

# Rethinking Intergenerational Housing

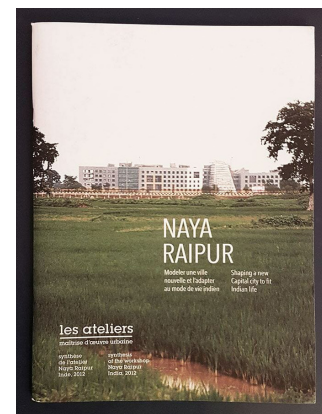
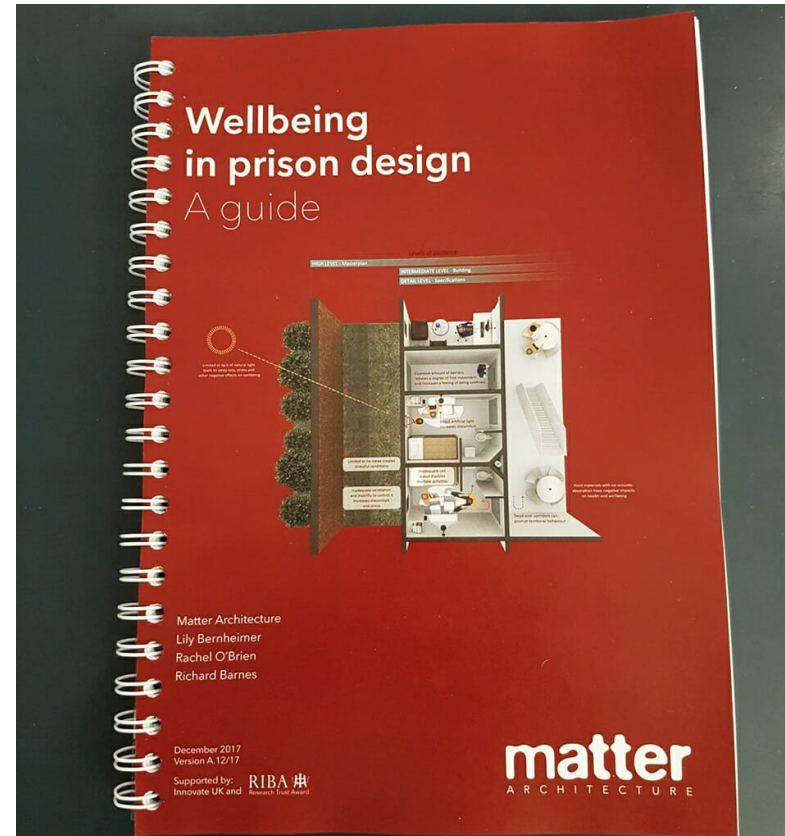
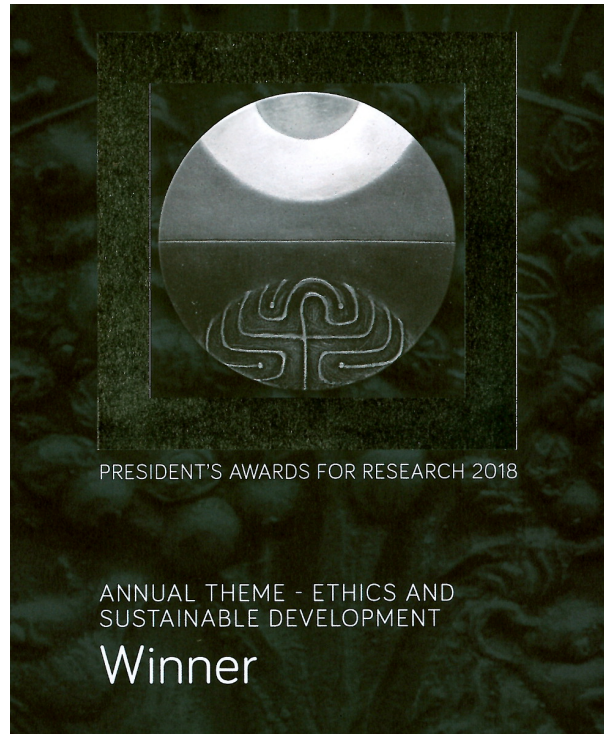
Can diverse people live independently whilst sharing skills, knowledge and friendship?

**“Life is about human relationships, and that doesn’t change with age”**

Bob, Britain’s joint oldest man (111) on Living Memory, BBC





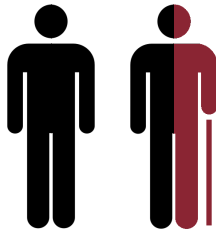




# The need for change



Over 1 million homes occupied by over 55's pose risk to health. Treating avoidable illnesses / injuries in older people costs NHS over £600m a year.



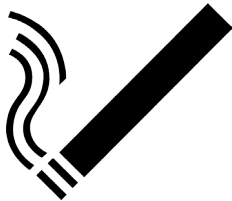
By 2040, nearly a quarter (24.2%) of all people in the UK will be over 65



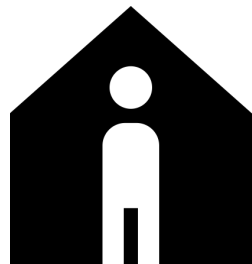
2.7 million bed days for older patients no longer needing care, costs NHS £820m.



Lonely people are twice as likely to develop Alzheimer's.



Loneliness can be as harmful to health as smoking 15 cigarettes a day.



Nearly half (49%) of all people aged 75 and over live alone.



Private rented households pay 40% of the gross incomes on rent.



Increased mental health issues in younger people



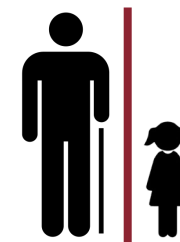
Increased pessimism about young people's prospects



37% of all children in London live in relative poverty as a result of housing costs.

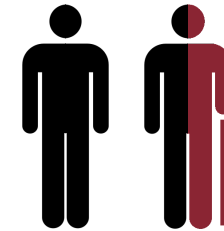


London parents spend 34% of their salaries on childcare costs.

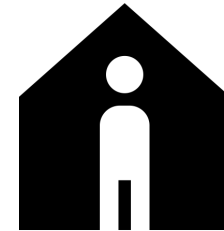


Children have 5% chance of having someone aged over 65 living in their area compared to 15% in 1991

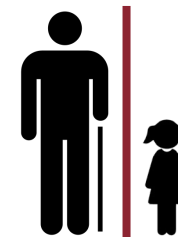
# The 'problem' of ageing



By 2040, nearly a quarter (24.2%) of all people in the UK will be over 65



Nearly half (49%) of all people aged 75 and over live alone.



Children have 5% chance of having someone aged over 65 living in their area compared to 15% in 1991



**growing**

communal

## sharing



# working

**living**

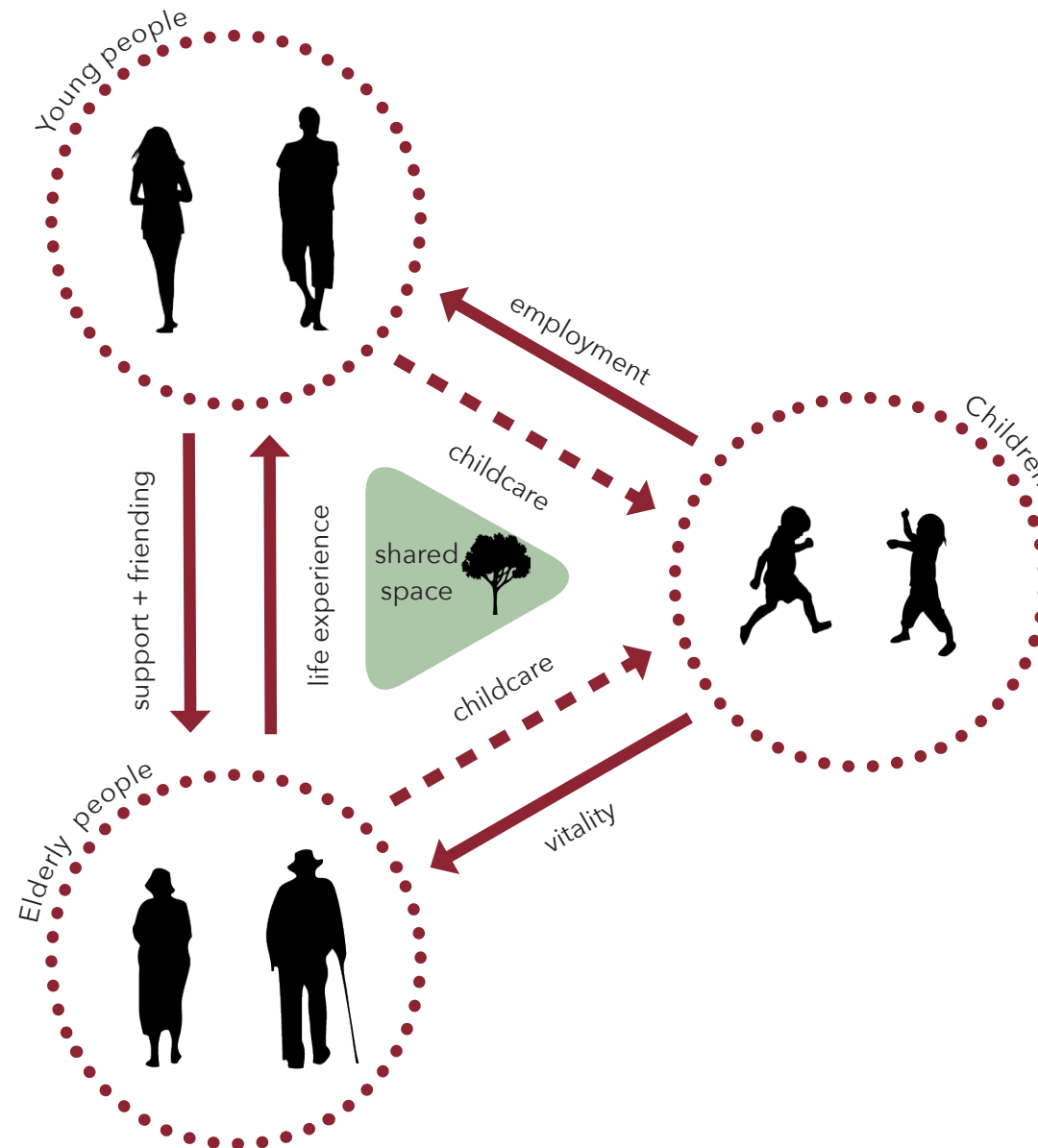
playing

# eating

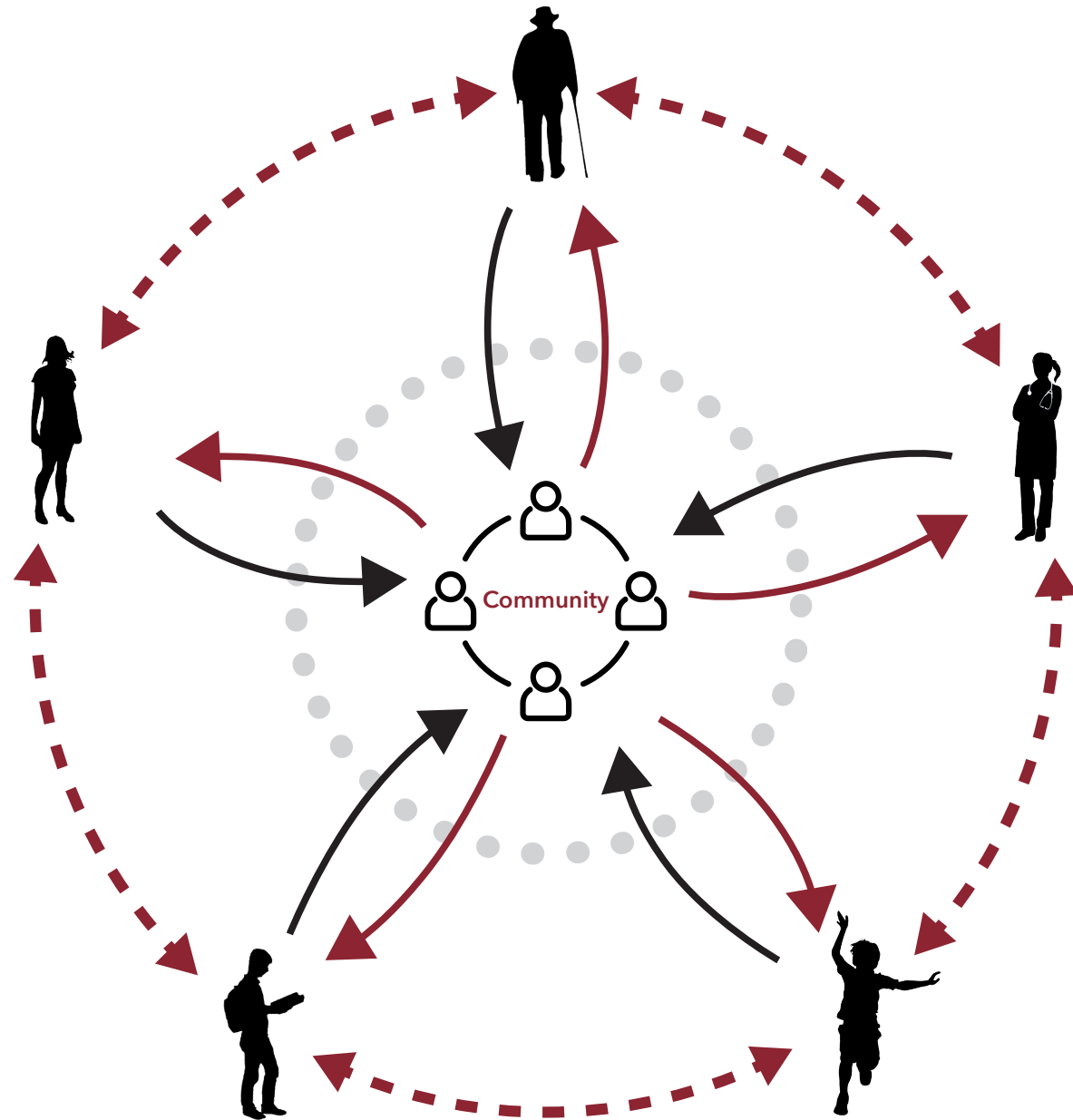
**matter**



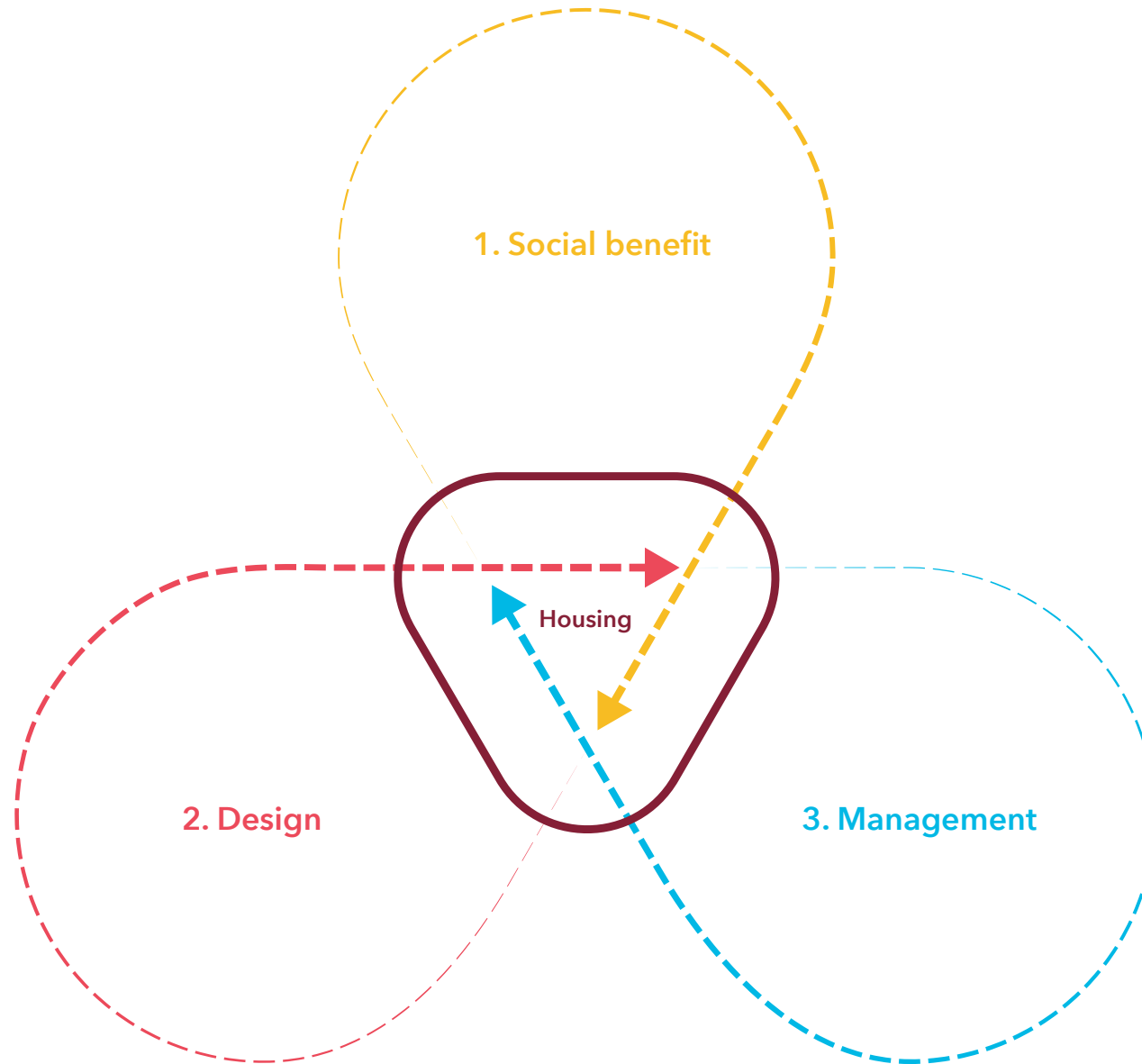
# A 'traditional' model



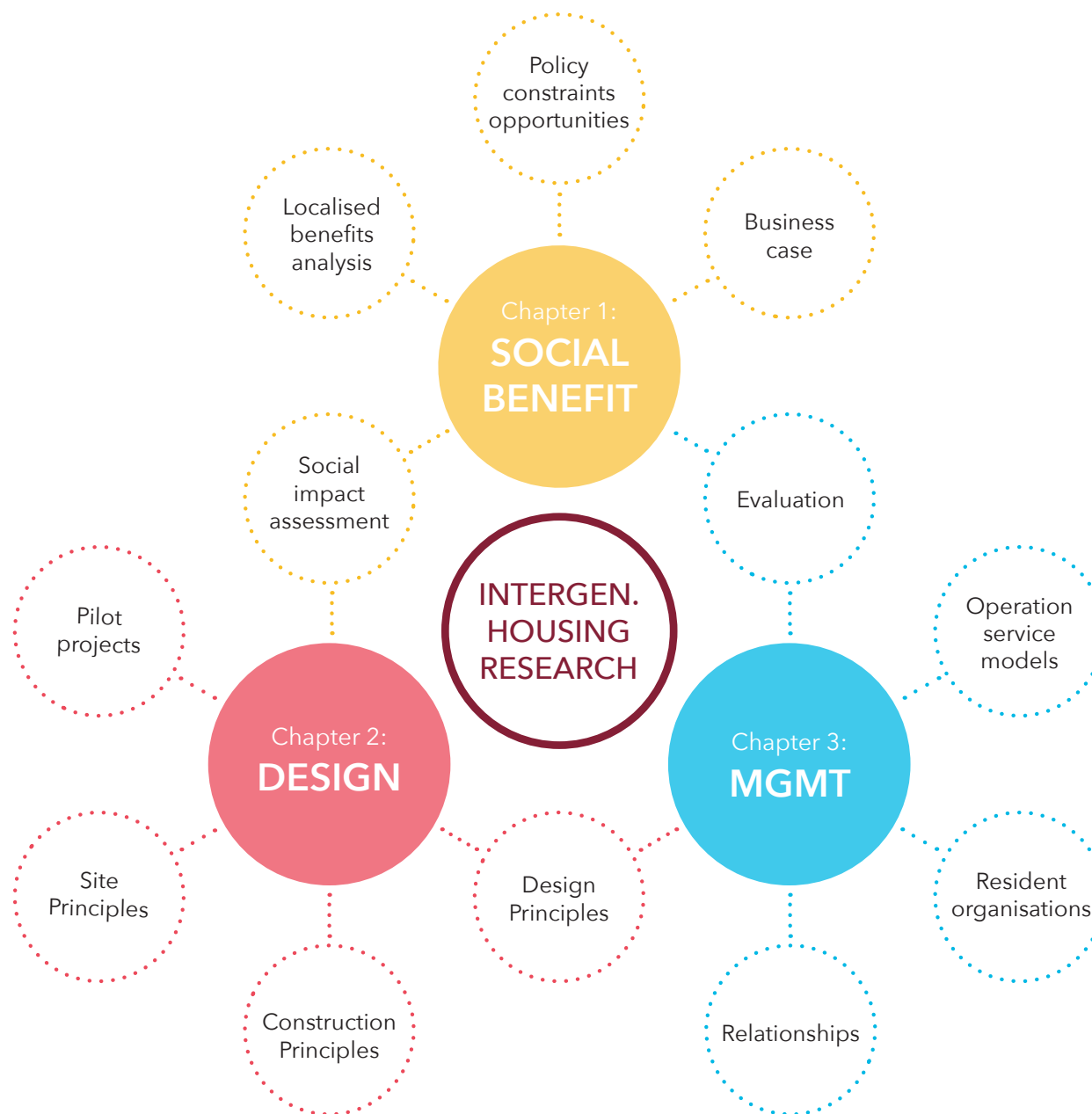
## A more independent model



# Necessary components







# Analysing precedents



Humanitas, Netherlands



LILLAC - Co-Housing UK



Municipal Project for IH, Spain



Hope Meadows, Illinois, USA



Homeshare, UK



LinkAges, UK

1

**Lack of wider strategy:** schemes tend to target specific groups of people

2

**Insufficient support** from the public sector and housing policies to drive change

3

**Lack of interest in innovation** from developers and private sector investment

4

**Requires heavy management** and administration to sustain intergenerational exchanges

5

**Schemes are anecdotally good** but limited evaluation hinders continual improvement

6

**Generally not purpose-built** and therefore limited to the constraints of the existing spaces

# What might a strategic version look like?



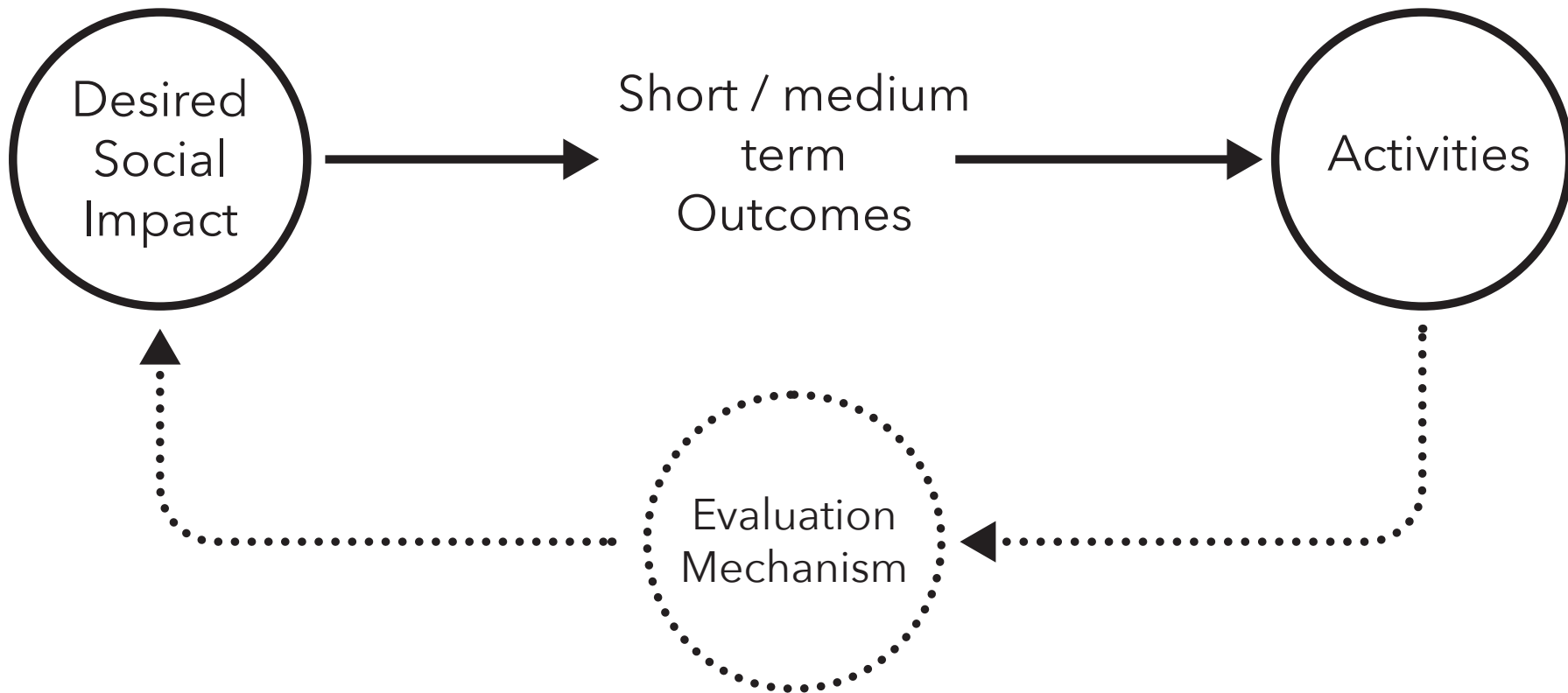


# Theory of Change

1. Identify desired impacts

2. What outcomes can achieve the desired impacts in the long term

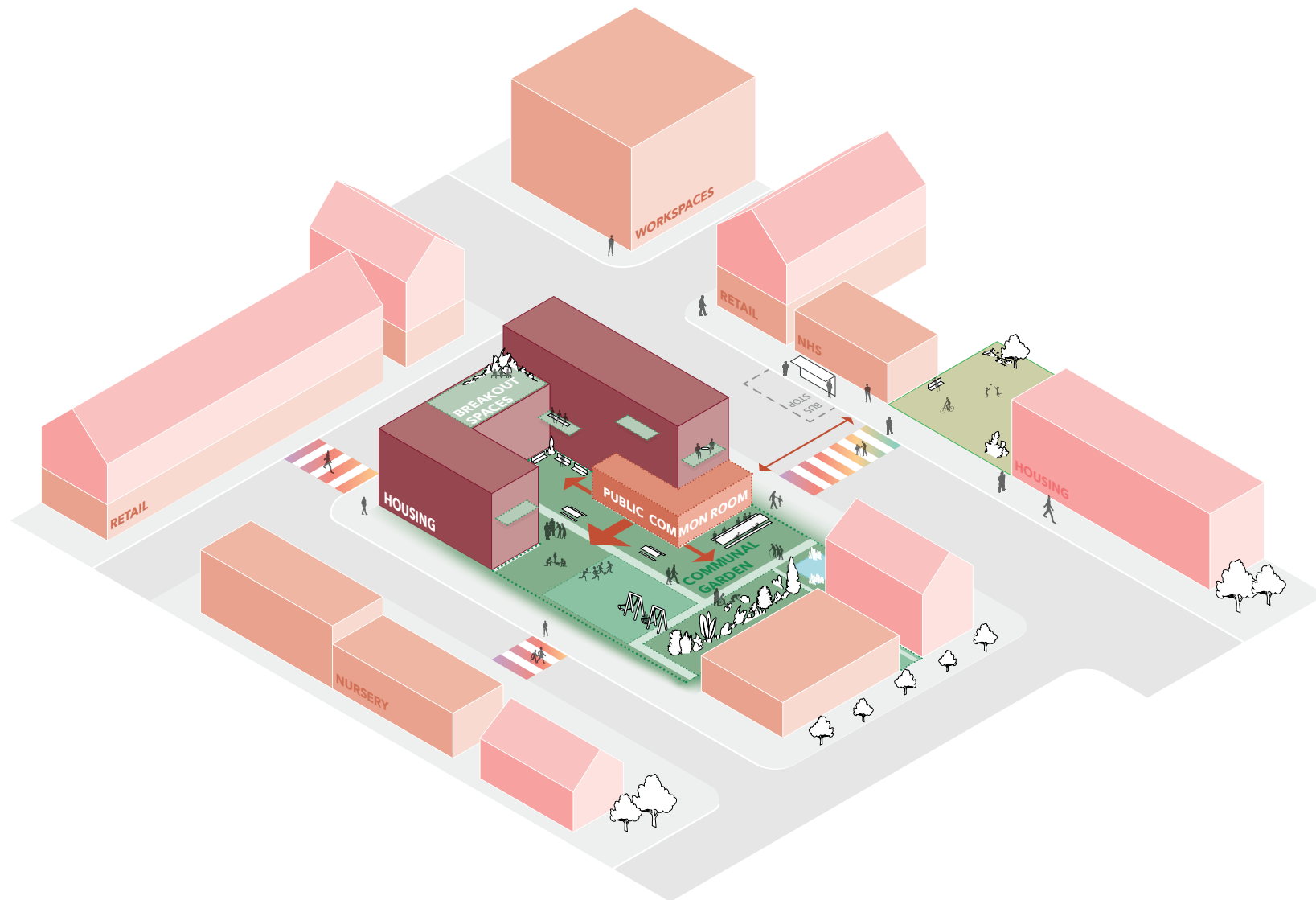
3. What activities can lead to these outcomes



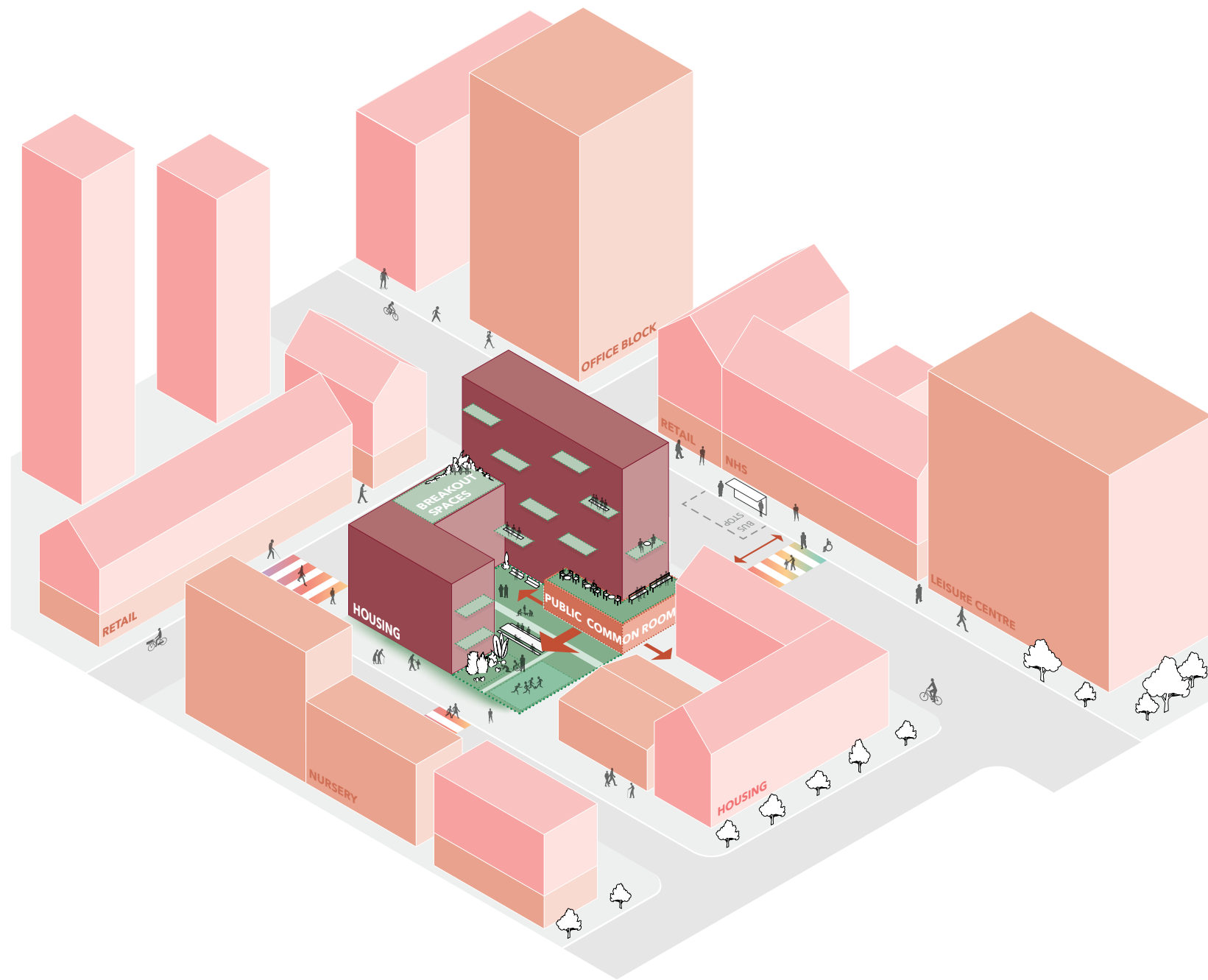
4. Are activities achieving desired outcomes and have social impacts been realised?

# Theory of Change











# Design principles

## Location



A new scheme should be located in a well connected local community and enhance local services and networks

## Homes

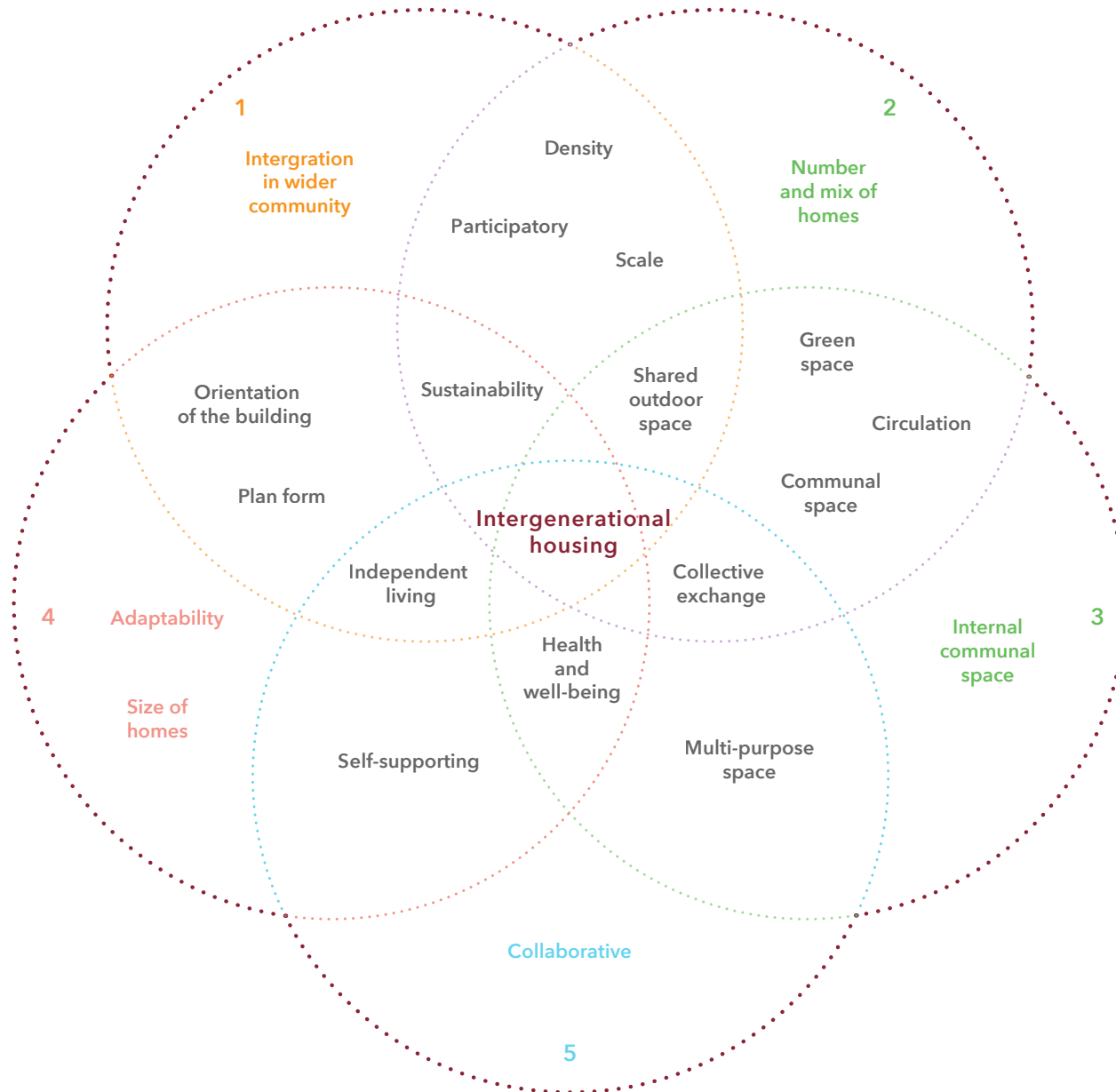


Homes within the new scheme should be adaptable and facilitate independent living for longer

## Design for Management



A new scheme should be designed to support management and be robust enough for future changes



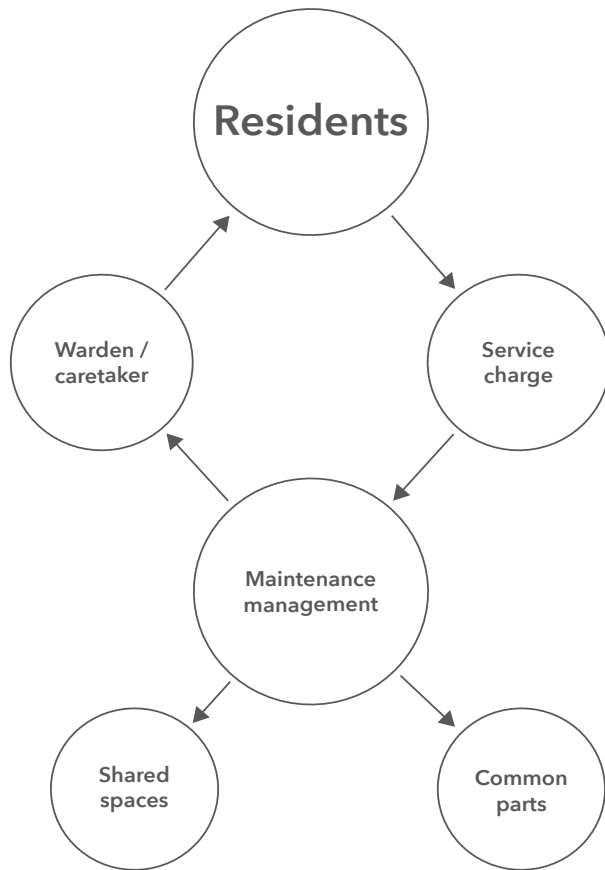
## Building Configuration

Building configuration should cater to providing permeable environments that enhance health and wellbeing

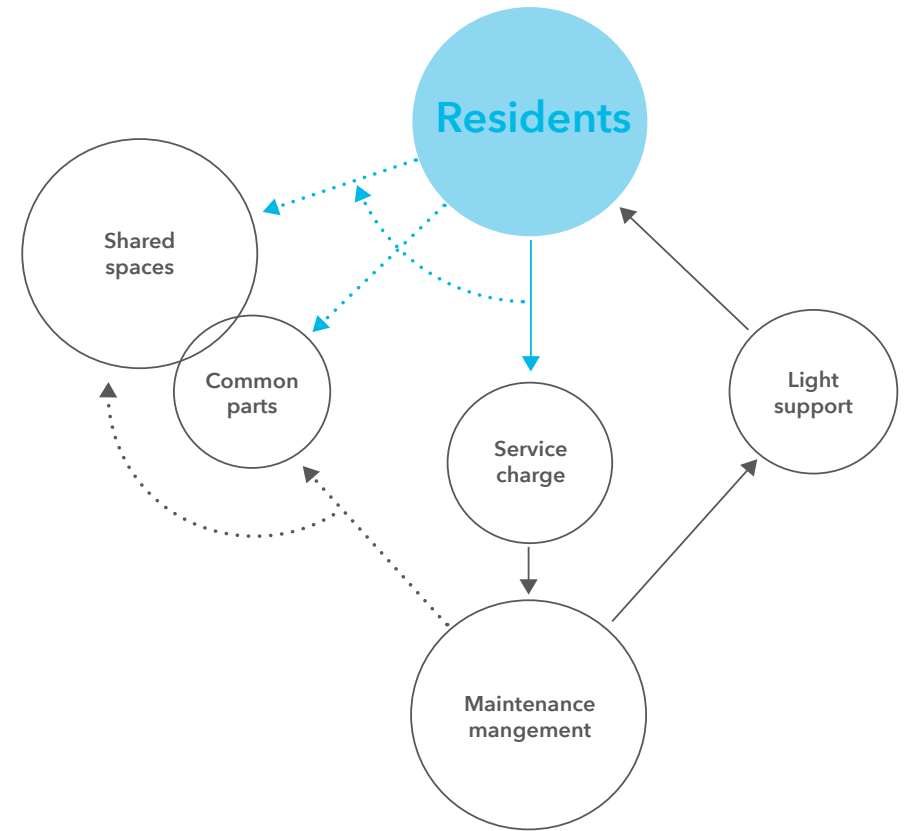


## Shared Spaces

A new scheme should include a variety of different shared spaces to foster relationships amongst residents and the local community

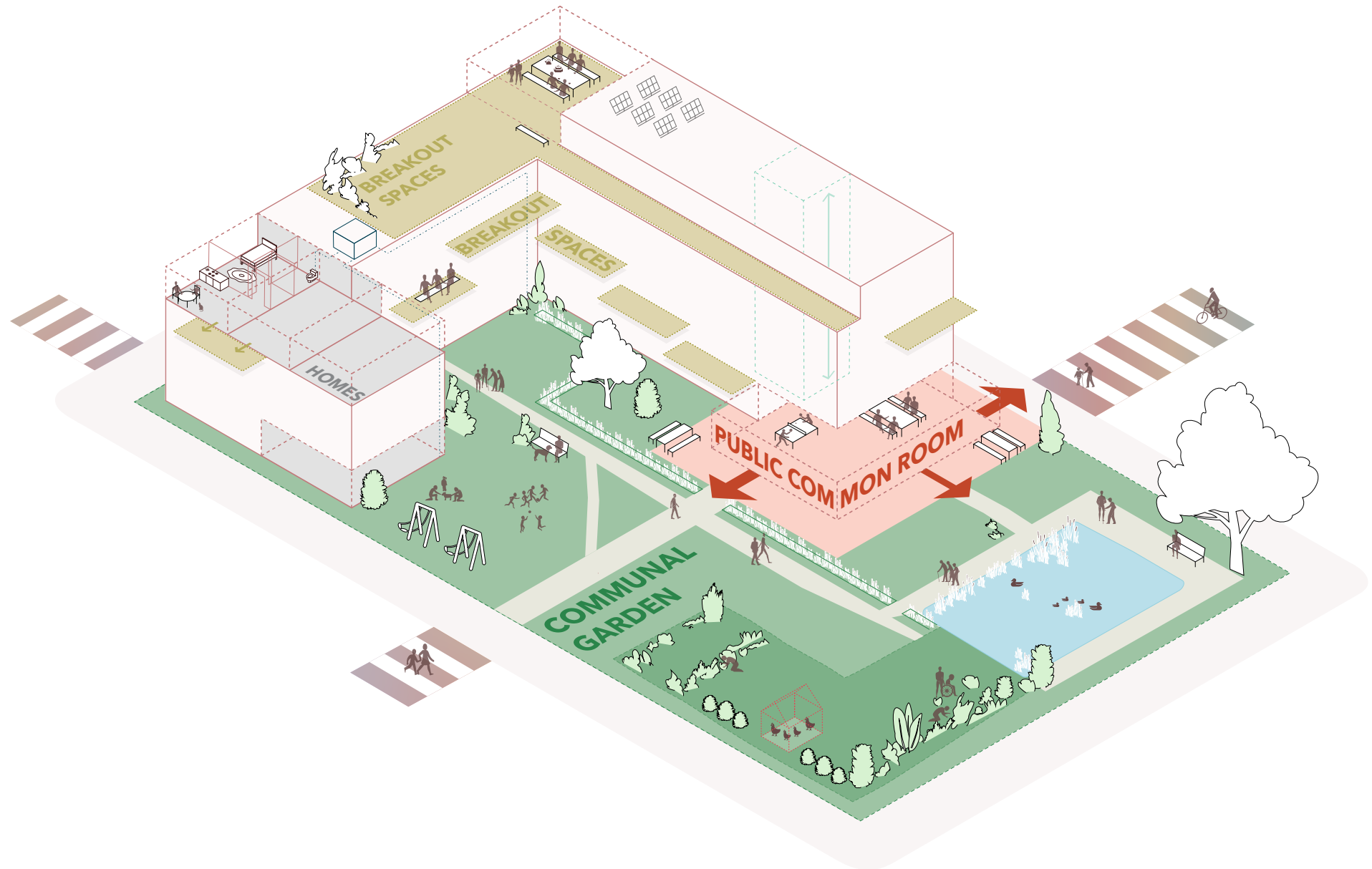


Typical



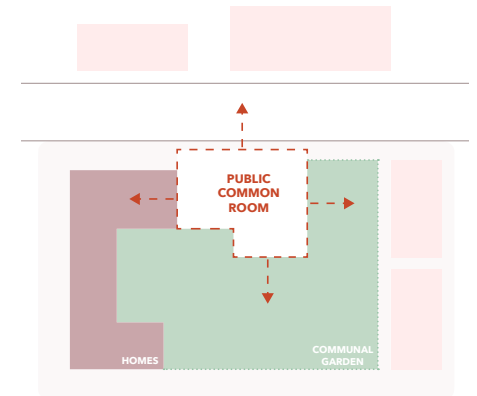
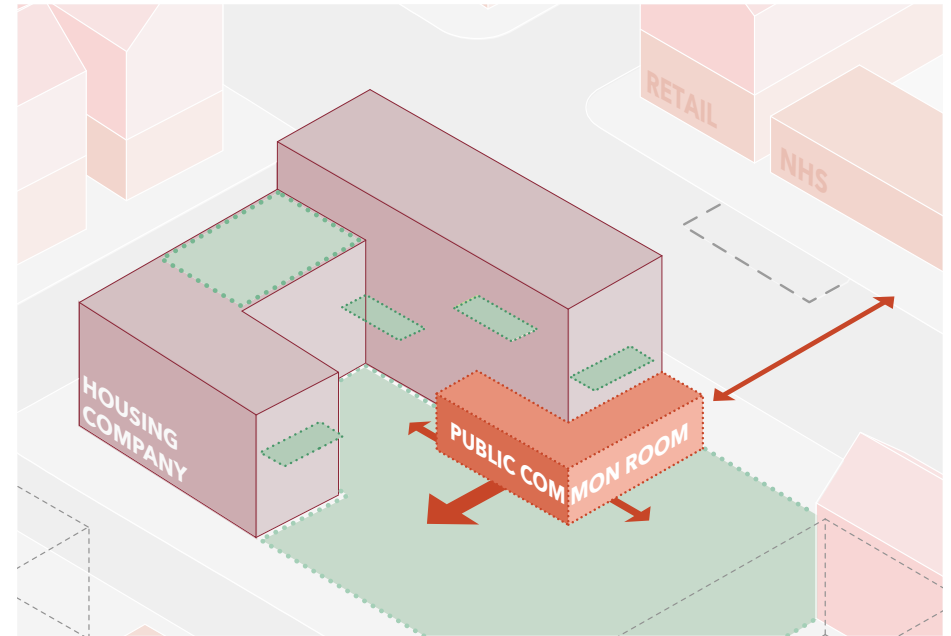
Intergenerational

Housing  
management

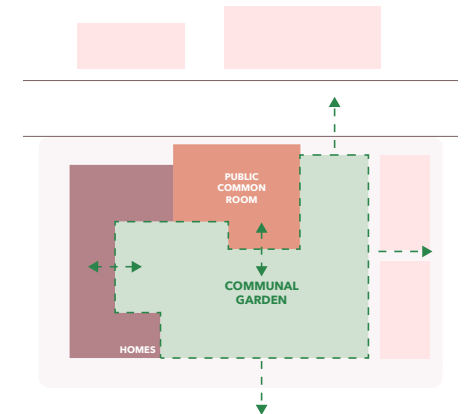
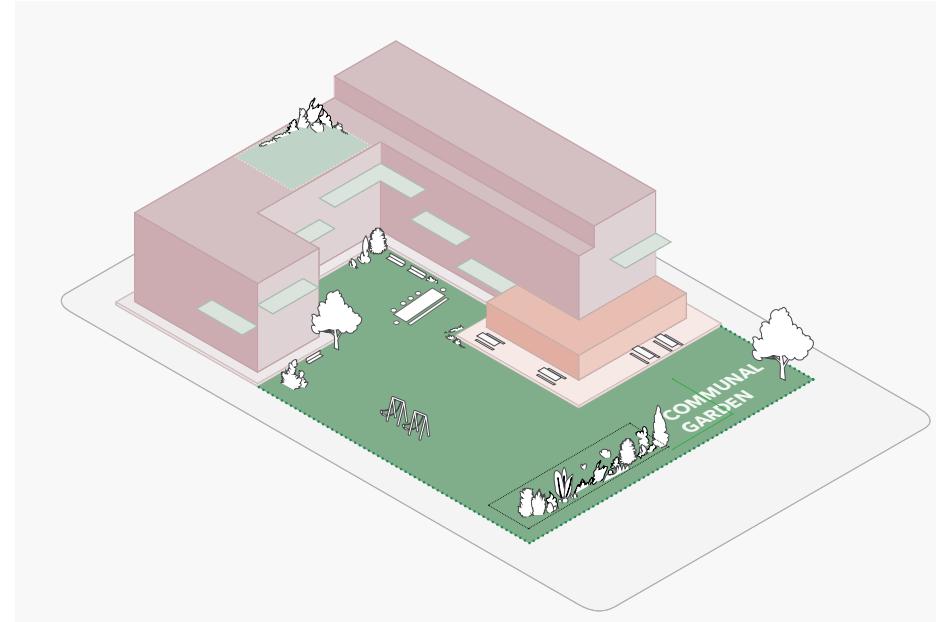
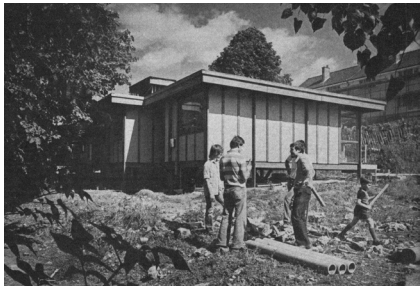




# Public common room

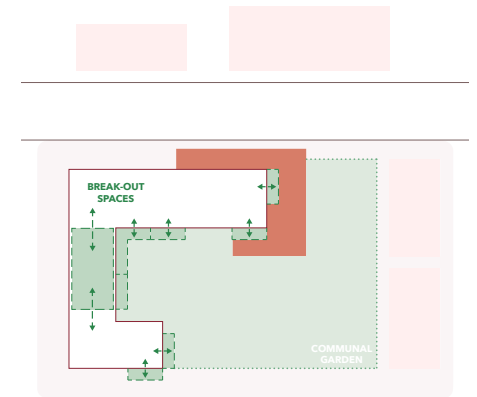
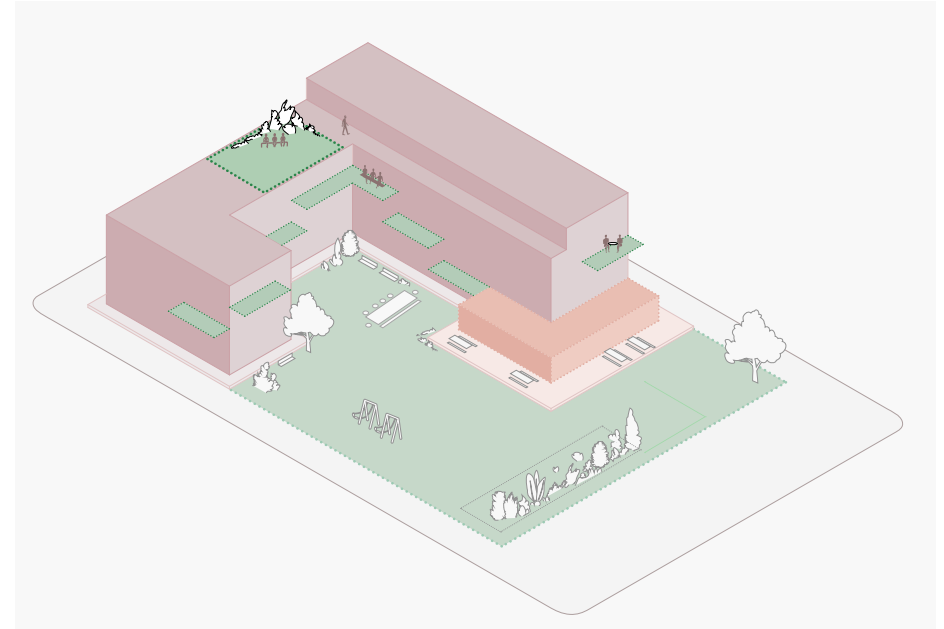


# Communal garden





# Breakout space



# Making it happen

- 1 **Innovate UK research project** completion and implementation workshop November
- 2 **Policy and network promotion:** APPG integration, Intergenerational network, Almshouse Futures
- 3 **Facilitation with partners:** Registered Providers, developers, Local Authorities, GLA
- 4 **Pilot scheme with Camden** ongoing
- 5 **Older Adults Housing Strategy for Ealing** ongoing

