

Chapter 3

De Rokade housing, a residential tower in the Maartenshof continuing care development in Groningen, offers Jacqueline van Wijngaarden and her husband the lifestyle to which they aspire (this page – see also Case Study 7)

Up-to-the-minute architecture at de Plussenburgh, Rotterdam (opposite page)



How can these housing requirements be met?

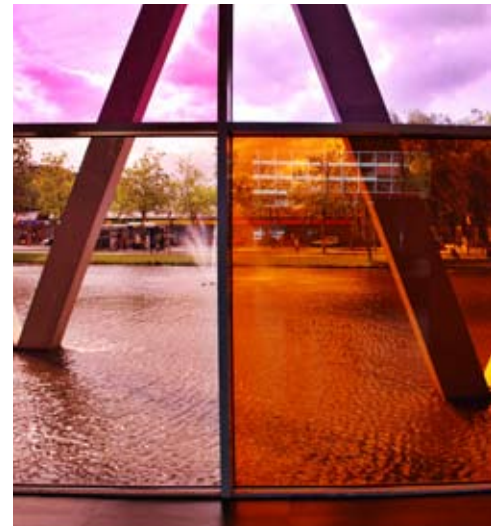


The quality of the internal domestic environment becomes increasingly important with age. Space, light, views and ventilation all matter much more when we spend more time indoors. Although the external appearance of our home may affect us less directly it is also important because of what it says about how we see ourselves, and how we are seen by others. Buildings that contribute by helping to shape and make places echo the contributions to society made by the people who live in them.

Quality by design

Many of the inspiring case studies seen by the panel challenge what we mean by 'quality', confronting established preconceptions about how best to design for older people. De Rokade (Case Study 7) is a good example. An exciting, contemporary building, it shows how aspirational, open-minded architecture can help to raise the profile of older people, demonstrating that we can enjoy a good quality of life in urban locations and at high density in older age, if we are given the choice to do so.⁴⁴

In Europe, where apartment houses are a conventional part of urban culture, many older people have lived in flats throughout their lives. They have experienced the benefits of greater security and less maintenance, and enjoyed the conviviality of shared space.



With some exceptions, contemporary European homes are bigger than in the UK, where there is a history of building small in older people's housing. In Sweden, space is governed by the strict imposition of standards.⁴⁵ Here, while we do have minimum standards for housing which receives public subsidy, space in private sector housing is unregulated. This may provide lessons for our mainstream housing, across all tenures, as well as a case for higher space standards for housing for older people.

Over 700,000 over-65s don't get out more than once a week

Help the Aged (2007) Spotlight Report

⁴⁴ CLG (2009) *World class places: the Government's strategy for improving quality of place*

⁴⁵ SS 91 42 21:2006, Swedish Standards Institute

Open plan living at Solinsieme, St Gallen (this page, right)
 FIG. 4: deck-access apartment plan at Flurgarten, St Gallen, shows flexible layout (this page, bottom)

Shared circulation space in the 'orangery' at Pad 55 overlooks a semi-private courtyard garden, and invites occupation by residents; walk-in store room area at Sankt Antonius, Stuttgart (opposite page, from top)

Most households, including older households, now seek at least one spare room as a minimum

Centre for Housing Policy, 2008



FIG 5



1: ACCESS DECK
 2: OPEN PLAN LIVING AREA
 3: SLIDING DOOR
 4: FULL WIDTH BALCONY

A better use of space

How we allocate and arrange space is as important as how much we have. In older age we have accumulated treasured possessions that we want to display or store. And most of us will need a second bedroom for visiting friends or family, or a carer staying overnight.

In the UK, we attach importance to the number of rooms we have, and use this as the way we describe our homes; a status symbol that – perversely – encourages us to under-occupy our homes as we get older and makes us reluctant to ‘give up’ rooms. But open or flexible-plan homes with fewer, larger bedrooms tend to feel more generous, offering alternatives and choice (rather than bedsits, which do not.)

Some aspects of UK regulation work against the idea of flexibility. Without sprinkler systems, fire lobbies must be provided within flats. Open plan arrangements are thus more difficult to achieve. Families may prefer to separate kitchen and living spaces, so that activities interfere less with each other and cooking smells are contained, but this is less relevant for people living alone or with a partner or companion. Many European examples, including Flurgarten in St Gallen (see left), and de Plussenburgh in Rotterdam, demonstrate the ease with which more flexible living arrangements can be achieved – for example, using sliding partitions between living spaces and bedrooms. Easy to use, these enable a flow of space, light and ventilation through the home.

The right amount and kind of storage is important for older people. It gets harder to reach the bottom and top shelf, so the amount of usable space reduces. To avoid at least some of the many preventable falls estimated to carry a healthcare cost in the region of £1 billion a year, it is vital that we have enough accessible storage for our possessions.⁴⁶ This is still more



important for the blind and partially sighted, who rely on knowing exactly where to put and find things in order to retain their independence. An individual's circumstances must be fully understood in order to generate appropriate design solutions. An area of walk-in store rooms – often in basements – is a standard feature of most housing on the continent, as seen in HAPPI visits to schemes in the Netherlands, Germany and Switzerland.

Many older people find it hard to give up their garden even when they are struggling to maintain it. Large, sheltered or semi-enclosed balconies, which can feel more like extra rooms, provide a practical substitute. Outdoor spaces that offer a fully accessible extension to the home, usable for much of the year, are valuable to those who leave the home less frequently; approximately a third of older people cross the threshold of their front doors only twice a week.⁴⁷

The same applies to circulation space, both within and outside of the home. The wide and sociable access decks seen at Flurgarten and Solinsieme (Case Study 19) offer settings for convivial conversation and sitting out. Like balconies, they connect us to the outside world, as well as to our home. In much of the UK, internal corridors with doors off both sides – often artificially lit – are commonly accepted as a necessary evil required to maximise development efficiency. Though often finished to a 'hotel-like' standard at considerable expense, they lack character and are used only for access.



Tom Welch,
housing developer,
Pad 55, Pickering

We're offering elegant lock-up-and-go homes, designed to appeal to discerning over-55s, especially expats returning to the UK. Pickering is a great location – it has easy access to northern cities and the coast, but it feels rural.

We have been unlucky with our timing; the downturn has resulted in market pricing moving away from us. But we think there are learning points in what we've done at Pad 55.

46 Help the Aged (2007)

47 Sinclair, D., A. Swan and A. Pearson (2007) "Social Inclusion and Older People" Help the Aged

‘... a sustainable way of thinking that benefits everyone, but older people in particular’

Sustainability

Although some of the UK schemes visited were at the forefront of green technology – the Pad 55 development in Pickering, North Yorkshire for example, generated its own energy and boasted a range of sustainability credentials – we do have some catching up to do in terms of environmental design. On the hottest two days of the summer, schemes including Gradmann Haus, Stuttgart (case study 13), and Gibeleich, Zurich (case study 16), were cool and comfortable. Green roofs, passive stack ventilation and sun awnings are everyday environmental solutions rather than ‘extras’. This sustainable way of thinking benefits everyone, but older people in particular. As we get older, we are less able to control our own body temperature and get too hot or too cold more easily. Because we spend more time at home, we spend more money on lighting, heating and cooling, unless our homes are well designed. It is perhaps unexpected to find that older person’s housing could lead the way in terms of sustainable environmental design, but it makes sense that it should.

This observation echoes earlier calls for the integration of agendas. The Code for Sustainable Homes does not acknowledge the particulars of this sector, as it is not currently set up to

apply to housing provision with integral communal facilities. As with the need to join up thinking between government departments, between agencies and institutions, and between the private and public sectors, there is a need to rationalise the various regulatory and advisory design frameworks, so that new-build standards in this sector at least match the environmental standards that compliance with the code requires elsewhere.

There is also a need for the integration of design agendas. Building management environmental systems and person-centred equipment, which perform monitoring, information and security functions through ‘telecare’ and assistive technologies, help to manage thermal comfort and support independence. When we know that the alarm will be raised if we fall, or fail to get up in the morning, and that a ‘smart’ energy system will moderate the extremes of hot or cold weather while looking after our fuel bills, we have a greater sense of security.

As well as technologies, housing design should actively promote wellbeing through its structure and fabric. A growing body of evidence shows that daylight exposure – which plays a role in the production of hormones, regulating daily rhythms and affecting moods – contributes to good health. This theme is important at the scale of the building and the neighbourhood. Visual contact with the outside world, as well as proximity to parks and exercise facilities, are important factors.

Learning from the case studies, and pooling its collective experience and insights, the panel has chosen to highlight ten practically focused design priorities, set out with examples in the following pages. Rather than focussing on specific care needs, these recommendations provide a baseline for all housing for older people. Needs in terms of mobility, accessibility, and sensory support – especially for visual impairment – merit consideration.



CASE STUDY 21: Postiljonen Skanör, Sweden

With its colour-washed exterior and elegantly proportioned common room overlooking the village square, Postiljonen is enchanting. Swedish country furniture complements the courtyard garden ambulatory; interesting objets d'art are everywhere.

But the strengths of the project are more than aesthetic. In common with Neptuna, Postiljonen is located in the thick of things. The front door gives onto a village square; to the rear, the garden's open corner links to the care home next door. As at Collier's Gardens, circulation spaces are more than just a way to get around. French windows open onto the court, providing access as well as sunlight, views, and a sense of calm.

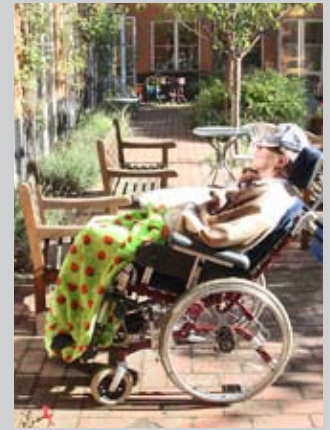
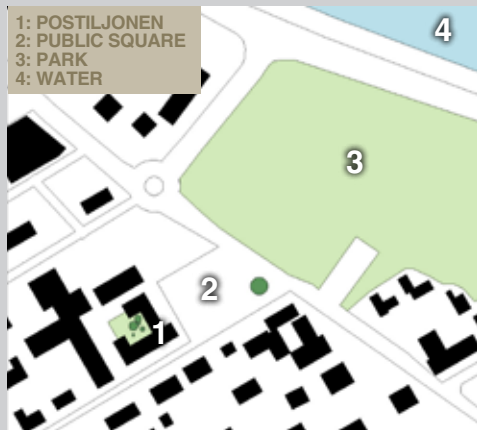
Members of the panel were bowled over by the scheme's architectural quality – by the relationship of the rooms to the ambulatory and in particular by the 'very special' day room overlooking the village square. Of note was the high level of personalisation of residents' rooms.

Our guide – a Postiljonen employee of some 15 years – told us that anyone moving in 'should not feel you are coming to an institution, you should feel like: "I am still at home; this is my place" ... you have to knock on the door before you enter.' Such staff attitudes contribute to the tactful domesticity of the building.

Self-assured management and a good level of investment have played a role in the success of Postiljonen. But the contributions of design and location are equally important. In combination, these factors allow those for whom this is a final home to make the most of their last days.

High quality landscaping creates calm sense of place within the courtyard at Postiljonen; sunny spaces for dignified enjoyment; general plan; easy connections between inside and outside; main entrance; site plan (this page, clockwise from top)

Neptuna (Case Study 20) in the Bo01 district, an emphatically sustainable urban development (opposite page)



TYPE:
Nursing home and hospice
ACCOMMODATION:
24 studios (30m² average), 4 beds for respite/palliative care, dining room, winter garden, service and staff areas
DEVELOPER:
Vellinge Municipality
ARCHITECT:
White Arkitekter, Malmö
COMPLETION:
1994

Ten components for the design of housing for older people.

HAPPI RECOMMENDS THAT:



the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces



building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



6

Lively social space at de Plussenburgh, Rotterdam

in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community ‘hub’, as well as guest rooms for visiting friends and families



7

Manicured gardens for sustainable drainage, Pad 55, Pickering

in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter



8

Expressive awnings at Irchel, Zurich

homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys



9

Spacious and convenient bike store, de Rokade, Groningen

adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier



10

Shared surfaces, Bo01, Malmö

shared external surfaces, such as ‘home zones’, that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.



Silvia Jaeger,
93-year old
resident,
Konradhof,
Switzerland

When I joined, I compared with other old people's homes, and it's quite good value for money.

And you know they do look after us here. The manager – Herr Buchs – he's extremely sensitive. He runs the place in a most clever way: he understands us.

The modern design gives you the feeling of liberty and freedom. My apartment is perfect ... every day I say "thank you" that I have done the decision.



The HAPPI visits have shown how housing for older people could set an example for mainstream housing design, rather than lag behind. Some of the ideas have an initial cost, but there would be savings too. We need to improve the fit between our lifestyles and our housing, especially in later life. Even the largest two-bedroom flat will be smaller than most four-bedroom two or three-storey houses, and as we grow older we don't need acoustic privacy between living and sleeping areas that stairs and hallways provide for families. For older people living alone, stairs are often a physical barrier; many living out their years in the family home haven't been above the ground floor for years.

Town and country

Saving space by shifting from family houses to flats or compact homes has obvious implications for density. This is particularly appropriate and beneficial in urban areas where land values are higher. As the panel saw at the Brunswick Centre, town and city-centre locations have numerous advantages for older people. Where there is already easy access to shops, cafés, banks, health, leisure and community services, it makes sense to reduce the scope of such facilities within developments; indeed the 'Lifetime Neighbourhoods' development model advises against such duplication with the proviso that commercial space should not be expected to fulfil the social role of communal space. Good public transport allows older people to take advantage of bus-pass concessions and have better access to an even wider range of services and facilities, as well as friends and family. These benefits are not confined to cities but apply equally to towns, suburban centres and rural hubs.

'Housing for older people could be an exemplar for mainstream housing design'

Suburbia – its appeal and its attributes – should be reappraised as part of an investigation into new ideas about housing for older people. An increasing range and density of housing and services in suburban locations could improve the quality of life, enhance the local economy and support community cohesion. The panel acknowledges the enduring popularity of suburban and rural life in all its forms, including the much-maligned bungalow. Often associated with poor quality place-making, this housing typology could be reinvented at higher densities,

Flats step back in section and overlook the shop-filled public plaza at the Brunswick Centre, London (above)

CASE STUDY 11: Hartrigg Oaks York

Active residents preparing for a 'bring and buy' summer fair; cafeteria servery; 'room-in-the-roof' space for hobbies in new Lifetime Homes housing at Elmtree Mews; bungalow gardens back onto communal green; main entrance of the community building (this page, clockwise from top right)



Hartrigg Oaks – a continuing care retirement ‘village’ – has a timeless charm that resonates with the ‘classless’ tradition of Joseph Rowntree’s garden village of New Earswick, in which managers and professionals lived alongside workers.

The 152 bungalows come in four variations and are ranged symmetrically around the community building which provides a generous forecourt and a warm welcome. The 42-bed nursing home wing attached to this centralised facility makes care and catering viable.

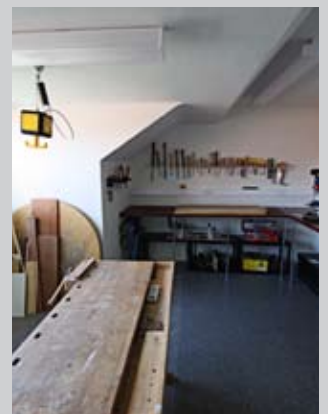
The continuing-care model offers residents reassurance about the future, particularly when, as here, it is combined with an actuarial model of payment. This operates like an insurance scheme, whereby residents pay a fixed annual charge which covers a maximum of three hours/day home

care and all care costs for those who move into full-time care. In practice, fewer residents than had been expected make this move, so the care facilities are able to serve the wider community and offer respite care.

For its part, the Joseph Rowntree Housing Trust seems very good at reviewing financial and tenure arrangements to suit market conditions and changing lifestyle priorities.

The residents met by the panel seemed active and positive, and clearly value the pool, gym, restaurant and other facilities.

Despite their uniform appearance, each home has a unique charm and quality. This impressed members of the Panel, who were buoyed up by the idea of exploring possibilities for a new, ‘high-density bungalow’ typology.



TYPE:
Continuing-care retirement village
ACCOMMODATION:
152 bungalows (1-2 bedroom), 42 nursing-care beds and community building
DEVELOPER:
Joseph Rowntree Housing Trust
ARCHITECT:
McNeill Beechey O'Neill
COMPLETION:
1998

To 2029, the population aged 75+ is projected to rise by 47% in urban areas, and by 90% in rural areas

Lifetime Homes, Lifetime Neighbourhoods

drawing on courtyard and almshouses traditions that underpin the approach adopted for many years by the English Courtyard Association, a not-for-profit housing organisation.

We should also seize opportunities to revitalise unused offices and industrial buildings – such as the redundant embroidery factory at Solinsieme (Case Study 19) – and consider their suitability for conversion to housing. By putting older people in the heart of the community and providing facilities which complement what exists, everyone could benefit. In rural locations, where local services are often few and far between, it may be necessary to provide more extensive communal facilities within new retirement developments. Painswick Village is an example of a 'large development' (in this case nearly 60 flats, a nursing care unit and a range of shared facilities) which has been designed to respond to its Gloucestershire countryside setting, reproducing its hotel-like design brief in a village-like form. Although the homes are quite small, finishes and facilities verge on the lavish; amenities include an à la carte restaurant and a spa pool.



The architectural approach breaks down the scale of Painswick's modern continuing care development to mimic a rural village (above)

High quality design and a prime waterfront location combine to give older people priority; Neptuna's front faces out to the harbour; an everyday holiday on the terrace; balconies look onto the courtyard garden; the lively urban fabric of Bo01 (clockwise from top left, opposite page)

CASE STUDY 20: Neptuna Malmö Sweden

Having lost its heavy industry in the 1980s, Malmö has reinvented itself as a sustainable city with a services-orientated workforce and an active higher-education sector. The district of Bo01, the first phase in this transformation, is regarded as an exemplary Lifetime Neighbourhood. Within it and boasting the best position on the Western Harbour waterfront, the Neptuna affordable housing development for the over-55s gives few clues that its residents are older people.

As is often the case for housing of this type, most residents are over 75, and one – who visits the gym twice a week and swims in the sea in fine weather (all before breakfast) – explained that she knew she would be able to count on the support of those around her should her health fail. Her only regret is that there are not more younger people to vary the mix.

Nevertheless, Neptuna is part of a thriving public culture. Both the common room and the top spa facility, with its terraces, have excellent visual connections to the outside. All flats have balconies – some in exposed positions looking out to sea, but most facing a sheltered courtyard with oblique views of the water.

The scheme sits comfortably within the new, high-quality neighbourhood. Neptuna provides an appealing lifestyle choice for those who wish to trade in family homes for sustainable urban living. Shops and cafés on the ground floor of the doorstep waterfront square extend the potential of the kind of high density, mixed-use architecture that can improve access to services while reducing reliance on energy intensive transport. Shared surfaces help by prioritising pedestrians and cyclists over cars.

Bo01 leads in a sustainable direction, giving practical expression to the concept of Lifetime Neighbourhoods.



TYPE:

Housing for 55+ at the heart of a flagship 'Lifetime Neighbourhood'

ACCOMMODATION:

95 apartments (1-2 beds, 43-65m²), restaurant, common room and fitness suite

DEVELOPER:

Public/private partnership: SWECO Projektledning AB

ARCHITECT:

Arkitektgruppen i Malmö AB

COMPLETION:

2005



Sir Richard MacCormac,
panel member

During our visit to the de Rokade scheme in Groningen, my reaction was that I got a wonderful sense of civilised values about elderly people, which was reflected in the architecture. I was very impressed and affected by it.

I was reminded that while the kinship system that supported family ties and social coherence has fallen away in advanced European countries, we don't need to abandon the idea of there being a social fabric.



The 'civilised' hub at Maartenshof, of which de Rokade is a part, offers an anchor for the many activities of the site and for the wider neighbourhood: Cards and companionship, Neptuna; Residents at de Plusenburg (from top)

By exploiting the revenue potential of its location, Painswick is able to cater for the complete range of care needs. The 'independent living' housing units stand apart from the main building and those who buy homes retain full choice and control, with the reassurance of easy access to care and facilities that being part of a retirement community provides; this is similar to Hartrigg Oaks, but on a different business model.

The key message in the delivery of better housing in better places is to aim higher generally, whilst producing a site specific response to location and local need. Space is one of our most valuable assets; we need the right amount of it, and it must be well designed, with the flexibility to fit our needs and circumstances.

Based on unsatisfied demand and rising aspirations, the panel also acknowledges the need for greater choice, and a better image for housing in the sector. European and innovative UK examples suggest a new 'easy-fit' form of housing for older people which can take us through later life with pride, rather than the stigma attached to sheltered housing. This design challenge calls for spacious, practical, desirable homes which reflect our differences as individuals and offer us opportunities to come together as a community, to share what we have in common.

Among the recommendations in Chapter Three, the panel makes ten specific suggestions for the design of new housing for older people (see p.38). While these may not be ground-breaking ideas, they go beyond what is currently on the market. Many of them could – and should – apply to all of our new housing, but this is an opportunity for older people and their housing providers to lead the way, starting a virtuous circle of downsizing and reinvestment.

We conclude that

a major shift of perceptions and national priorities is needed to match the quality and quantity of desirable housing for older people now found in many other European countries.

We recommend that

in all major housing and regeneration projects, consideration be given to how best the housing needs of older people will be met

mutual and co-housing models be supported, where a group of households meet their own needs by collectively procuring and managing their retirement housing

new retirement homes are created in Lifetime Neighbourhoods – sustainable places with easy access to shops and facilities (from parks to doctors' surgeries), with good transport connections – and are designed to be inclusive, safe and welcoming

in addition to urban locations, housing for older people be built in the suburban areas where the majority currently live, making the best possible use of new developments to create Lifetime Neighbourhoods by, for example, reinvigorating a failing shopping centre or fostering community involvement through design processes

more projects are undertaken that turn outdated and underutilised existing buildings in central locations into spacious housing for older people

more support is given not only extra care housing but to retirement villages and continuing-care retirement communities that cater for a wide age range, with a tenure mix and economies of scale that make possible extensive facilities for healthy living and social activity in sustainable places

due regard should be given to the role of consultation in the design process, to encourage and make it possible for diverse stakeholders – including local people, future users and the voluntary sector – to stake a claim in the wellbeing of a new development within their community.

Conclusion



At Solinsieme (Case Study 19) the 'vertical garden' moderates between private and public – between space to be alone and space to be together – enhancing and supporting the residents' chosen lifestyle (this page)

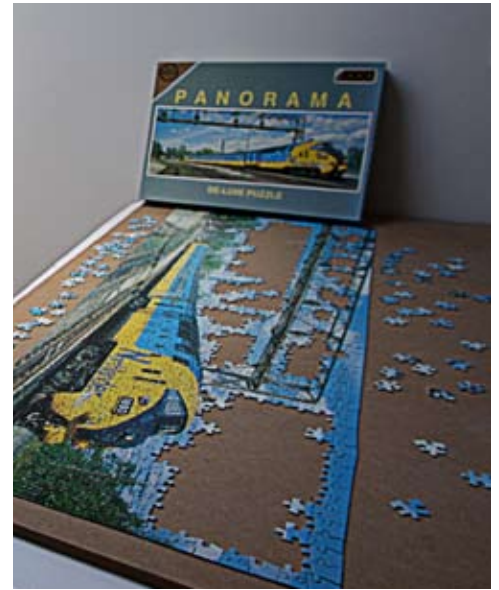
Putting the pieces of the puzzle together in the hobby room, Hartrigg Oaks (opposite)



The HAPPI panel urges all those who have a role to play in improving housing choice and quality for older people to start work now. The challenges are huge and must be tackled head on. Having met residents, engaged with stakeholders, and considered built evidence at home and abroad, the panel is convinced of the need to do better.

The case studies threw up many excellent and innovative housing ideas. They respond to a variety of care needs and offer the full range of tenure. Space, light, accessibility and a shared sense of purpose – the idea of being part of a community, and of ordinary people taking control of housing processes – have been recurring themes. Knowledge gained from the HAPPI project has been embedded in the downloadable study visit reports, and in the films available to view online. The panel encourages designers and developers with an interest in housing for older people to make use of this resource; relevant web addresses are listed in the introduction.

Whether we call it a hub, focal point or common room, the best examples all have some sort of ‘heart’ which offers residents the opportunity to be with others, sharing space even if they don’t share the same interests, beliefs, or lifestyles; spaces that accommodate diversity. And, of course, each also provides the private spaces which we can shape into the kind of home that reflects who we are, allowing us to be alone when we choose to be.



We have also seen that older people’s housing can be entirely compatible with ideas about good place-making, environmental sustainability and interaction with the natural environment – factors that contribute to a better quality of life. The new housing can be contemporary and exciting, or calm and understated. It can promote community interaction and provide facilities and resources that offer wide-reaching benefits.

A successful outcome relies on the piecing together of many components. We must find the right sites, design the homes with creativity and flair, access appropriate funding, and forge close working relations with local authorities. We should aim higher and work harder; we need a joined-up conversation and must make a concerted effort to put words into action. The outcome could be longer, happier lives for many more of us in good homes in great places.

Case Studies

- 1 **Brunswick Centre**,
Bloomsbury, London
- 2 **Holly Street**,
Hackney, London
- 3 **Darwin Court**,
Southwark, London
- 4 **Patching Lodge**,
Brighton, Sussex
- 5 **Oranjehof/de Lombarde**,
Lombardijen, Rotterdam,
Netherlands
- 6 **De Plussenburgh**,
IJselmonde, Rotterdam,
Netherlands
- 7 **De Rokade/Maartenshof**,
Groningen, Netherlands
- 8 **Colliers Gardens**,
Bristol, Avon
- 9 **Painswick Retirement Village**,
near Stroud, Gloucestershire
- 10 **Spire View**,
Pickering, Yorkshire
- 11 **Hartrigg Oaks**,
New Earswick, York
- 12 **Allerton Bywater**,
Wakefield, Yorkshire
- 13 **Gradmann Haus**,
Stuttgart, Germany
- 14 **Sankt Antonius**,
Stuttgart, Germany
- 15 **Irchel**,
Zurich, Switzerland
- 16 **Gibeleich**,
Zurich, Switzerland
- 17 **Konradhof**,
Winterthur, Switzerland
- 18 **Flurgarten**,
St Gallen, Switzerland
- 19 **Wohnfabrik Solinsieme**,
St Gallen, Switzerland
- 20 **Neptuna**,
Bo01, Malmö, Sweden
- 21 **Postiljonen**,
Vellinge, Skånor, Sweden
- 22 **Opus**,
Ljånghusen, Skånor, Sweden
- 23 **Flintholm Care Home**,
Copenhagen, Denmark
- 24 **Herfra til Evigheden**,
Roskilde, Denmark



The Team

Communities and Local Government (CLG) and the Department of Health (DH) commissioned the Homes and Communities Agency (HCA) to manage the HAPPI process and publication. HAPPI has been project managed by Kevin McGeough (HCA) with support from James Berrington (HCA). The client representatives were Amy Campbell (CLG) and Donna Brandford-Adams (CLG), with support from Jeremy Porteus (DH) and Michelle McDaid (DH).

HAPPI has been supported by a team of consultants who organized the panel process, conducted background research, and produced outputs including this report. Pollard Thomas Edwards architects (PTEa) and Levitt Bernstein Associates (LBA) anchored the team, working with Design for Homes (DfH) who arranged case study visits and commissioned the films.

The report was written by Matthew Barac (PTEa) and Julia Park (LBA), and the project as a whole coordinated by Patrick Devlin (PTEa), with specialist input from Andy Staniford (Brighton & Hove City Council) and Clare Melhuish. Ivan Lazarevic (DfH) took charge of logistics on the whirlwind study visits, and Mairead Devlin (HardHat Communications) produced the films with a team comprising cameraman Graham White (Insight Communications Ltd) and director Richard Mullane (DfH). Graphic design was carried out by Rejash Bhela (PTEa), who also photographed several of the case studies, alongside colleagues Natalie Willer (PTEa) and Steve Arnold (PTEa). Peggy Mead (PTEa) managed the project secretariat. The leadership team included David Birkbeck (DfH), Stephen Fisher (PTEa), Matthew Goulcher (LBA), and David Levitt (LBA).

Homes & Communities Agency (HCA) has welcomed the opportunity to manage HAPPI, on behalf of Communities and Local Government and the Department of Health, in a role which illustrates its proactive approach to guiding future policy. Housing our ageing population in high quality homes within great places is central to delivering sustainable development through good design. HAPPI highlights the scale of the challenge ahead. HCA aims to engage with this challenge, and to embrace the HAPPI recommendations as a foundation for its future policies and standards in new and specialised housing. www.homesandcommunities.co.uk

Pollard Thomas Edwards architects (PTEa) is committed to making our towns and cities better places to live in. Combining high-quality design with explicit social purpose, we marry an understanding of community needs with a commercial acumen. Research experience and innovation in our design approach to award-winning schemes for older people positions PTEa to actively contribute to debate on the future of housing and care. We appreciate the capacity of the built environment to improve wellbeing, and believe that good architecture always puts people first. www.ptea.co.uk

Levitt Bernstein Associates combines a fresh and practical approach to design with a strong background in research and development. With extensive housing experience across all sectors and specialist in-house urban design and landscape skills, our 'people-based' approach is central to the way in which we work and to the homes and places that we create. The HAPPI project has allowed us to consolidate this wide-ranging expertise through a collaborative process which has maximised the expertise of the HAPPI panel. www.levittbernstein.co.uk

Design for Homes (DfH) was set up in 2000 to improve housing by promoting good practice and spreading awareness of what works best. Our investigation of trade-offs between consumer preferences and professional imperatives has shaped published research into housing density, car parking, and space in the home. We manage the UK Housing Design Awards, and have collaboratively produced design assessment tools including Building for Life (2002), a similar statutory instrument for Ireland (2008), and the www.swingacat.info website. DfH is currently working with the Zero Carbon Hub on low-carbon strategies for UK housebuilding. www.designforhomes.org

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Why do we spend so much time planning our next holiday and yet choose not to think about the rest of our lives? HAPPI – Housing our Ageing Population: Panel for Innovation has asked many such questions in the course of considering how best to improve the housing options available to older people in the UK.

This report challenges the perception that we are worth less as we get older, by suggesting that we are in fact worth more. Learning from built examples across Europe, the panel proposes that housing for older people can, and should, lead the way in terms of space standards, design quality, place-making and sustainability, rather than lag behind. The fact that when we get older we spend up to 90% of our time within our homes turns this unlikely idea into a logical conclusion.

And this is not a minority issue. Half of all babies born today will live to 100 years old. We must all ensure that the second half of their lives is comfortable, manageable and fulfilling, and that society recognises their right to a high quality of life.

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