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

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

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

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

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

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

- Lonely people are twice as likely to develop Alzheimer’s.

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

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

A ‘traditional’ model

Young people
- employment
- childcare
- life experience

Elderly people
- support + friending
- childcare
- vitality

Children

shared space
A more independent model
Necessary components

1. Social benefit
2. Design
3. Management
Chapter 1: SOCIAL BENEFIT

Operation service models
Resident organisations
Relationships
Evaluation

Chapter 2: DESIGN

Pilot projects
Site Principles
Construction Principles
Social impact assessment
Policy constraints opportunities
Localised benefits analysis

Chapter 3: MGMT

Business case
Operation service models
Resident organisations
Relationships
Design Principles

INTERGEN. HOUSING RESEARCH

Policy constraints opportunities
Localised benefits analysis
Social impact assessment
Business case
Evaluation

Construction Principles

Social impact assessment

Policy constraints opportunities

Localised benefits analysis

Social impact assessment

Business case
Evaluation
Analysing precedents

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?
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

Objectives
- Increased income opportunities within the community
- Improved commercial attractiveness
- Improved physical activity
- Independent living for longer
- Decelerated cognitive decline
- Decreased isolation + loneliness
- Increased sense of community
- Increased sense of purpose
- Development of new hobbies + skills
- Good quality affordable accommodation
- Improved child social + cognitive development
- Improved education, employment + life chances
- Increased sense of community
- Improved social + mental health + wellbeing
- Maximised benefit income (appropriate support)
- Increased employment opportunities
- Regeneration of local area + improved safety
- More cohesive neighbourhood + resilient local economy
- Sustained social integration
- Improved physical activity
- Reduced risks of falls / other avoidable accidents
- Decelerated cognitive decline
- Reduced isolation + loneliness
- Increased sense of housing community + support
- Increased sense of purpose
- Development of new hobbies + skills

Short term outcomes
- Increased income opportunities within the community
- Increased staff happiness recruitment + retention
- Good quality affordable accommodation
- Increased commercial attractiveness
- Improved physical activity
- Independent living for longer
- Decelerated cognitive decline
- Decreased isolation + loneliness
- Increased sense of community
- Increased sense of purpose
- Development of new hobbies + skills
- Improved education, employment + life chances
- Increased sense of community
- Improved social + mental health + wellbeing
- Maximised benefit income (appropriate support)
- Increased employment opportunities
- Regeneration of local area + improved safety
- More cohesive neighbourhood + resilient local economy
- Sustained social integration
- Improved child social + cognitive development
- Improved quality service + outcomes for support services providers
- Decelerated cognitive decline
- Reduced isolation + loneliness
- Increased sense of housing community + support
- Increased sense of purpose
- Development of new hobbies + skills

Medium term outcomes
- Increased income opportunities within the community
- Improved commercial attractiveness
- Improved physical activity
- Independent living for longer
- Decelerated cognitive decline
- Decreased isolation + loneliness
- Increased sense of community
- Increased sense of purpose
- Development of new hobbies + skills
- Improved education, employment + life chances
- Increased sense of community
- Improved social + mental health + wellbeing
- Maximised benefit income (appropriate support)
- Increased employment opportunities
- Regeneration of local area + improved safety
- More cohesive neighbourhood + resilient local economy
- Sustained social integration
- Improved child social + cognitive development
- Improved quality service + outcomes for support services providers
- Reduced risks of falls / other avoidable accidents
- Decreased isolation + loneliness
- Increased sense of housing community + support
- Increased sense of purpose
- Development of new hobbies + skills

Savings for commissioners
- Increased income opportunities within the community
- Increased staff happiness recruitment + retention
- Good quality affordable accommodation
- Increased commercial attractiveness
- Improved physical activity
- Independent living for longer
- Decelerated cognitive decline
- Decreased isolation + loneliness
- Increased sense of community
- Increased sense of purpose
- Development of new hobbies + skills
- Improved education, employment + life chances
- Increased sense of community
- Improved social + mental health + wellbeing
- Maximised benefit income (appropriate support)
- Increased employment opportunities
- Regeneration of local area + improved safety
- More cohesive neighbourhood + resilient local economy
- Sustained social integration
- Improved child social + cognitive development
- Improved quality service + outcomes for support services providers
- Reduced risks of falls / other avoidable accidents
- Decreased isolation + loneliness
- Increased sense of housing community + support
- Increased sense of purpose
- Development of new hobbies + skills
A new scheme should be located in a well-connected local community and enhance local services and networks.

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

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

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

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

Residents
- Warden / caretaker
- Service charge
- Maintenance management
  - Shared spaces
  - Common parts

Typical

Residents
- Shared spaces
- Common parts
- Service charge
- Maintenance management
  - Light support

Intergenerational

Housing management

Typical

Intergenerational
Public common room
Communal garden
Breakout space

COMMUNAL GARDEN

BREAK-OUT SPACES
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