Housing for an ageing population
Institute of Public Care (IPC)

A centre of Oxford Brookes University working across health care and housing and with government providers and consumers.

• Projects with a wide range of housing providers both specialist and general.

• Advising the government and CQC on the implications of the Care Bill for the housing and care market

• Work with local authorities around market position statements and housing intentions.

• Reviews of sheltered housing stock on how to fund and deliver sheltered housing that is fit for the future.
Four themes

• Use of sheltered housing
• Housing that is aspirational and diverse.
• Housing into which health and care services can be delivered.
• Housing providers as key players.
Use of sheltered housing

- Biggest single asset held in trust for older people.
- High levels of voids, stock old and not necessarily fit for purpose.
- Not enough private sector stock to match the home owning, older peoples, population. Despite 76% of older people being home owners 77% of specialist housing is for rent and only 23% for sale.
- Need to distinguish between that which is fit for purpose, that which could be fit for purpose, that which is not and the asset should be used elsewhere.
Housing that is aspirational and diverse

• “We will oppose all retirement villages because we don’t want older peoples ghettos”.
• “We will not increase older peoples housing development because it will only attract outsiders into our authority”.
• “There is no need for us to think beyond social housing because its up to home owners what they buy”.
• “Older people just want bungalows”.
• “Oh, this is a housing discussion so it doesn’t involve us” (health care commissioner)”.

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Housing that is aspirational and diverse

• The value of older peoples housing equity is estimated as ranging from £751 billion to £1 trillion. Half of all housing equity is held by people aged 65 and over.

• Less than 40,000 specialist housing units are extra care housing. In comparison there are over 18,000 care homes with some 470,000 places.
Housing that is aspirational and diverse

• 25% of older people move in older age (much higher figure in some other European countries).

• “Over a third of older people are interested in the idea of retirement housing, or would be in the future. This equates to over six million older people and suggests that there is latent demand for retirement housing; an opportunity which the market is yet to fully exploit.”

Shelter - You gov survey
Housing that is aspirational and diverse

• We are still capable of making rational choices in older age.

• Developing older peoples housing is a much more cost effective way of providing family housing.

• ...But not all single bedroom stock and with discriminatory accessories.
Housing and health.

• Cold – Countries which have more energy efficient housing have lower excess winter deaths. Excess winter deaths are almost three times higher in the coldest quarter of housing than in the warmest. 21.5% of all excess winter deaths are attributable to the coldest quarter of housing, because of it being colder than other housing. Marmot Review Team (2011). The Health Impacts of Cold Homes and Fuel Poverty.

• Falls – Older properties with increased number of trip hazards will cause up to 10% increase in the number of falls amongst older people.
• Poorly lit housing substantially increases risk to older people with vision impairments.
Housing providers as key players.

- Need to push for involvement in health and well-being boards.
- In having a much wider vision of housing needs of older people and its relationship into health and care and in the design and development of communities.
- Using the housing asset base to greater benefit.
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