

## Making the most out of planning housing for an ageing population

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# Housing an ageing population

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- Many strands of policy and practice involved in housing an ageing population in a way that creates good homes
- Lots of good practice in local government, but not universal and not always joined up
- This presentation aiming to touch upon most of the key issues: big picture rather than technical or how to ...
- Key themes:
  - Maximise contribution older people's choices can make to their communities
  - In addressing older people's needs consider wider opportunities and challenges
  - Consider impact on older people of overall strategies for housing and neighbourhoods
  - Remember if we're lucky we will all get older

# Whistlestop tour .....

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- Demographic trends, health and wealth
- State of current housing for older people
- Housing and costs to health and care
- Planning – the What:
  - Adaptations
  - New Build
  - Regeneration
  - Specialist Housing
- Planning – the How
- Age friendly neighbourhoods

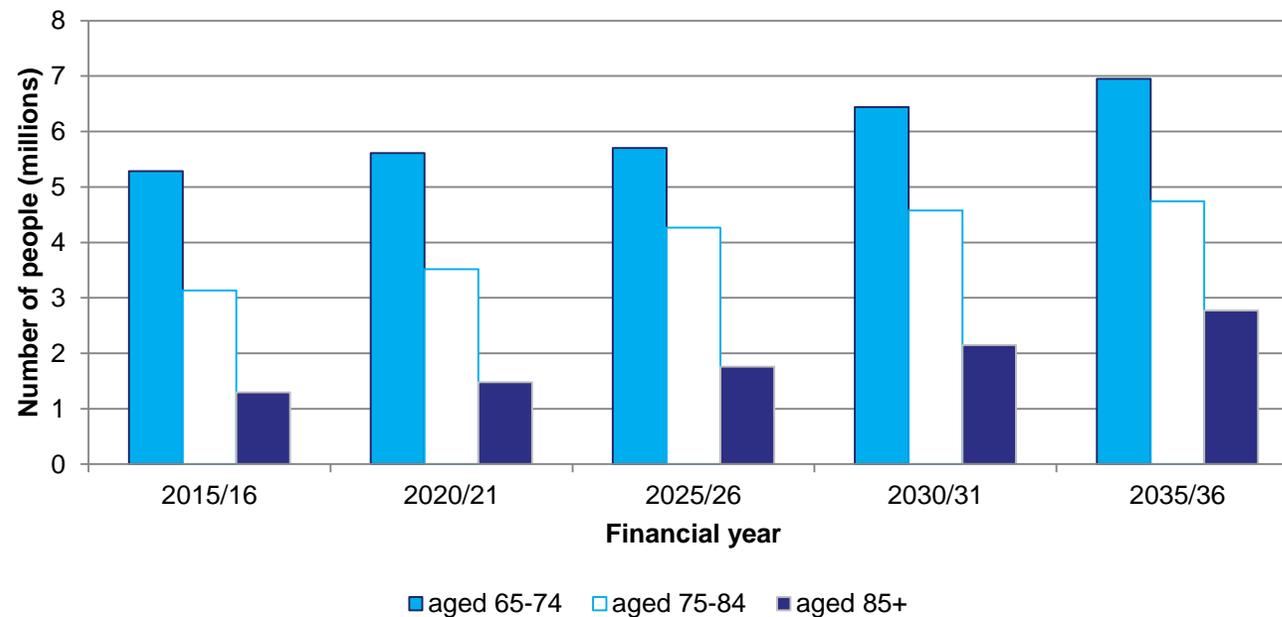


# 65 to 74 age group still the biggest in 2035/36 although 85+ growing faster

65 to 74: from 5.26 million to 7 million

75 to 84: from 3.13 million to 4.74

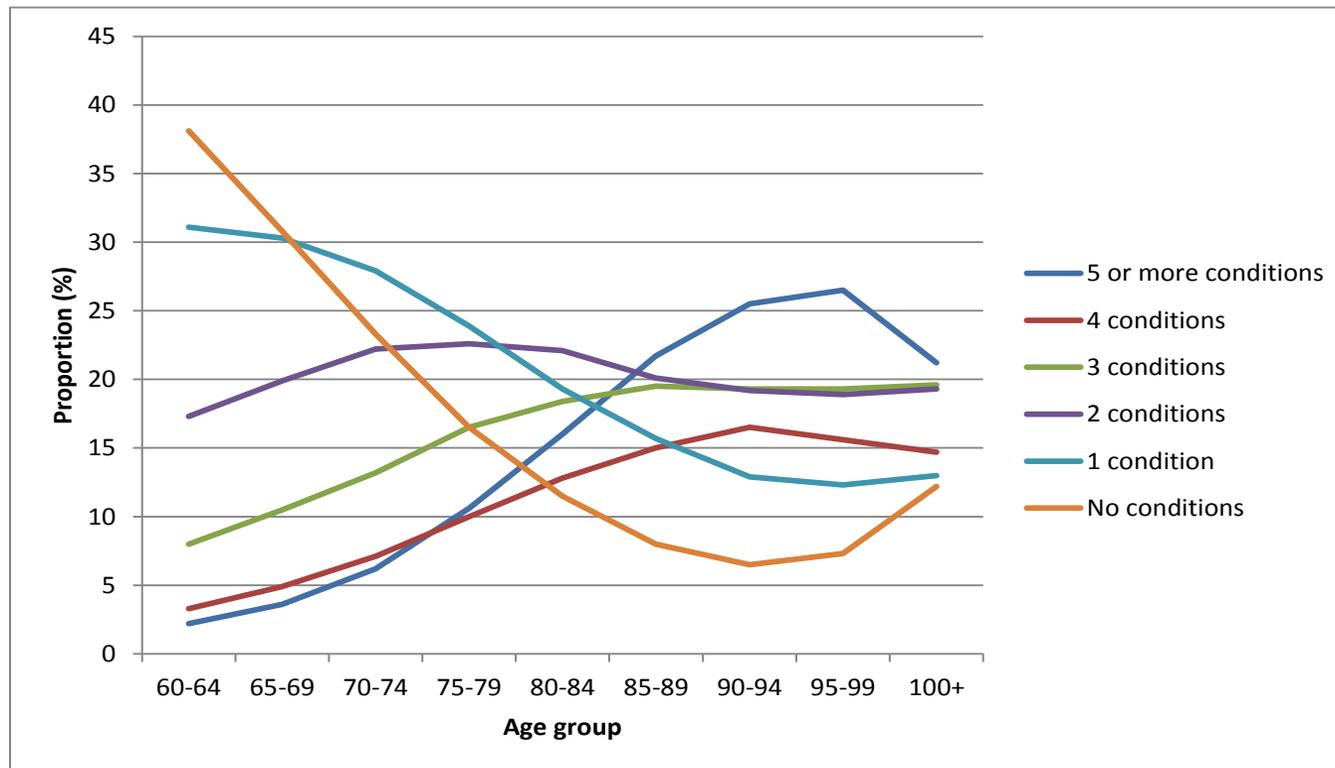
85+: from 1.3 million to 2.77



# Likelihood of having one or more long term health condition increases with age ... but

And numbers of health conditions increase with age ....

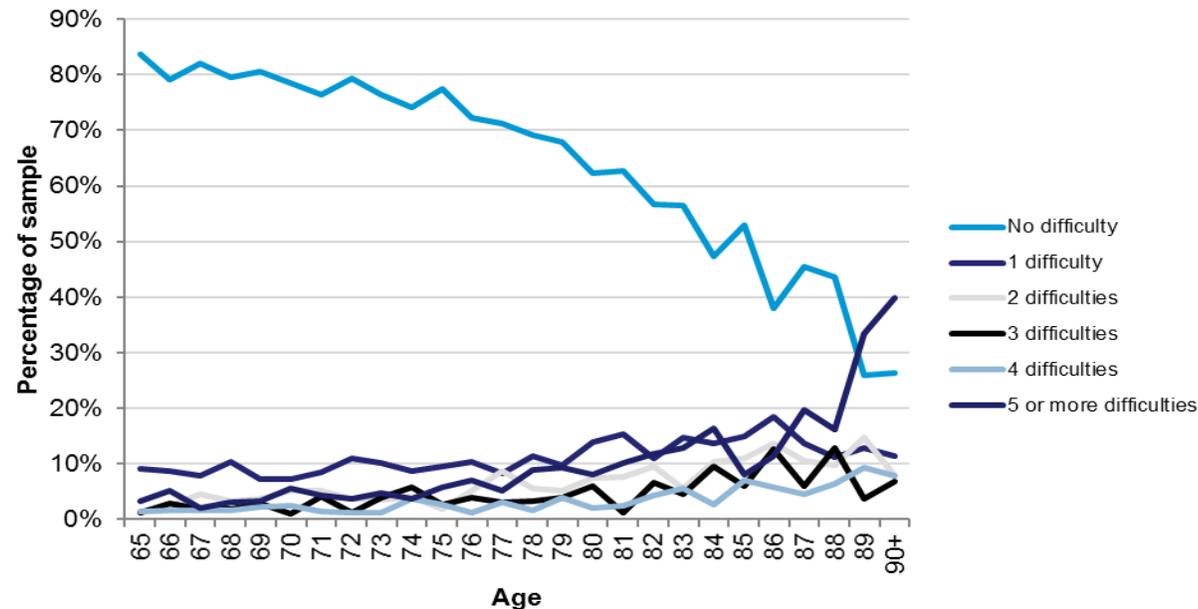
But



# Having a health condition doesn't necessarily mean having difficulties with every day living

For 65+, more than 80% don't have a difficulty with everyday living

Difficulties only experienced by more than half of the population when 85 and over



# Big disparities in income

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- In 2014/15 - 2016/17 before housing costs
  - Top quintile: couple/single £963/£450
  - Bottom quintile: couple/single £262/£139
- 17% of pensioners are below 60% of median income before housing costs
- BME groups over represented
  - 9% White 9%;
  - 25% Asian/Asian British
  - 19% Black African/Black Caribbean/ Black British
- Poverty much more likely if single and living alone: 26% compared with 14% of couples living alone
- Housing tenure makes a big difference to income after housing costs: 12% owners compared with 31% of social tenants and 36% of private tenants

# State of current housing for older people

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- In 2014/15 (English Housing Survey, oldest person 55+)
- 47% of housing contained a person aged 55 +)
- 11% 75 – 84
- 4% 85+
- Tenure
  - 75% owner occupiers
  - 17% social tenants
  - 7 % private renters
- Non-decent (households with 65+)
  - 21% failed to meet Decent Home Standard in 2012
  - Vast majority owner occupied (85% or 619,000) or private rented (6%) compared with 9% in social rented

# Existing housing for older and disabled people

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- 80% of homes that will exist in 2050 have already been built\*
- 96% of older households are in mainstream homes\*\*
- 80% of older people say they want to stay living in their current home\*\*
- 19% of households requiring adaptation felt that current living accommodation unsuited to their needs – 365,000.
- 12% of those aged 75 and over requiring adaptation said unsuitable
- 7% of housing had visitability features
- 84% of households with a wheel chair user did not have full visitability



# Housing, older people's health and costs to health and care services

- Estimated cost of poor housing: £1.4 billion per annum
- Cost to NHS in first year treatment costs: £624 million
- Biggest items: cold and falls, Category 1 hazards
- Also delayed discharge
- Emergency and other health services
- Early admission to residential care



# Planning: the What: Adaptations

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## **Adaptations: the quickest win:**

Good information/advice/products/installation service to help deliver affordable and effective adaptations.

Needs to be going on alongside new build and regeneration.

- All types of tenures – owner occupied, social rent and private rent
- Triage: deal with less complex plus adaptations to mitigate whilst explore better option that will take longer
- Consider streamlining and raising threshold for the means test
- Join up with personal health and care budgets



# The What: New Build residential

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- **All residential new build to M4(2) of Schedule 1 to the Building Regulations (aka Category 2)**
  - Cost approx. £1000 more on average and subsequent adaptation both possible, and considerably cheaper
  - Huge shortfall in adaptable housing amongst existing housing
  - Wider community interest: disabled residents; guests
- **At least 10% of new build to higher wheel chair accessible standards**
- **Revisit space standards**



# The What: New Build specialist housing

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Housing with support

Sheltered

Extra-care

Retirement blocs

Retirement villages

Assess demand for specialist housing in context of

better adaptability of mainstream housing

well designed mainstream two bedroom newbuild

Connect with wider community

eg cafes and restaurants

under fives, schools and young people's groups



# The What: Regeneration

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- Thinking out of the box – eg high rise can be appropriate
- Consider regeneration in context of wider plans
- Maximise accessibility



# Planning: the how

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- Different geographies,
- Local planning level crucial
- Need a good evidence base: what are the characteristics of the current housing stock and what do current and future residents want – all ages, all household types
- Involve the whole service community – health, care, housing, transport, leisure and education as well as the VCSE and the private sector
- And when focusing on older people engage with them!! Not just through surveys but through active engagement in the planning process, throughout the planning process.



# And finally – age friendly neighbourhoods

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When designing new neighbourhoods make sure they have the detail to encourage people to come out of their houses and mingle

For older people includes

- Local services, including post office and banking services as well as shops, hairdressers, cafes, pubs
- Accessible ways to walk about, including seats and toilets
- Attention to details to make the environment dementia friendly and accessible for people with sensory impairments
- Good lighting
- Transport links

