Overview

- **Lifetime Homes Standards**
  - what are they?
  - current issues and concerns
- **Concept of lifetime neighbourhoods**
  - background and scope
- **Common Ground Manifesto**
  - defining lifetime neighbourhoods
- **Achieving change**
  - Policy levers
  - Next steps

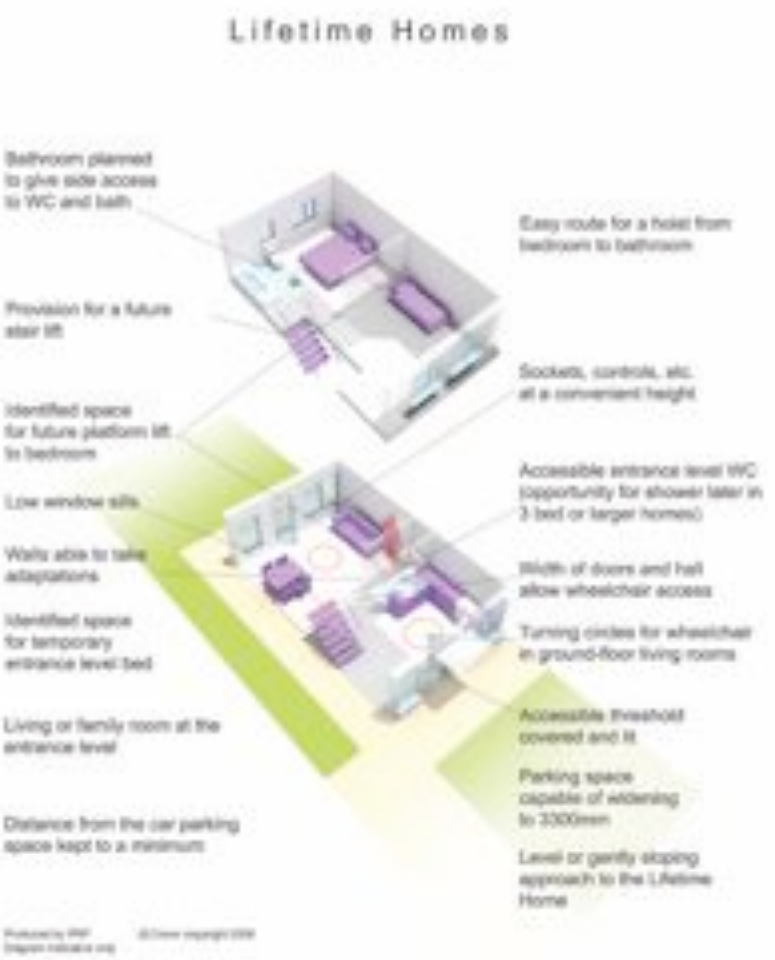
Lifetime Homes

- **Background**
  - Demographic factors
  - Majority of older people living in mainstream housing
  - Policy shift on independent living
    - Putting People First
    - Independent Living Strategy – Office for Disability Issues (2008)
  - Prevention agenda and potential savings
    - Our Care, Our Health, Our Say – DH
    - Growing cost of Disabled Facilities Grant (DFG)
  - Lobbying – JRF and Habinteg

What are the Lifetime Homes Standards?

- Set of 16 principle around housing design covering - include:
  - Width of door and halls – wheelchair access
  - Height of sockets and controls
  - Adaptable space for downstairs bedroom
  - Stairs that can take a chair life
  - Space for access level WC and shower in larger homes

Lifetime Homes Standards



Cost of lifetime homes standards

- Estimated cost - £547 per property (economies of scale will reduce)
- Estimated saving over 60 years £5.5 billion (JRF)

Government position

- **Public sector**
  - LHS mandatory in Code for Sustainable Homes at level 6 from 2008, level 4 from 2010 and level 3 from 2013
  - *'This will have the effect of ensuring that all public sector funded housing is build to LHS from 2011'*
- **Private sector**
  - '*Our aspiration is that by 2013 all new homes will be built to Lifetime Homes Standards*'

Ongoing issues

- **Adopt standards as soon as possible**.
- Shift in thinking around age proofing (lessons around Part M)
- Technical **advice and support**
- Selling the concept to house buyers and tenants
- Demonstrating the **commercial advantages**
- Addressing **concerns over cost and technical issues**
- Demonstrating that existing commercial housing designs can be adapted **cost effectively**
- Help the Aged - Age Concern and Habinteg – **Lifetime Homes Foundation**

Lifetime Neighbourhoods

- **Background**
  - Extending concept of LHS
  - WHO Age Friendly Cities report
  - CLG\ILC report – ‘Towards Lifetime Neighbourhoods’
  - Eco towns – incorporating lifetime neighbourhoods concept – PPS
  - Housing and Regeneration Act 2008
  - Help the Aged – Common Ground Manifesto

Common Ground manifesto

Purpose

- features of a community that work for all generations
- Initially focusing on physical design feature
- Bring together a wider range of stakeholders to think in a more comprehensive way
- Influencing planners, designers, architects and housing sector

Common Ground

Common Ground

- Key elements
  - Access to basic services
  - Safe, secure and clean streets
  - Realistic transport options for all
  - Public seating
  - Information and advice
  - Lifetime homes
  - Older People’s voices heard
  - Places to meet and opportunities to participate
  - Pavements in good repair
  - Public toilets

Policy levers

- How do we achieve changes?
  - Using Planning Policy Statements
  - Integrating principles into existing planning structures and guidance
  - Using Public Sector Agreement and National Indicators
  - Influencing local commissioning
  - Integrated services approach
  - Lobbying on the Housing Green Paper
  - Implementing the action point ‘Lifetime Homes. Lifetime Neighbourhood’ (Chapter 9 – More Homes and Better Planning)
  - Using relevant legislation – e.g. Sustainable Communities Act and the Local Government and Public Involvement in Health Act.

Next steps

- Promoting public understanding via campaigning
- HTA working with CLG and key stakeholders including
  - CABE
  - TCPA
  - CPAG
  - CIH
  - Association of Convenience Stores
  - Housing Corporation
- Negotiating a joint position – getting sign up from councillors and policy makers
- Devising a draft PPS further defining the role of planning

Ideas welcome

- The concept is still evolving
- We welcome your ideas
- Email: joe.oldman@hta.org.uk