



Housing LIN

Connecting people, ideas and resources

Case Study 157

Creating independent homes for people developing or living with cognitive conditions in East Manchester

NOVEMBER 2019

Written for the Housing Learning and Improvement Network by **Judy Noah**, Head of Development, and **Pauline Terry**, Development Manager at One Manchester



Summary

This One Manchester case study is of the South Gate development, built on land previously owned by Manchester City Council, in Openshaw, East Manchester. It is an intergenerational flagship scheme of 27 new homes, incorporating one and two-bedroom affordable rented bungalows for older people developing or living with cognitive conditions, alongside two- and three-bedroom houses which will provide affordable home ownership, including shared ownership for first time buyers and families in the area.

One Manchester wanted to create homes for people living with, or developing, cognitive conditions, and to enable residents to live independently for long as long as possible. They wanted homes to provide a safe, but not secured, place to live through careful design and specification. They hoped to increase wellbeing through sunlight and focal interest spaces in the summer house and gardening sheds, and to counter isolation with easy access to shared outdoor space and by enabling couples to stay together.

However, the scheme is not a supported scheme and individual care needs are externally provided – South Gate’s aim was to exemplify best practice in self-contained, independent accommodation for our aging population.

Brief description of the scheme

South Gate development is built on land previously owned by Manchester City Council, in Openshaw, East Manchester. A flagship scheme of 27 new homes, incorporating one and two-bedroom affordable rented bungalows for older people developing or living with cognitive conditions alongside two- and three-bedroom houses which will provide affordable home ownership via their shared ownership product for first time buyers and families in the area.



Bungalows are designed to lead residents into the central rear courtyard and feature large glazed windows allowing light to flow into the living spaces. There is a strong visual connection with the courtyard which has raised beds, sensory planting and a communal summer house. Courtyard paths provide clear routes to the central summer house and back to the individual bungalows. A sensitively designed colour palette has been included to give interest and aid memory.



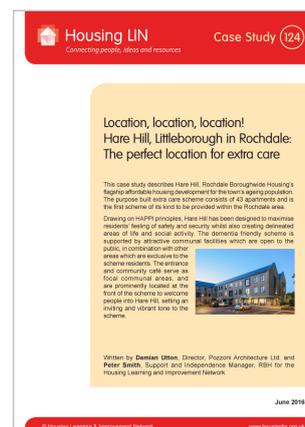
How it was delivered

One Manchester set out to support Manchester City Council's housing strategy by creating mixed communities through the provision of affordable house types meeting the needs of a diverse and growing Manchester population.

Their aspiration was to enable older people developing cognitive conditions to live independently for as long as possible in a self-contained, thoughtfully designed and inclusive environment. They also wanted couples to be able to stay together, and for there to be room for family and carers. Hence eight of the 15 bungalows are two bedroomed.

Bringing housing and health together allowed us to create a joint approach, providing much needed homes that are fit for purpose, and building a community which will support residents for years to come.

South Gate gave One Manchester the opportunity to work with experts in dementia and cognitive conditions, such as Dementia United, the Alzheimer's Society, the Salford Institute for Dementia, Hare Hill Extra Care residence in Rochdale (see Housing LIN case study 124 at: <https://www.housinglin.org.uk/Topics/type/Location-location-location-Hare-Hill-Littleborough-in-Rochdale-The-perfect-location-for-extra-care/>) and other housing providers in the area. They met with families who support and care for loved ones and asked what we could incorporate in their development concept to make life better and easier to live in the home. From this a concept design and approach helped develop ideas to deliver these homes.



Housing design

It was important that our team understood the challenges people might face and what elements people with cognitive conditions such as dementia might benefit from in their home.

One Manchester worked through best practice material, information from industry experts, consultations with people living with dementia, their carers and support agencies to create our design principles:

- Simple sight lines including direct lines of sight from bedroom to bathroom and bedroom to kitchen
- Light and airy living space
- Properties facing into communal gardens
- Glazed porches 'leading the way' into communal gardens
- Clearly defined pedestrian routes and destinations
- Use of memory aids - colour render finishes around external window with matching colour number plate on front entrances
- Sensor lighting in main bedroom to reduce nighttime confusion
- Glazed doors to kitchen cupboards
- Front doorbell with camera
- Access to bathroom from main bedroom including provision for hoist
- Safe communal garden accessed by access controlled external gates and bungalow back doors only
- Communal lounge in the form of external garden room



There is also a shared space for all bungalow residents in the form of a communal summer house, giving people a bright, safe space which brings the outside in. The development features a sensory garden and a potting shed, allowing residents to benefit from fresh air and gentle exercise, while enjoying the sights and smells when gardening.

Outcomes

The South Gate scheme is now open, with 14 of the 15 bungalows reserved, and residents are gradually moving into their new homes. All 12 of the family homes have now been reserved on Shared Ownership.

The scheme was opened in August by Greater Manchester Mayor, Andy Burnham, who praised the development for bringing together a mixture of different, and more affordable tenures to the Openshaw area and for creating a development which looks to the future for its residents, keeping those that live in South Gate at the heart of the design.



“This is proof of an Age-Friendly Greater Manchester and for me”, explained the Mayor, “this is what 21st century housing should be all about. People with dementia, or with complex needs and disabilities are in housing that is putting them at risk, and I think we’ve got to work together, all of us, to address that. When I talk about an Age-Friendly Greater Manchester, this is exactly what I have in mind”.

(Watch Mayor Andy Burnham speaking at the official opening on YouTube at: <https://www.youtube.com/watch?v=p6TJv5SbYwM>)

Lessons learned

This development has made it clear how crucial cross sector partnerships are when it comes to the success of a bespoke development. Working with experts in cognitive conditions meant that we could get important insight into the housing needs of people living with these conditions – insight that we wouldn’t have received working alone.

One Manchester believe the scheme in Openshaw fills a gap in the affordable housing offer. Their aim was to create homes for the future, to ensure that people can live comfortably and independently for longer. South Gate achieves this with abundance.

Note

The views expressed in this paper are those of the author and not necessarily those of the Housing Learning and Improvement Network.

About the Housing LIN

The Housing LIN is a sophisticated network bringing together over 25,000 housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for an ageing population.

Recognised by Government and industry as a leading 'knowledge hub' on specialist housing, our online and regional networked activities:

- connect people, ideas and resources to inform and improve the range of housing choices that enable older and disabled people to live independently
- provide intelligence on latest funding, research, policy and practice developments, and
- raise the profile of specialist housing with developers, commissioners and providers to plan, design and deliver aspirational housing for an ageing population.

To view other resources on bungalow living for older people curated by the Housing LIN, visit: <https://www.housinglin.org.uk/Topics/browse/Housing/HousingforOlderPeople/Bungalows/>

And for resources for people with cognitive impairments, visit our housing and learning disability webpages at: <https://www.housinglin.org.uk/Topics/browse/HousingLearningDisabilities/>

Published by

Housing Learning and Improvement Network
c/o PRP, The Ideas Store
10 Lindsey Street
Clerkenwell
London EC1A 9HP

Email: info@housinglin.org.uk

Web: www.housinglin.org.uk

Twitter: [@HousingLIN](https://twitter.com/HousingLIN) & [@HousingLINNews](https://twitter.com/HousingLINNews) & [@HLINConsult](https://twitter.com/HLINConsult)