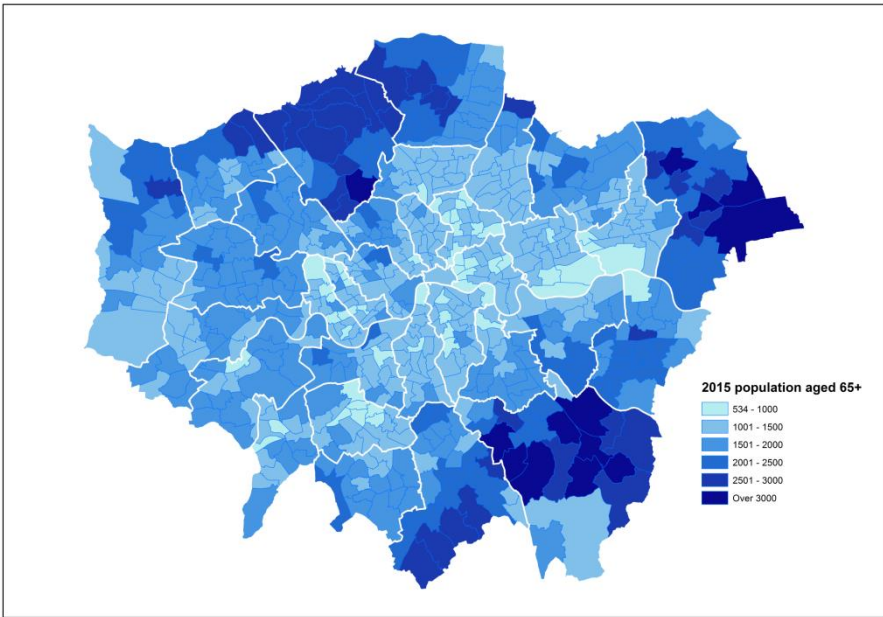


**MAYOR OF LONDON**

**MAYOR'S DESIGN  
ADVISORY GROUP**

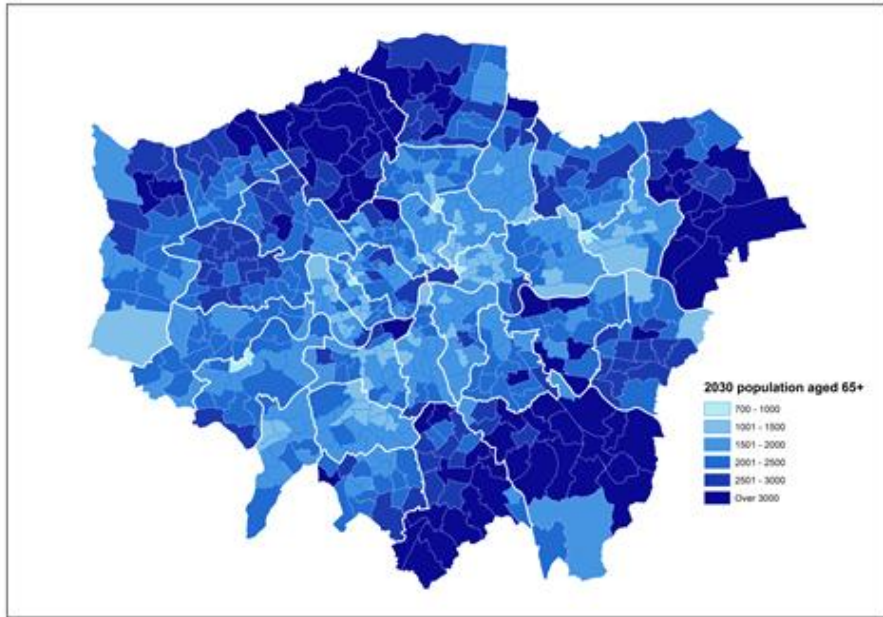
**ACCOMMODATING GROWTH:  
AGEING LONDON**

**2015**



*Population aged 65 and over by ward, 2015.*

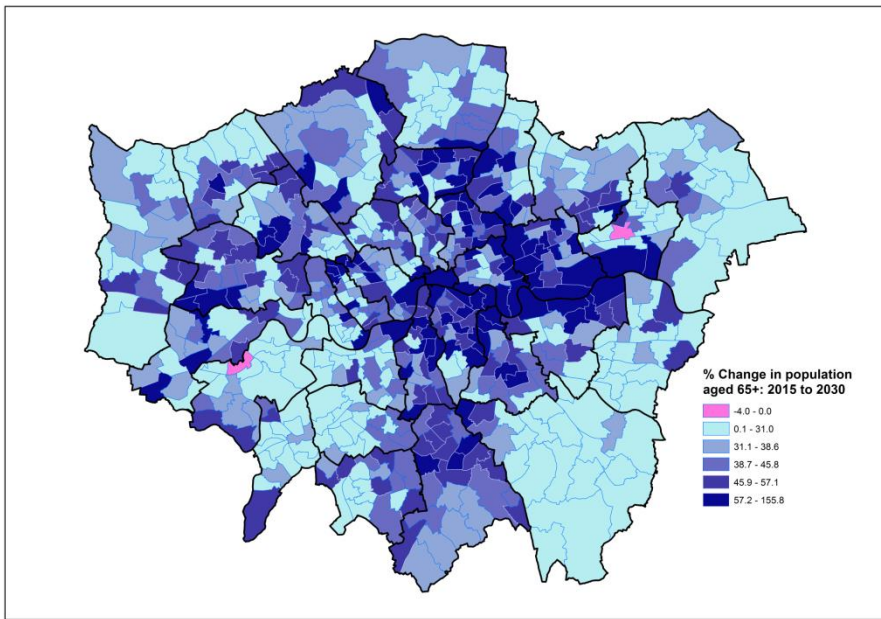
*Source: GLA Population Projections*



*Population aged 65 and over by ward, 2030.*

*Source: GLA Population Projections*

# WHERE IS LONDON AGEING?



*Percentage change in population aged 65 and over by ward, 2015-2030.*

*Source: GLA Population Projections*

**FASTEST  
RATE OF  
GROWTH**





# HOME

**69% OF PEOPLE  
AGED 65+  
THINK THAT BUSINESSES  
CURRENTLY HAVE**

**LITTLE  
INTEREST**

**IN THE CONSUMER NEEDS OF  
OLDER PEOPLE**

Age UK/Agenda for Later Life, 2012



**80%**

.....  
**OF 65-74YR OLDS  
IN ENGLAND  
ARE NOT  
DOING RECOMMENDED**

.....  
**LEVELS OF  
EXERCISE**



**HEALTH**



# 76%

OF OLDER PEOPLE  
SAY THAT THE  
TALENTS AND SKILLS  
THEY HAVE GO  
**UNUSED**

.....  
AND ARE WASTED  
BY OUR COUNTRY  
.....

One Voice: Shaping our ageing society, Age Concern and Help the Aged, 2009



# WORK





PLAY



An aerial photograph of a city street at dusk. The street is lined with multi-story brick buildings. In the foreground, a building has a sign that reads 'THE PROVIDER HOUSE' and 'YASMIN'S' below it. The street is busy with cars, and streetlights are on. A large, solid blue circle is overlaid in the center of the image, containing the text 'CITY SCALE' in white, bold, sans-serif capital letters.

# CITY SCALE



A city skyline at dusk, with buildings illuminated against a dark sky. The foreground is a blue gradient that transitions into the city scene.

## RECOMMENDATION 1

### **Appoint a Deputy Mayor or Mayoral Advisor to an 'All-Age Friendly London' portfolio**

- They should be made responsible for a suite of ageing in London activities and policies and be a political advocate for this agenda
- Coordinate within / across the GLA and identify key external partners in order to provide strategic leadership
- Work with the 32 boroughs and various health structures to develop a coherent strategy for the best use of existing resources
- Report annually to the London Assembly on progress

A city skyline at dusk, with buildings illuminated against a dark sky. The foreground is a solid blue shape that tapers to the right, creating a diagonal cutout effect. The text is white and positioned on the blue background.

## RECOMMENDATION 2

### **Expand the Mayor's Land Commission to include the London NHS Estate**

- This will cement a strategic partnership to make best and most effective use of these resources to deliver not only health services but positive community outcomes



A city skyline at dusk, with buildings illuminated against a dark sky. The foreground is a blue gradient that transitions into the city view.

## RECOMMENDATION 3

### Issue a ‘Lifetime Neighbourhoods’ Supplementary Planning Guidance (SPG) document

- This should champion town centres and high streets as good places to grow old, and encourage the provision of dense well connected age friendly housing development as part of existing communities and in appropriate town centres and high streets with good transport access
- This should also promote the creation of intergenerational mixed use developments as part of major infrastructure improvements such as Crossrail and the wider TfL network

A city skyline at dusk, with buildings illuminated against a dark sky. The foreground is a blue gradient overlay.

## RECOMMENDATION 4

**Develop an implementation plan to deliver an integrated network of active travel strategies with the ambition to connect up existing parks, high streets and public facilities such as hospitals or museums**


- This should set out a strategic ambition to align the Mayor's vision for Cycling with a scaled up 'healthy streets' approach and new focus on complimentary walking strategies as part of an 'all London active travel grid' connecting key parts of the city
- This should be accompanied by a pilot programme to fund 'pocket parks' or 'parklets' targeted to support the emerging network. Initiatives would focus on opportunities for intergenerational exchange, provide places to rest or establish facilities that would encourage more people to practice active travel in their day-to-day lives





## RECOMMENDATION 5

**Establish a pilot programme with select London Boroughs or Business Improvement Districts to expand the Freedom Pass to include access to toilet facilities or places to rest**

- Create a map and digital app to indicate where facilities are that can be accessed with the Freedom Pass
  - Create a campaign to raise awareness of the initiative and the issues behind it, encouraging local businesses across the city to participate
  - Establish a programme to deliver public toilets in all town centres and transport hubs, including access to toilets in all TfL stations - potentially by exploring repurposing redundant ticket offices - and bus interchanges
- 

A city skyline at dusk, with buildings illuminated against a dark sky. The foreground is a blue gradient overlay.

## RECOMMENDATION 6

**Support people to ‘age in place’ and remain in central and inner London communities as they grow older by:**

- Reviewing care services and set out an action plan to ensure London boroughs, working with health authorities can provide appropriate care and social support structures for older people living centrally in the city, in their own homes
- Ensuring care workers are able to live close to the people who rely on them, through preferential treatment for affordable housing of their own in areas of highest need, and by guaranteeing adequate pay and working conditions
- Promoting good neighbour schemes, the use of volunteers (including volunteers from those older people who are fit and have available time) and paid services





# HOUSING



## RECOMMENDATION 7

**Ensure new housing options for older people are provided in town centre and high street locations by:**

- Ensuring all London Borough's Local Plans have a housing strategy that reflects demographic change up to 2050 and details the impact of ageing in their communities in terms of assessment of the need for neighbourhood care and support services, extra care and specialist care homes and retirement homes.
- Explore the creation of new use classes for such desirable housing for older people in central urban locations. This use class could sit between the current C2 (care homes, nursing homes) and C3 (general housing needs) and offer flexibility at borough level in terms of S106 and CIL requirements to help ensure good schemes for older people are viable.







## RECOMMENDATION 7

**Ensure new housing options for older people are provided in town centre and high street locations by:**

- Allocating appropriate sites, in public ownership, to deliver exemplar schemes for affordable extra-care developments and options for social renters willing to downsize to a more supportive environment
- Setting targets to ensure that a portion of both new affordable development and market development is aimed specifically for older Londoners.





## RECOMMENDATION 7

**Ensure new housing options for older people are provided in town centre and high street locations by:**

- **Promote the delivery of accessory units and house conversions as a permitted development right. Planning guidance should enable older home owners to make the best use of their home by making the addition of an accessory unit a permitted development, and should otherwise enable conversion by owner occupiers of their homes to meet the needs of ageing residents both through physical conversion and accommodating boarders, carers and family members.**





## RECOMMENDATION 7


**Ensure new housing options for older people are provided in town centre and high street locations by:**

- **Develop and issue guidance for Local Authorities to support those older Londoners affected by the “Bedroom Tax” or retired social tenants willing to downsize by ensuring they have a choice in meeting their future housing needs. This would prioritize their access to appropriate alternative options within their existing community, should they wish to move and could involve moving to a ground floor flat, closer to friends and relatives, or closer to support services or local facilities. This should include allowing people downsizing from a three bedroom or larger home an extra bedroom if desired, i.e. they could move into a two bedroom home.**



## RECOMMENDATION 8

**Stimulate the market for innovative new models of housing for older Londoners and downsizers by developing policies that support and unlock delivery, alongside support for homebuyers such as:**

- **Allowing for owner-occupied retirement homes, only available to those who have downsized from a larger home, to replace affordable housing units in schemes in appropriate locations. This should be designated at Borough level through local plans**
  - **Exempt CIL charging on communal, social and support areas in developments for older people (either market, retirement or assisted living) located in appropriate locations and that demonstrate best practice in design. This could be related to a new use class**
- 





## RECOMMENDATION 8

**Stimulate the market for innovative new models of housing for older Londoners and downsizers by developing policies that support and unlock delivery, alongside support for homebuyers such as:**


- **Initiate a design competition and associated pilot programme for new and innovative models of housing for older people, backed with GLA funding and/or the offer of land in appropriate locations**
- **Use the completion and associated pilot programme to develop guidance for exemplar solutions suitable for a range of urban London locations**





## RECOMMENDATION 8

**Stimulate the market for innovative new models of housing for older Londoners and downsizers by developing policies that support and unlock delivery, alongside support for homebuyers such as:**

- **Create a service for older people to access advice on housing options within their neighbourhood. This would include financial options / products to enable asset rich/cash poor owners to release equity through downsizing but also guidance to help older people to remain in their existing housing / community, such as approved builders to undertake improvements to modernize their home either to accommodate their needs as the age, or to ensure it is desirable to sell on to a younger buyer and ensure they receive the value required to purchase and alternative within the same area**
- 





## RECOMMENDATION 9

**Ensure the improvement in the quality and consistency of new housing options built specifically for older people by:**

- Embedding HAPPI principles into the London Housing Design guide and forthcoming Housing Standards SPG. These should be tailored to different housing types and care models, from retirement housing for the 55+ age group to nursing homes. Guidance should include standards for room sizes, storage requirements, design and type of amenity space, mobility needs, relationship between dwellings (avoiding double loaded 'hospital' corridors) and for communal space.



## RECOMMENDATION 10

**Support the self-build and co-housing movements for groups of older Londoners who are downsizing by:**

- Allocating GLA or local authority land in appropriate town centre or high street locations for self-builder pilot projects. This could be a series of smaller, but strategically connected plots (i.e. around support services, infrastructure and facilities) or a larger site, whereby infrastructure is provided and smaller plots are parceled off to encourage smaller groups of builders and diversify supply





CEN

NEIGHBOURHOOD  
AND  
LOCAL  
NETWORKS



## RECOMMENDATION 11

**Produce a guidance / case study publication for London Boroughs outlining best practice in innovative urban interventions promoting intergenerational exchange**

- Use the publication to shape investment in similar programmes for London



## RECOMMENDATION 12

**Establish a ‘Lifetime High Streets’ pilot programme to fund innovative projects to create places of intergenerational support, exchange and opportunity by:**

- **Promoting Intergenerational support networks – creating meeting places for co-working, mentoring, supporting, caring and volunteering to bring older and younger people together**
- **Supporting older Londoners in Operating Community Assets - demonstrating the viability of operating community assets such as local libraries, park buildings, community theatres and creches under contract to Community Interest Companies owned and operated by older Londoners or intergenerational teams for mutual benefit.**

## RECOMMENDATION 12

**Establish a ‘Lifetime High Streets’ pilot programme to fund innovative projects to create places of intergenerational support, exchange and opportunity by:**

- **Creating opportunities for business, innovation and skills to be led by older Londoners – promoting intergenerational collaboration as part of enterprise and start up culture, with flexible and affordable workspace for older people looking to establish programmes to share skills and expertise with young entrepreneurs.**