

# Housing LIN

*Connecting people, ideas and resources*

## **2. Designing new homes for ageing well**

**#HLINconf19**



Levitt Bernstein **People.Design**

# Designing new homes for ageing well

Housing LIN conference, 20 March 2019

**Julia Park**

Architect and Head of Housing Research, Levitt Bernstein



# About Levitt Bernstein

Multi-disciplinary, design-led practice established 50 years ago  
130 staff in studios in London and Manchester



Urban design



Architecture



Landscape



Interior design



Research

# Changing demographics







Future  
design  
for older  
people

# AGE-FRIENDLY HOUSING

Julia Park and Jeremy Porteus

## Three main aims

- Consider how UK design has moved on since the first HAPPI report
- Provide practical, forward-looking design guidance
- Take the debate about how to live well as we live longer to the next stage.



# Contents

1. Introduction
2. Approaching a new project
3. The value of shared space
4. The importance of home
5. Responding to a changing world
6. Conclusion

Case studies



# What is an 'older person'?



©Pollard Thomas Edwards



©Mungo Park

## extent of HAPPI influence

### mainstream housing

**Individual homes** to buy or rent – not designated for any specific user group though Lifetime Homes includes age-friendly features and wheelchair housing is specially designed. Personal care, support, other services and amenities available within the community.



**Planning: current use class C3 'dwelling houses'**

### specialised housing

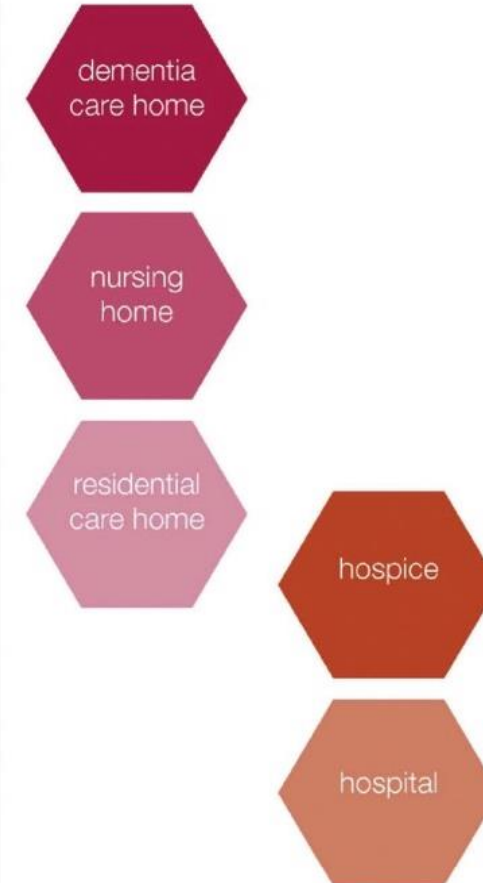
**Groups of homes** (usually flats) to buy or rent – designated for older people (typically 55+). Personal care and support usually arranged or provided within the development together with shared facilities and activities.



**Planning: currently classified as C2 or C3 - would a new class or classes be useful?**

### care homes

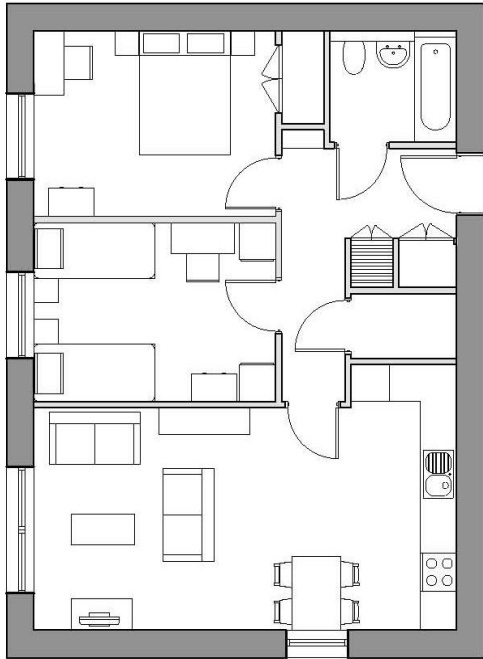
**Residential care rather than independent living.**



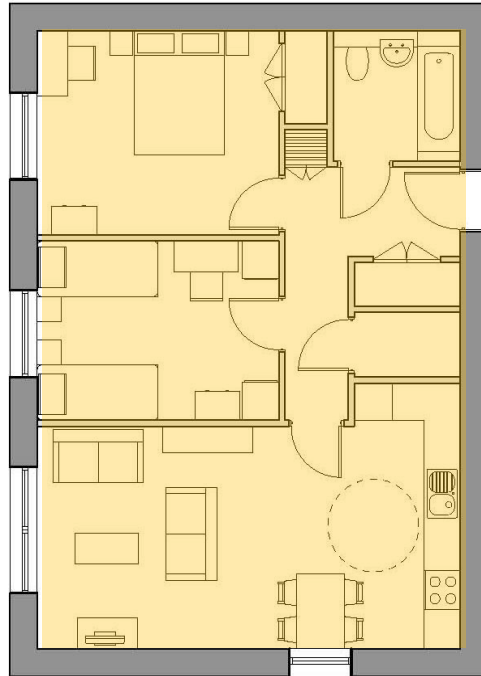
**Planning: current use class C2 'residential institution'**



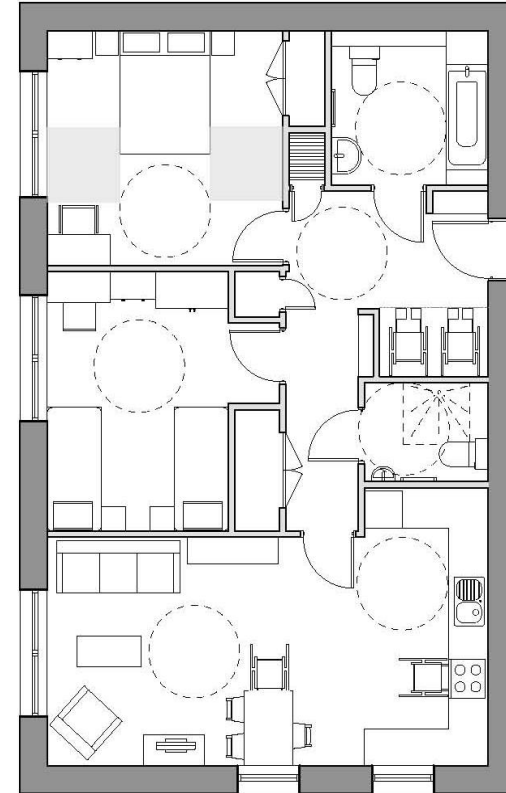
# Important step forward in Building Regs, 2015



Category 1 68m<sup>2</sup>



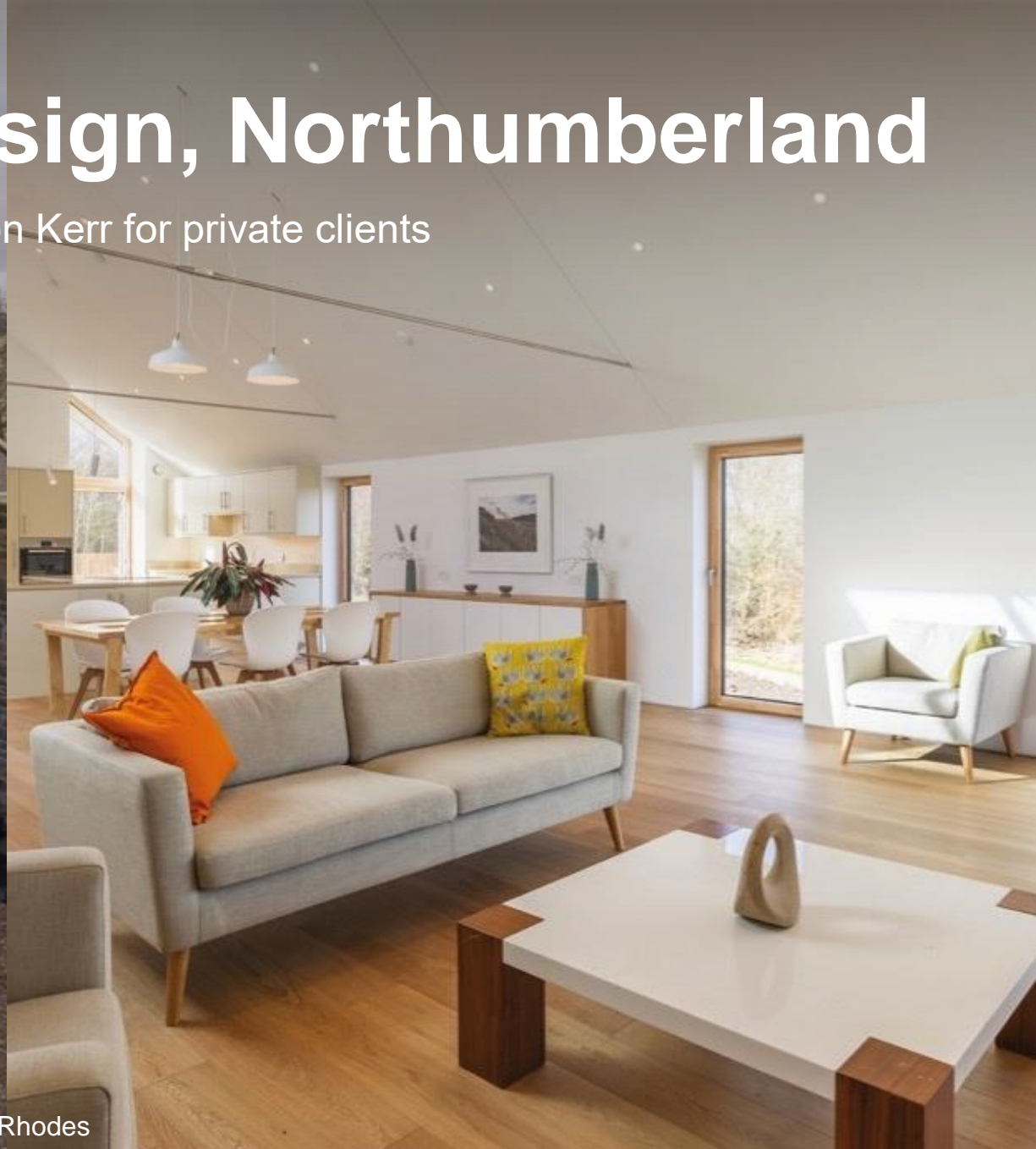
Category 2 70m<sup>2</sup>



Category 3 87m<sup>2</sup>

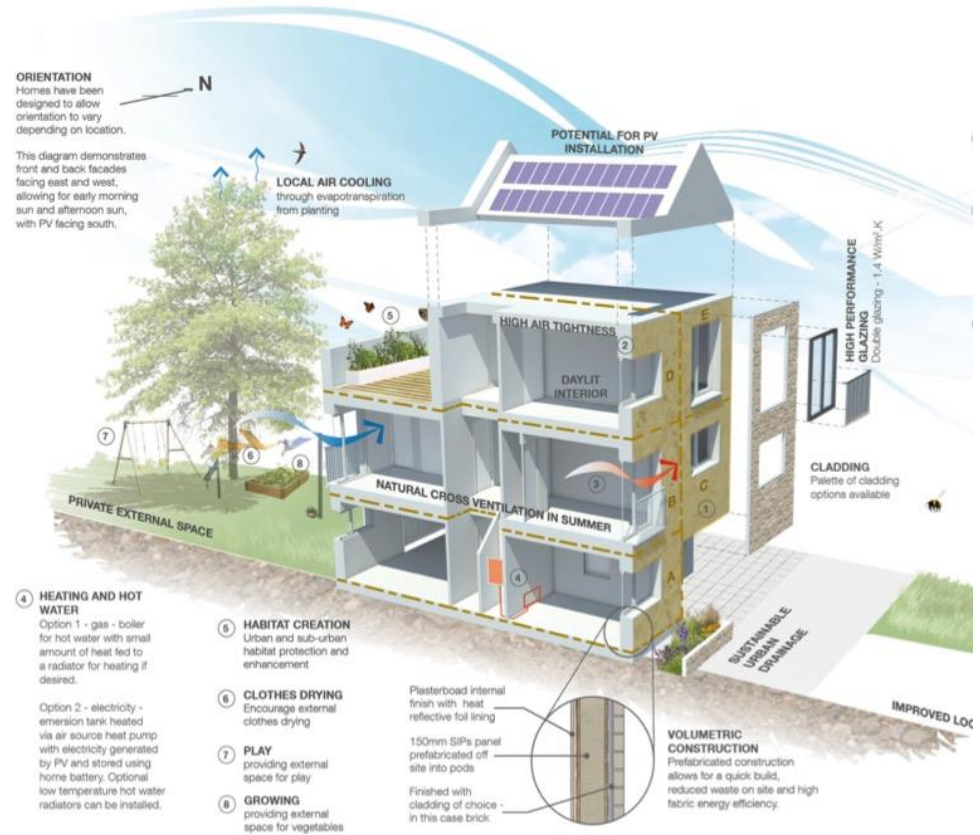
# One-off bespoke design, Northumberland

'Shawm House', Mason Kerr for private clients





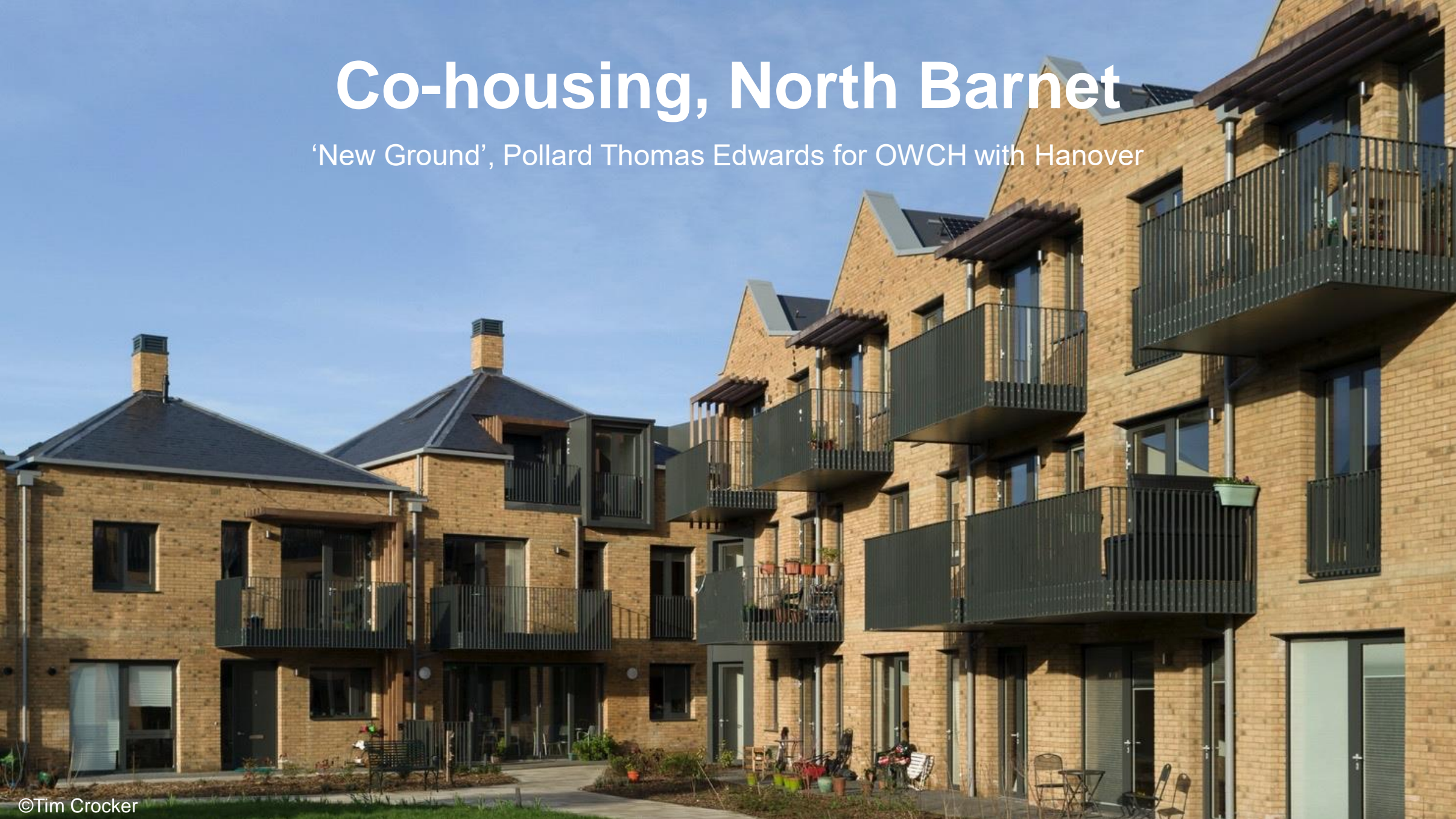
# Family house with granny annex





# Co-housing, North Barnet

'New Ground', Pollard Thomas Edwards for OWCH with Hanover





# Bungalows, Greenwich

Bell Phillips Architects for Royal Borough of Greenwich





# Multi-cultural, multi-generational living, Clapton Common

'Lime Tree Court', Levitt Bernstein for Hanover, Agudas Israel HA and Hill





# Extra care, Lewisham

'Hazelhurst Court', Levitt Bernstein for Phoenix HA



# Retirement living, Kidbrooke

'Halton Court', PRP for Berkeley Group





# Retirement housing, Orestad, Copenhagen

JJW Arkitekter for KAB (HA) and the municipality





# Dementia care home with hub, Derbyshire

'Meadow View', Glancy Nichols Architects for Derbyshire County Council





# Village for people living with dementia, Weesp

'De Hogweyk', Molenaar & Van Bol & Van Dillen Architecten for Vivium Group (with government funding)



# Shifts in design and expectation

- More and better options
  - Internal layouts more open plan and flexible
- Less institutional approach to design layout and scale
  - Increasing role for technology
- More discerning and engaged 'customers'



## Stylish, open plan living



©Edmund Sumner









## Less institutional solutions



©Torben Eskerod



©Caroline Teo







“

...does it have to be a  
binary choice between  
family and strangers, or  
could we live with friends,  
or other people with  
similar interests?

”



# Increasing use of technology



©Torben Eskerod



©Clare Murray





# Conclusions

- Still early days in a long overdue debate
- Quality and choice greatly improved - but we need more
- Today's older people reluctant to be labelled or defined by age
- Desire for less institutional options and living with friends
- Increasing role for technology but human contact still invaluable.



Levitt Bernstein People.Design



'You are too young to be  
thinking about this'

Margaret Edwards



My Dad – a master of adaptation



What is the mystery object for?

The front door and step





# The shower



# Our House





# Great location



# An Age-Friendly home

- Being able to use all the space including in a wheelchair
- Layout that is easy to navigate
- Accommodation for a live in carer should we need one.



# Not age-friendly

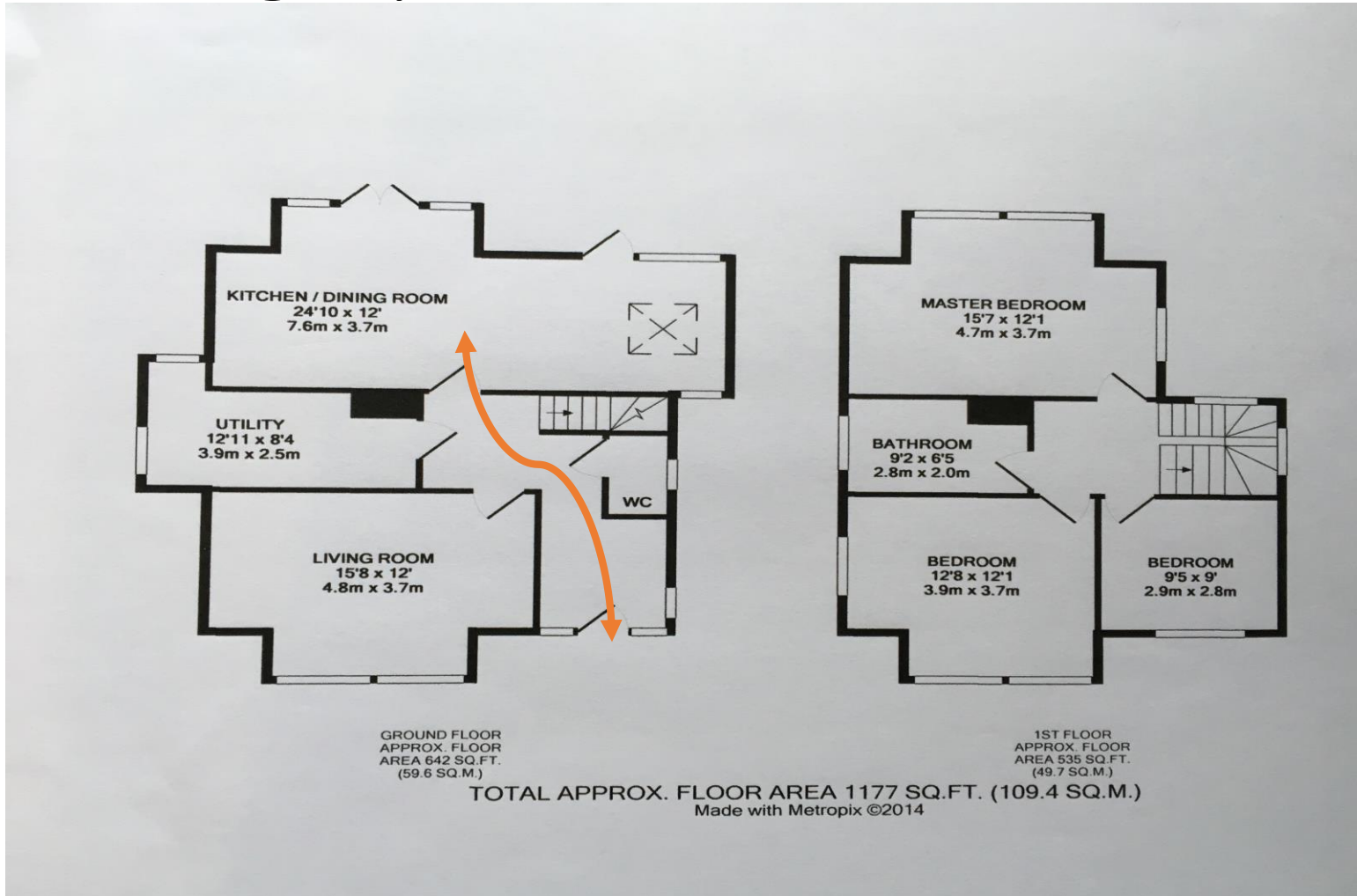


# Quirks of 1950's design - doors and lights





# An interesting layout

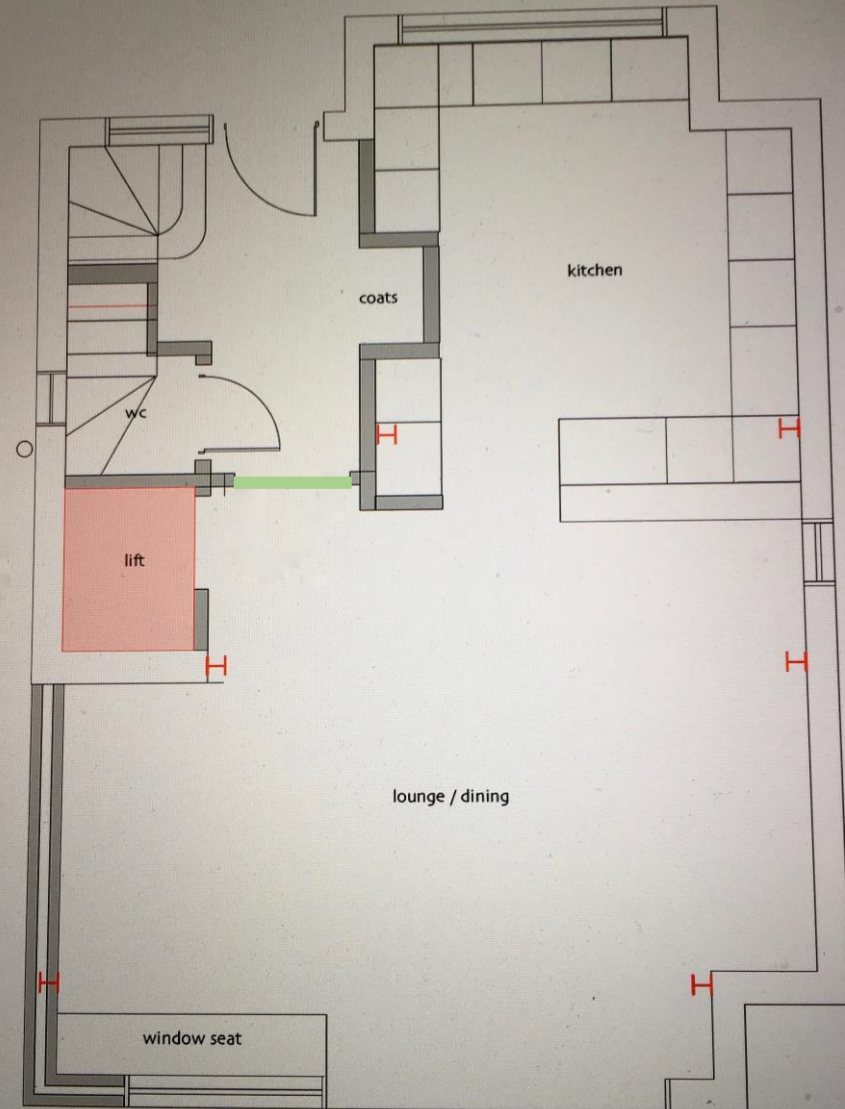


**New layout  
ground floor**

No chicane!

A lift

New stairs  
(lose box room)

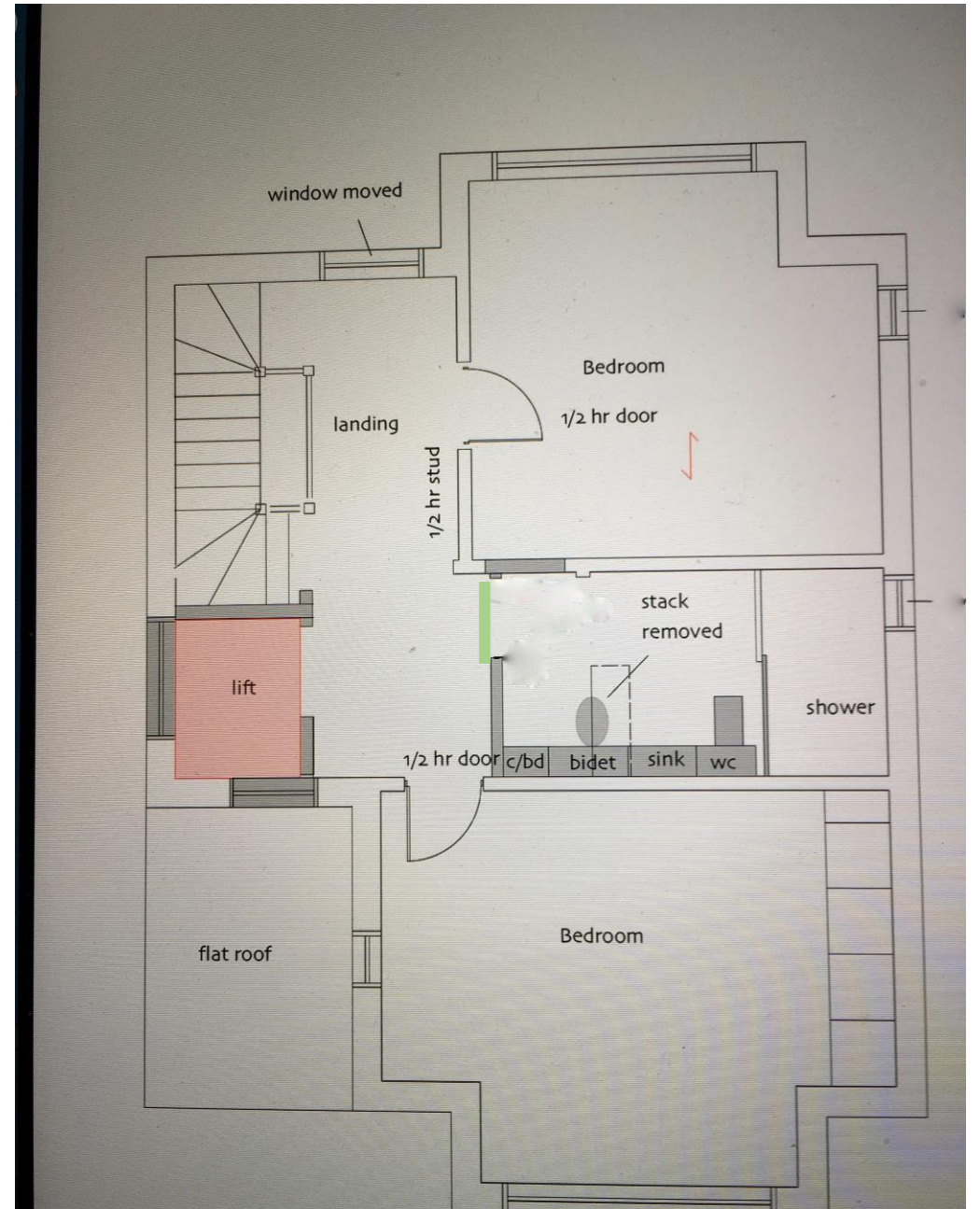




# New layout 1st Floor

## Larger bathroom

(chimney stack removed,  
bedroom door repositioned,  
sliding door)



What people say about our project:

‘You are too young to be thinking about this.’

‘It’s really good that you are planning ahead,  
we will need to do something ourselves  
--- at some point ---.’



**So when should you  
start to plan?**

If you remember this ----

OR once wore these:





You are **not**  
too young to be  
thinking about this.

## Designing new homes for ageing well





## Designing new homes for ageing well



## Housing & Care 21 in numbers





# Housing & Care 21 Development program



# HLIN workshop - Design challenges



Aspirational apartment interiors



Improved assisted bathroom design



Flexibility of communal spaces



Catering facilities



Designing for dementia





## Aspirational bathrooms?



## Aspirational bathrooms

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**Accessible Ensuite Bathrooms**  
**housing&care21**

Spa like communal assisted bathrooms

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**Assisted Spa Bathroom**  
**housing&care21**



## Flexibility of communal spaces

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## Bistros v's catering kitchens

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# Dementia design strategy

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Even the experts can get it wrong..



@themotionspot @HousingCare21



When it works..



@themotionspot @HousingCare21

# Thank you —

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# Housing LIN Conference

Designing (& developing)  
new homes for ageing well  
March 2019



# Contents

**1** Who are ENGIE  
What is LIFEstyle by ENGIE

**2** Philosophy & practicality of  
design for ageing well

**3** Enabling and Flexible

**4** Ageing well – 55 to 95







# Who are ENGIE?



# ENGIE Group worldwide

Our roots stretch all the way back to 1958, when the Universal Suez Canal Company was founded.

All those years of powering homes, hospitals, universities and more, make us global leaders in energy.

We're expert gas and electricity suppliers, and sustainable energy producers. We're the number-one independent power producer in the world.

Today ENGIE is a multi-services business made up of over 150,000 people. Across the globe, we're working hard to bring you fuss-free energy, integrated services and making place.

**The Silver Economy is embedded in ENGIE's global growth strategy and many of the activities and innovations that ENGIE undertakes and invests in over the coming years will aim to support the delivery of sustainable products and services for older people.**





# ENGIE UK in numbers

**£3.8bn**

UK turnover

**80MWe**

Critical standby diesel power

**20,000**

Employees

**60km**

Heat network

**25m**

m<sup>2</sup> of space managed

**240MWe**

Combined heat and power

**2GW**

Thermal production

**27,000**

Customer sites

**£200m**

invested in energy schemes

**5GW**

Power generation

**21**

Major NHS Trusts

**£700m**

Managed lifecycle fund



# ENGIE Healthcare and Education

**£262m**

annual turnover

**20%**

UK healthcare  
PFIs

**>260**

schools

**3,500**

employees

**52**

healthcare sites

**1** maritime

training college

**2.8 m**

m<sup>2</sup> of space  
managed

**16**

school concessions

**> 400**

communities  
improved

**>1 TWh**

of energy managed  
annually

**350,000**

homes refurbished

**£700m**

lifecycle managed  
fund over 25 years

**3.5m**

patient meals  
served annually

**> 1,600**

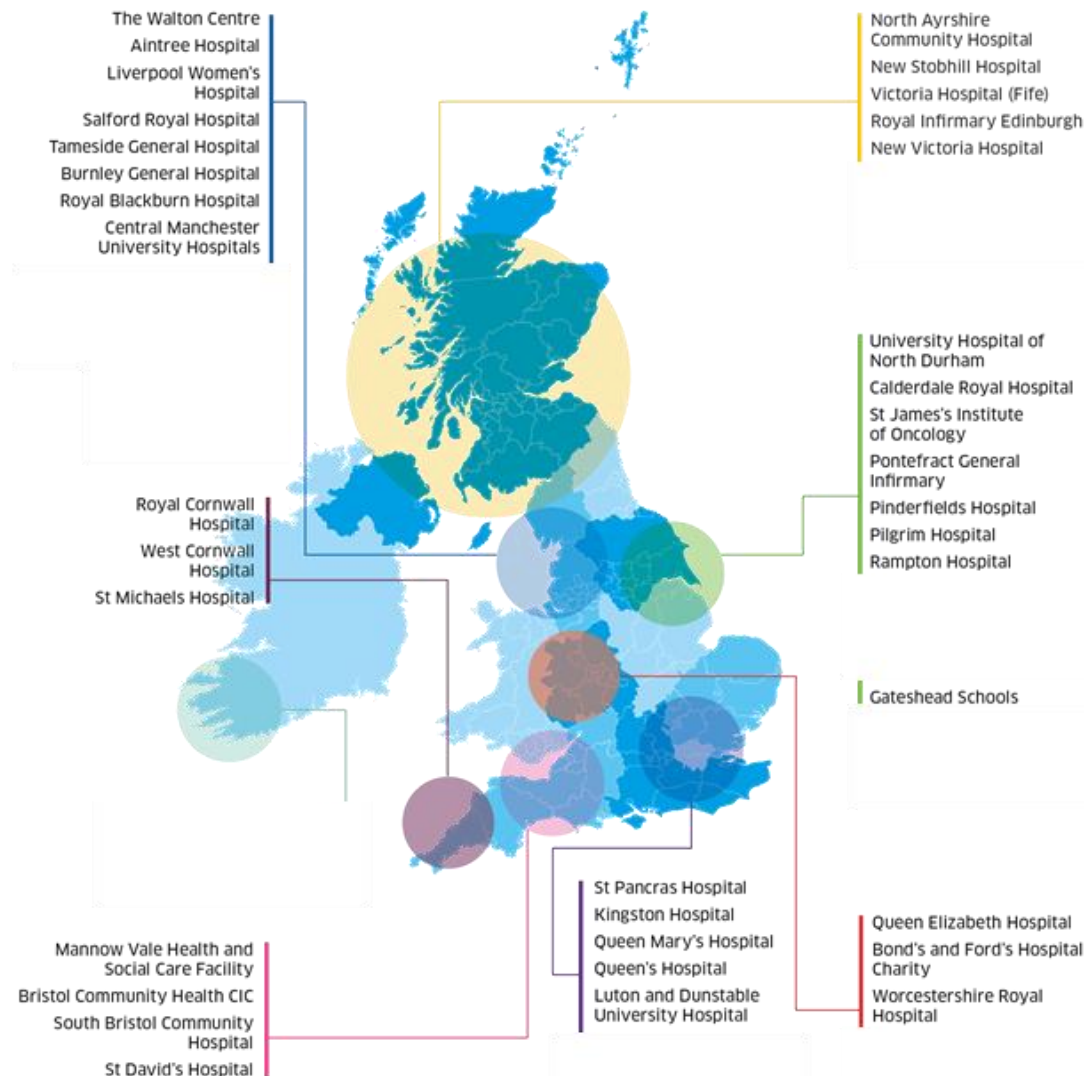
homes developed  
and improved

**18**

catering outlets

**1.1 m**

new homes built  
annually





# ENGIE beyond construction – An integrated offer

LIFEstyle by ENGIE aims to provide a holistic approach to Place shaping.

Delivering outcomes for housing, health and social care with an emphasis on LIFE style – hence our brand name –

We expect to be ready for a full UK deployment by 2020.





# Philosophy & Practicality of Design





# Our later living journey thus far

- Housing market analysis
- Consumer Research
- The Proposition
- Pilot Project
- Product portfolio
- Complimentary products and services
- Lessons learned



# The proposition, pilot project & product portfolio

▶ Lifelong homes - well being & prevention

▶ Care ready enabling environments

▶ Supporting peoples independence

▶ VFM focus

## 01

Our design philosophy is to provide Life Long homes which are designed and delivered with prevention and well being to the forefront of our core values.

## 02

Our Care Ready homes are intelligently designed and built within enabling environments to guarantee owners their home will change easily to meet any increased care need in the future. Creating a platform for a healthy, stress free and socially inclusive living experience in perpetuity.

## 03

The services on site focus on supporting people to maintain a safe and appropriately adapted home, by assisting where required with daily living tasks, to ensure people both maintain their independence and prevent a reliance on health and social care services for as long as possible. We focus on value for money and our service charges cover core neighbourhood and place management services as standard to keep the standard cost low. Residents pay as they go for any additional services as they need them.

## 04

- We do not charge exit fees
- Our leases are 999 years
- We charge a low ground rent £200pa which only increases every 10 years by RPI







# Enabling and Flexible



# Site map



## SITE MAP

House type key

-  The Optima  
2 bedroom bungalow
-  The Amethyst  
2 bedroom bungalow
-  The Harmony  
2 bedroom dormer bungalow
-  The Sinfonia  
2 bedroom home
-  The Sapphire  
3 bedroom home
-  The Vivere & Aurora  
2 bedroom cottage flats
-  The Arc, Emerald & Essentia  
2 bedroom apartments





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## A 'Pattern Book' type approach

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**The Optima**  
Semi Detached, 2 Bed Bungalow



**The Sinfonia**  
Semi Detached, 2 Bed Home



**The Harmony**  
Semi Detached, 2 Bed Bungalow



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## A 'Pattern Book' type approach

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### Amethyst Bungalow

- ◆ All sold at Waterton Green
- ◆ Plot substitutions required in response.
- ◆ 2 Bed /4p 936sqft





# Wellbeing Services – delivered through a Community Hub



## Community Hub LIFeStyle Co-Ordinator

- ◆ access care and personal support
- ◆ arrange activities or Social Events
- ◆ individual needs change, for a temporary or permanent period, service package can be adapted



Gardener



Domestic Services



Dog walking



Handy man



Window cleaning



Transport





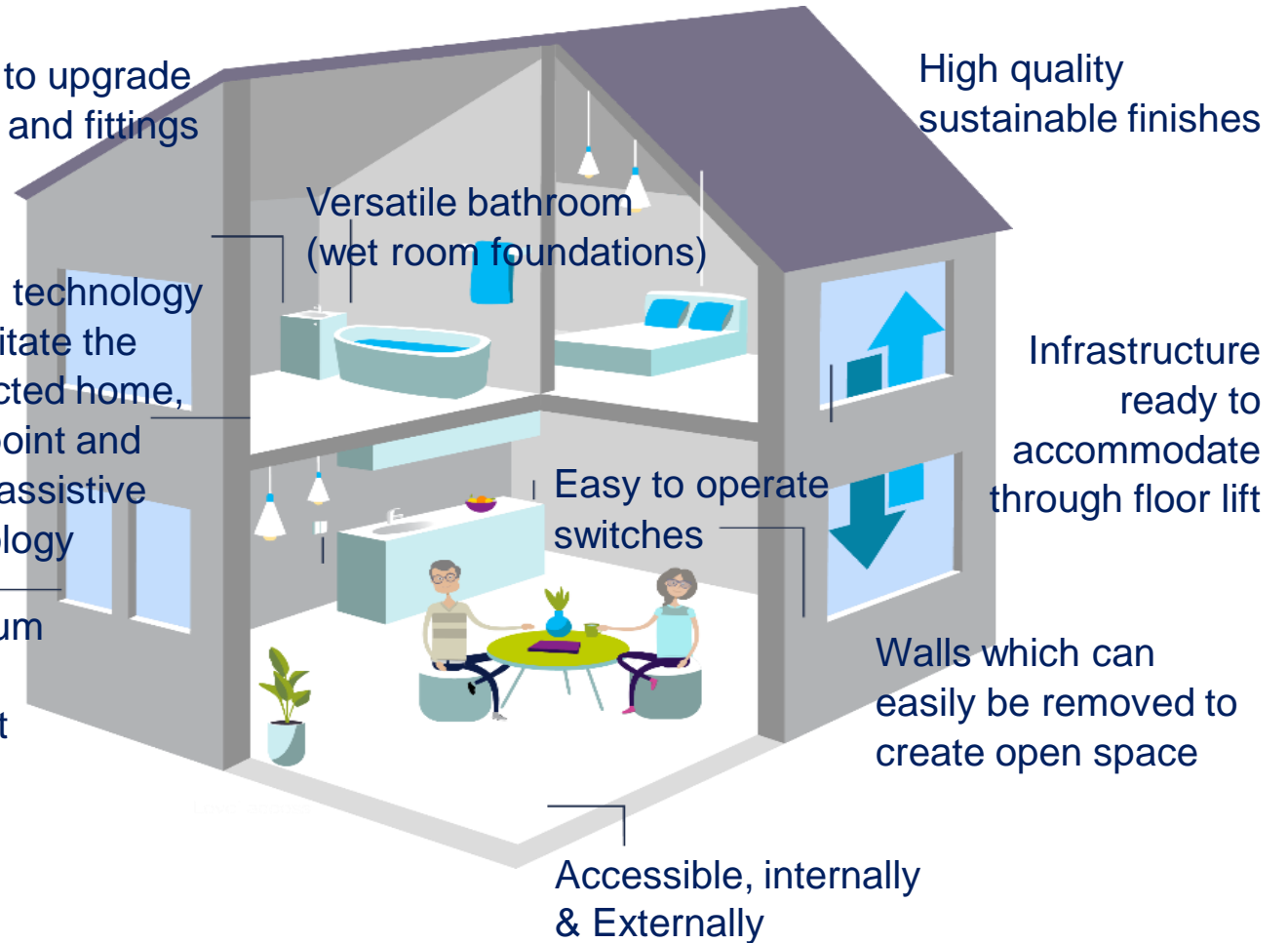
# Enabling & flexible



Choice to upgrade fixtures and fittings

Built in technology to facilitate the connected home, touchpoint and future assistive technology

Maximum natural daylight



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# Ageing well 50 - 95, How your home will assist

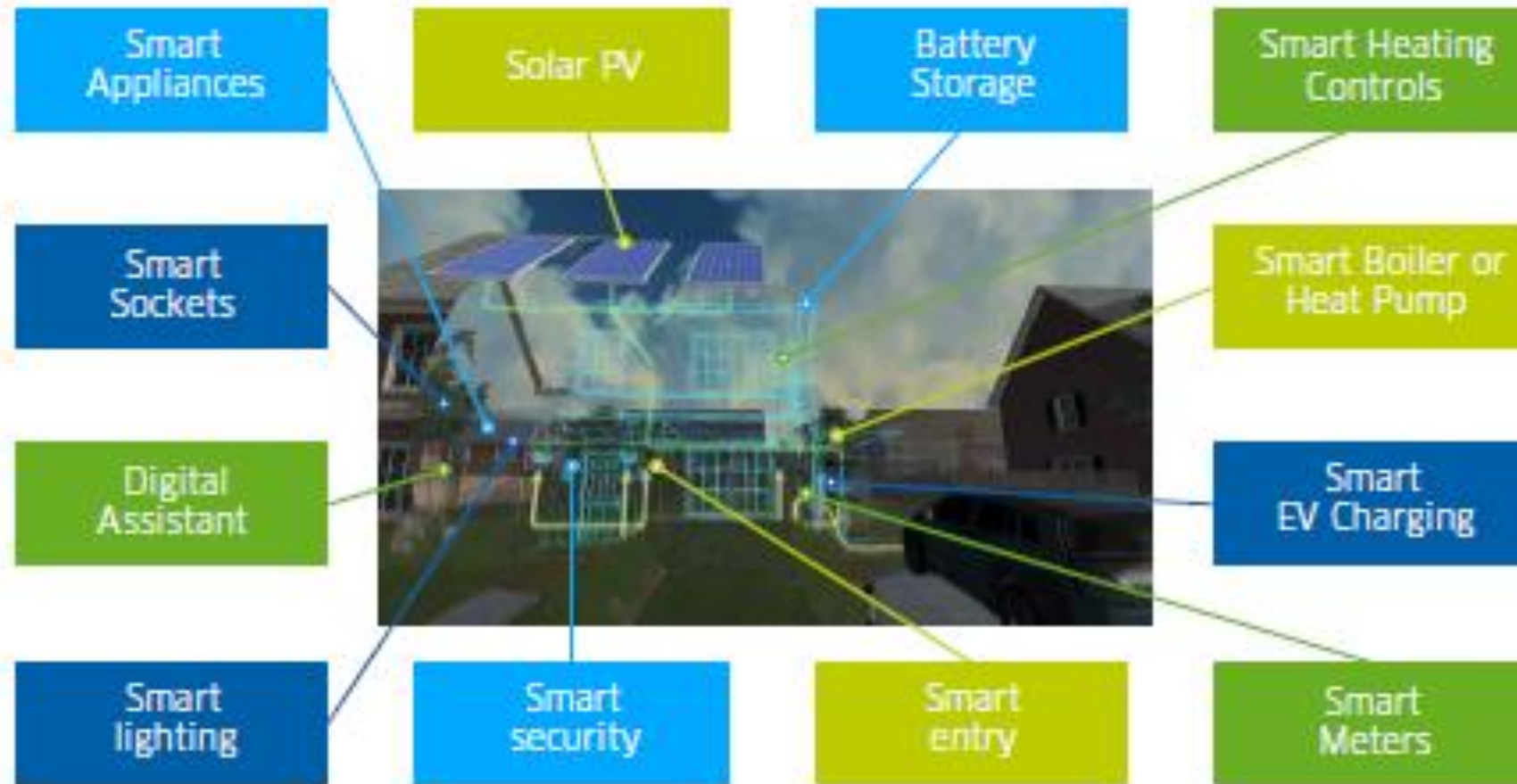
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# Digital Innovation

[www.lifestyle.engie.co.uk](http://www.lifestyle.engie.co.uk)



# Touchpoint

## KEY

-  1. Door entry system
-  2. Door movement
-  3. Movement
-  4. Flow (water) monitoring
-  5. Chair/Couch Occupancy
-  6. Bed occupancy
-  7. Energy consumption
-  8. Health Hub
-  9. ENGIE Connected HomeHub

