



Foundation for Lifetime Homes and Neighbourhoods

Overview

- Context – relevant factors
- Overview of the Lifetime Homes Standard?
- How much will it cost?
- What are the barriers to lifetime homes
- Overview of Lifetime Neighbourhoods
- Implications of poor design
- What next - how can we take things forward?

Why? Demographic change

- The number of people aged 65 years and over is expected to rise by 65% in the next 25 years to over **16.4 million in 2033**
- Older people are expected to account for **48% of the net growth in households up to 2026**
- **Over three quarters of a million people aged 65 and over need specially adapted accommodation** because of a medical condition or disability and **145,000 of them report living in homes that do not meet their needs**
- **90% of older people were living in 'mainstream housing'**. The remainder live in care homes and supported housing
- Further evolution of policies to support greater independence and control

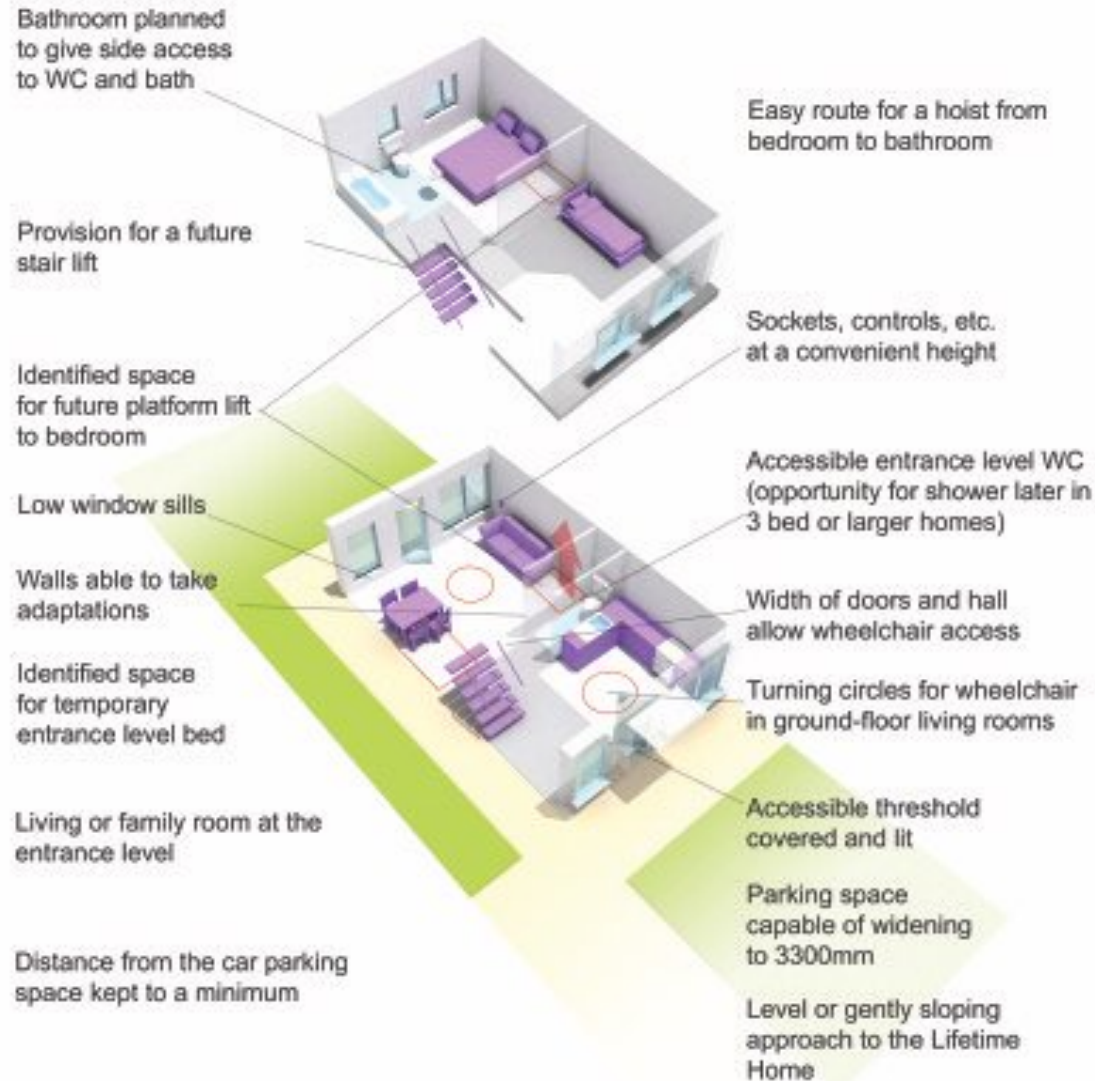
English House Condition Survey

- 4.5 million households (21%) one or more person with a mobility problem
- Only 740,000 (3.4%) of homes have the 4 features for someone with mobility problems to visit
 - Level access
 - Flush threshold
 - WC at entry level
 - Circulation space
- Survey demonstrates feasibility of adapting existing stock with a more comprehensive approach

What? Overview of the Lifetime Homes Standard

- **Minimum design** features to improve adaptability
- **16 key features**
- Logical progression of Part M of the Building Regulations concerned with 'liveability'
- Not specialist housing – gives a baseline for accessible design – a **universal approach**
- **Inexpensive, particularly** if implemented at design stage
- Cannot on its own guarantee well designed homes – dependent on **how it is executed**

Lifetime Homes



Cost of lifetime homes

- CLG estimated **£547 per new home**
- **Cost reduced** if implemented across the board through Building Regulations
- Building a house to **LHS adds 1% or less** to housing scheme development costs
- Adaptation costs reduced from an average of **£2,100 to around £1,000**.
- Expenditure on Disabled Facilities Grant- **£274m for 2008/09** (not full cost)
- **Impact of falls and accidents** in the home – AgeUK estimates cost of **£1.7b a year**
- Savings by reducing **demand on hospitals and residential care**
- JRF estimated long term savings of £5.5 billion over sixty years (current estimate likely to be much bigger)

Barriers to lifetime homes

- Confusion over the concept – **universal and specialist**
- **Commitment of key players** – planners, architects, builders – lack of awareness
- **Short term profit margins** set against long term social and economic benefits
- Evidence relating to cost – **short terms v long term view**
- Questions over **practical implementation** (despite success in London and Wales)
- Failure to recognise the **impact of age on the housing market**

Government's current position

- Housing Minister - **Grant Shapps** and the Minister for Building Regulations - **Andrew Stunell**
- **Unsympathetic to further regulation** – strong lobbying by the house building industry
- Priority reducing public expenditure – **evidence on cost likely to be key**
- Evidence that the Lifetime Homes Standard **can be implemented across existing type of housing** – with some flexibilities
- Current consultation exercise **put on hold**
- Will continue to investigate costs of implementing the standard and will look at the **long term costs and benefits**

Lifetime neighbourhood



Relevance of lifetime neighbours

- Housing needs to be **integrated** with concept of a lifetime neighbourhood
- Principles of **inclusive design** - built environment
- **Access** to shops, services and leisure facilities
- Automatically '**age proofing**' all new development – not treated as a special category
- Impact of the **Equalities Act 2010**
- Engagement of older people in the planning process – link to '**Big Society**' concept
- Conservative **Green Paper on planning** – bottom up approach

Government position

- Waiting for the results of **lifetime neighbourhoods evaluation study** by York University
- **CLG Structural Reform Plan**
 - 'Devolving power to closer to neighbourhoods'
 - 'Communities far more ability to determine the shape of place in which they live by radically reforming the planning system'
- **Planning Green Paper – Open Source Planning**

'designing a local plan from the “bottom up”, starting with the aspirations of neighbourhoods'

An opportunity?

Impact of poor design on older people

- Impact on **health and longevity**
- Older people **forced to leave** family home
- Ability to see family and friends – **poor quality of life**
- Greater pressure on costly **residential care**
- Increase in **fall and accidents** – avoidable injuries and deaths
- Barrier to delivering care and support and 'Big Society' objectives
- **Shopping and spending** – implications for high street businesses
- Greater risk of **crime**
- **Longer stays in hospital** and readmissions

These issues will affect a large proportion of society and need a comprehensive approach to the design and regeneration of local communities

Final comments

- Need to continue explaining the concept to different audiences
- Argue and demonstrate **cost effectiveness** of lifetime homes to Government
- Demonstrating examples of **successful implementation**
- Ensure there a ongoing **technical support** and resources for house builders, planners and architects in implementing the LHS
- **Making a link** between cost of adaption's and the benefits of accessible design
- Support the new Foundation for Lifetime Homes and Neighbourhoods and become a member
- **Sign up to Foundation pledge on the Lifetime Homes Standard**

www.lifetimehomes.org.uk