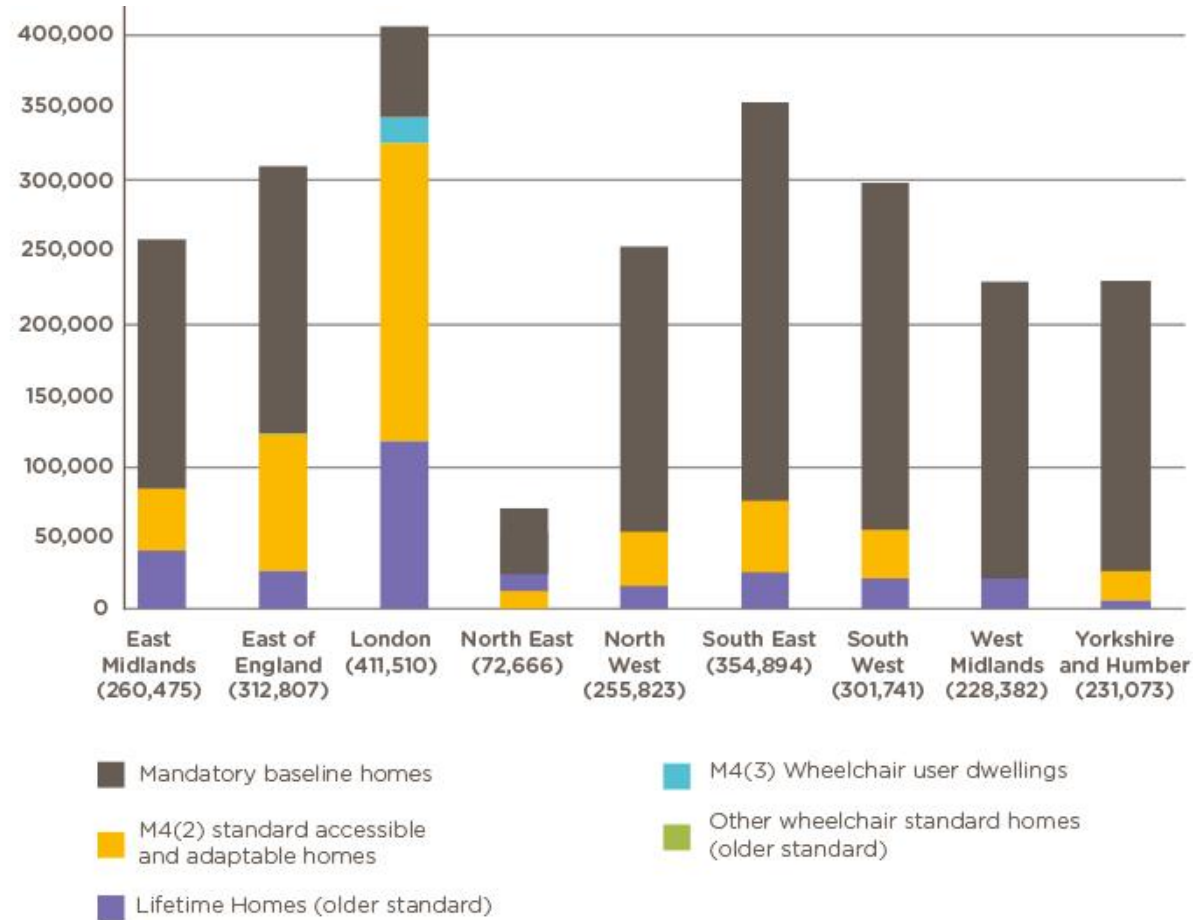
1 in 3 households
are 65+

Insight report – A forecast for accessible homes

- 43% of English local plans set a % for accessible or adaptable homes.
- 17% of plans include a % of wheelchair user dwellings.
- 32% of new homes projected to be built to M4(2) or Lifetime Homes Standard
- 2.4% of new homes projected to be built to M4(3) or wheelchair homes design standard



Best case scenario build rates in each housing category by 2030



The growing crisis

Population

1 in 5 disabled people

1 in 50 wheelchair users

New homes

Accessible/adaptable
1 for 72 people
(exc. London 1:104)

Gap

Wheelchair accessible
1 for 903 people
(exc. London 1:2210)

The

