

Architecture &
Design Scotland

Ailtearachd is Dealbhadh na h-Alba

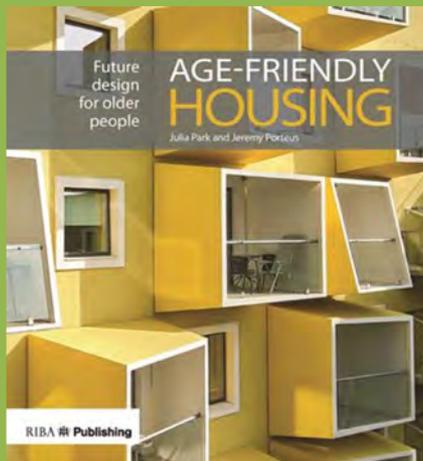
Intergenerational Housing Case Studies

Jeremy Porteus, Housing LIN



Housing LIN

Connecting people, ideas and resources



Town Centre Living: A Caring Place Intergenerational housing case studies

Jeremy Porteus

Chief Executive: Housing LIN

@HousingLIN

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Housing Learning and Improvement Network

About the Housing LIN

- Sophisticated network bringing together housing, health and social care professionals in England, Scotland and Wales to exemplify innovative housing solutions for older and disabled people
- Recognised by government and the housing with care sector as a leading ‘knowledge hub’ on specialist housing
- Online and regional networked activities, including Housing LIN Scotland pages at <https://www.housinglin.org.uk/HousingRegions/Scotland/>
- We connect people, ideas and resources to inspire, inform and improve the range of housing choices that enable older and disabled people live independently

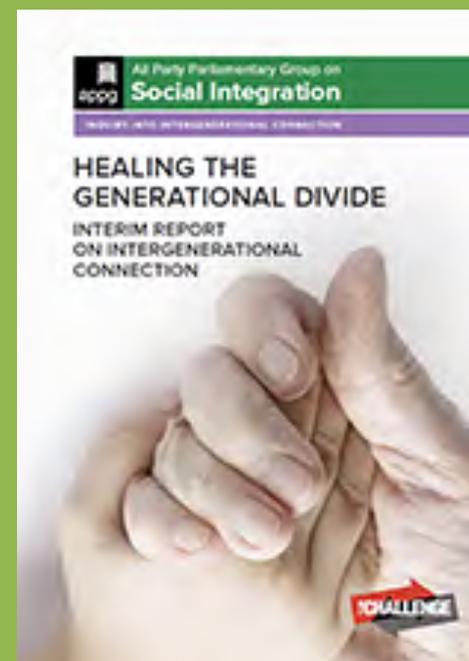


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Some of our Housing LIN influencing activities

- APPG on Social Integration on Generational Fairness (submission on intergenerational living)
 - A decline in shared spaces, such as community centres and libraries, has made it more difficult for different generations to come together to form meaningful connections.
 - Architectural practices throughout the UK should be encouraged and supported to explore how living spaces can be designed to promote intergenerational connection. Designs should include:
 - Integrating general needs housing with housing for those needing extra care.
 - Multi-generational homes through which different generations within a family can live together
 - Local authorities should work ... to foster intergenerational connection, such as home sharing and retrofitting cohousing



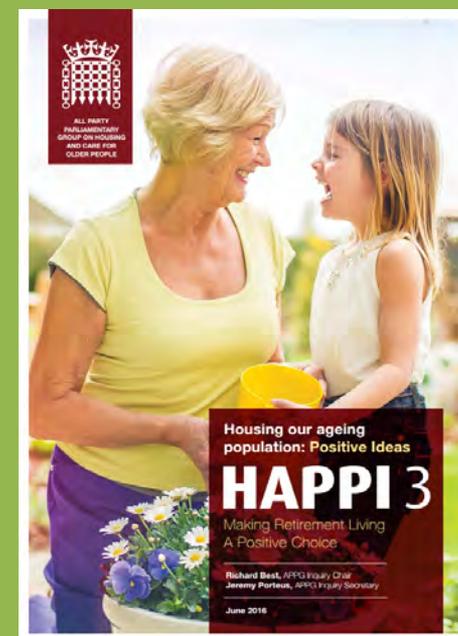


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Intergenerational housing by design

- Housing our Ageing: Panel for Innovation (HAPPI) – ‘Care ready’ design principles
- Age Friendly Housing – accommodating the needs of people as they age
- Inclusive environments - accessed and used by as many people as possible, regardless of age, gender and disability.
- Lifetime Homes – adapting for a lifetime of use
- Lifetime Neighbourhoods – accessible design to whole communities, services and facilities





Introduction

- A digest of 12 co-living case studies of intergenerational housing drawn from the UK and internationally for Architecture & Design Scotland programme, 'A Caring Place'.
- Provide examples of intergenerational mainstream and specialist housing that have features and components that are applicable to the Scottish town centre context, covering:
 - **Product** (Repurposing existing buildings: Non-commercial use at ground floor; Design, including HAPPI 3 design principles; Urban infill; Co-housing; and Environmental sustainability)
 - **Services** (User experience; Intergenerational features; Health and wellbeing; and Community use and integration)
 - **Feasibility** (Potential partners and participants; Local conditions in relation to area and siting; Tenure mix; Risks and opportunities; and Financial factors)



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Park Side, Matlock

A HAPPI award-winning 4-storey building of 10 mainstream 2-bed, open market apartments located in the heart of Matlock, Derbyshire

- **Product.** This is an urban infill development linking to a thoroughfare and riverside walk. Consistent with design principles.
- **Services.** Community access to ground floor commercial. Designed to be attractive to mixed age users; particularly attractive to older citizens.
- **Feasibility.** A market sale offering that could be adapted to include a mix of tenures. A mixed tenure development offers potential for sales to part fund other, more affordable tenures. A model that could be adopted by Registered Social Landlords for a range of users. Can be applicable to a range of town centre/brownfield sites.





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Castlemaine Court, Byfleet

The apartments allow single people, couples and families to be housed within one community with door widths and circulation spaces also allowing wheelchair access

- **Product.** This is a redevelopment of outdated sheltered/older person's housing in Surrey. An intergenerational product which offers attractive features to both older citizens and younger families. HAPPI design principles compliant. Designed to be highly accessible for people with disabilities.
- **Services.** No specific intergenerational services; however, 'streetscaped' with circulation spaces designed to facilitate social interaction between residents.
- **Feasibility.** An affordable social housing rental offer that could be applicable to a wide range of town centre settings. A housing model that could be adopted by Registered Social Landlords for a range of people. Useful as an opportunity to showcase redevelopment of no longer 'fit for purpose' housing for older people.





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Ro70, Germany

This development is an intergenerational cooperative housing project in Weimar, inspired by the philosophy of the “transition town” movement.

- **Product.** An ambitious repurposing of an existing building to form an attractively designed housing development for a mix of people/generations. Designed to be environmentally sustainable/energy efficient.
- **Services.** A cooperative housing model including a mix of intergenerational components including communal spaces for use by residents and by members of the local community. Residents can make use of a café, playground, barbecue area, orchard and parking on site.
- **Feasibility.** Likely to need to be scaled down for the Scottish town centre context, except in some larger towns with larger scale redundant buildings. A mix of tenures would potentially enable some cross subsidy of redevelopment costs; could be delivered by a private/social housing partnership





Cobham Manor, London

The multi-generational home on the Olympic Park is a connected flexible home for extended families who want to live together, while retaining a degree of mutual independence

- **Product.** New build, market housing as part of the development associated with the 2012 Olympic Games in London. A 'multi-generational' house designed to have flexibility in the way it is used by a family, e.g. for an older relative or younger family member.
- **Services.** An individual dwelling rather than part of a housing 'scheme'; however this example includes outside recreational space as part of the wider development.
- **Feasibility.** Could be applicable to a wide range of Scottish town centre contexts. Potential for a range of tenures to make this option available and relevant to people from a range of socio-economic backgrounds. Equally applicable in urban and more rural contexts. Potential for delivery by private housing developers and Registered Social Landlords.





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Marmalade Lane, Cambridge

This cohousing development comprises 42 homes – a mix of 2- to 5-bedroom terraced houses and 1- and 2- bedroom apartments multigenerational mix of children, retired couples, single person households of different ages and young professional couples

- **Product.** New build housing offer with a mix of housing types including both houses and apartments. A co-housing model. Aimed at a wide mix of types of households/generations. Offers some of the personalisation available through self-build but in a less risky format. Designed to be environmentally sustainable/energy efficient.
- **Services.** There are extensive shared gardens and a common house with a playroom, guest bedrooms, laundry facilities, meeting rooms, and a large hall and kitchen for shared meals and parties. The focus is on creating a sense of community alongside high quality housing.
- **Feasibility.** Could be applicable to a wide range of Scottish town centre contexts, with potential to scale down for smaller town settings/sites. Potential for a range of tenures. Potential for delivery by private housing developers and Registered Social Landlords.



Drommehagen, Norway

This scheme in Drobak was developed to provide housing for the town's growing older population

- **Product.** New build housing offer aimed at older citizens. A town centre site designed to blend with existing design styles. Designed and located to ensure that residents have access to a wide range of amenities as well as opportunities to engage with the wider community of all ages.

- **Services.** The complex has various communal areas to encourage as much interaction as possible between its older residents and the wider community and to encourage physical activity among residents. It is located adjacent to a range of shopping and leisure amenities with a communal courtyard to encourage social interaction. There is a health and wellbeing component, including design features that encourage walking and exercising.

- **Feasibility.** Could be applicable to a range of Scottish town centre contexts/sites, potentially as part of wide regeneration schemes. Potential for a range of tenures and delivery by a mix of housing providers. For Registered Social Landlords this may present an opportunity to rethink the use of sites currently occupied by potentially outdated sheltered housing.



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Derwenthorpe, York



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Comprises of 483 properties of varying sizes and tenures (26% social rent)

- **Product.** New build housing offer aimed at people from all ages/generations. A mix of housing types and tenures is provided. Designed to be accessible and 'care ready', i.e. to Lifetime Homes standard. Provision of energy efficient features including ponds acting as a sustainable urban drainage (SUD) scheme.
- **Services.** The design is intended to create opportunities for residents to come together informally.
- **Feasibility.** Could be applicable to a range of Scottish town centre contexts/sites, with the potential to scale down for smaller town settings/sites. Potential for a range of tenures and delivery by a mix of housing providers; however, the communally focussed element of this type of development may need to be led by a Registered Social Landlord or charitable organisation.



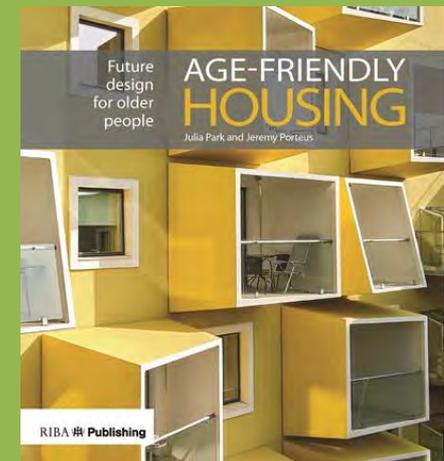
Other useful HLIN resources

- New intergenerational living network being established. Next meeting on 2 July in Leeds
- A selection of blogs plus forthcoming on intergenerational living by Gita Prasad, Norwich CCG and Winston Churchill Memorial Travelling Fellow
- Dedicated online Housing LIN resources on Intergenerational housing at:
<https://www.housinglin.org.uk/Topics/browse/Housing/HousingforOlderPeople/intergenerational-housing/>



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Thank you



Housing LIN

c/o PRP, the Ideas Store

10 Lindsey Street, Clerkenwell

London EC1A 9HP

email: info@housinglin.org.uk

website: www.housinglin.org.uk

Twitter: @HousingLIN @HousingLINews