Meeting the Lifetime Homes Targets in Social Housing

MIKE DONNELLY
CHIEF EXECUTIVE
HABINTEG HOUSING ASSOCIATION

www.habinteg.org.uk

www.lifetimehomes.org.uk

Background

- **In late 1980s** Habinteg worked with Helen Hamlyn Foundation
- **In early 1990s** took idea of Lifetime Homes to Joseph Rowntree Foundation (JRF)
- **In 2008** JRF hands back to Habinteg

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Homes

Lifetime Homes Standards

- for new build housing

- Not a technical presentation
- But a brief idea of the standards:
  - Access from car parking to dwelling
  - Widths of doorways and hallways
  - Living room at entrance level
  - Ease of access in bathroom
  - Switches, sockets and controls

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Lifetime Homes Standards

- Lifetime Homes – well designed, flexible and adaptable
- For the Lifetime of the household and the Lifetime of the home and its many households

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What's the Target

'All public housing will be built to Lifetime Homes Standards by 2011. Our aspiration is that all new housing will be built to these standards by 2013'.

(ref: page 14 clause 20)

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How to go about Meeting the Target:

- For Government
- For Homebuilders

Homes

For Government 1 – The Policy Tool, Public Sector

- The Code for Sustainable Homes
- Mandatory at level 6 from 2008
- Mandatory at level 4 from 2010
- Mandatory at level 3 from 2013
- This will have the effect of ensuring that all public sector funded housing is built to Lifetime Homes Standards from 2011

For Government 2 – The Policy Tool, Private Sector

'While these code levels will be mandatory on the public sector stock, private developers may choose what code level they wish to develop at. In the next few years, we will encourage change through public funding, benchmarking and incentives. Our aspiration is that by 2013 all new homes will be being built to Lifetime Homes Standards'. *(Ref: page 90, National Strategy)*

- BRAC / BSI / DD 266
- GLA – London Plan

For Homebuilders -
The (Technical) Tools – Private and Public Sector

- The Lifetime Homes Website:
  - The Standards themselves
  - Technical Guidance and FAQs
  - Case Studies
  - Training Links

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LIFETIME HOMES TRAINING

Centre for Accessible Environments

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Reinforcement – the Stats

- 2/3rd of disability occurs in older age
- Over 1/3rd of tenants in housing associations over 60
- 42% of households contain at least one person with a long term illness, health problem or disability

Reinforcement – the Cliches

- We're all Different
- Fit for Purpose
- It's not rocket science
- It is Inclusive Design

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