

Mixed-age communities and intergenerational living

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matter
ARCHITECTURE

What's the problem?

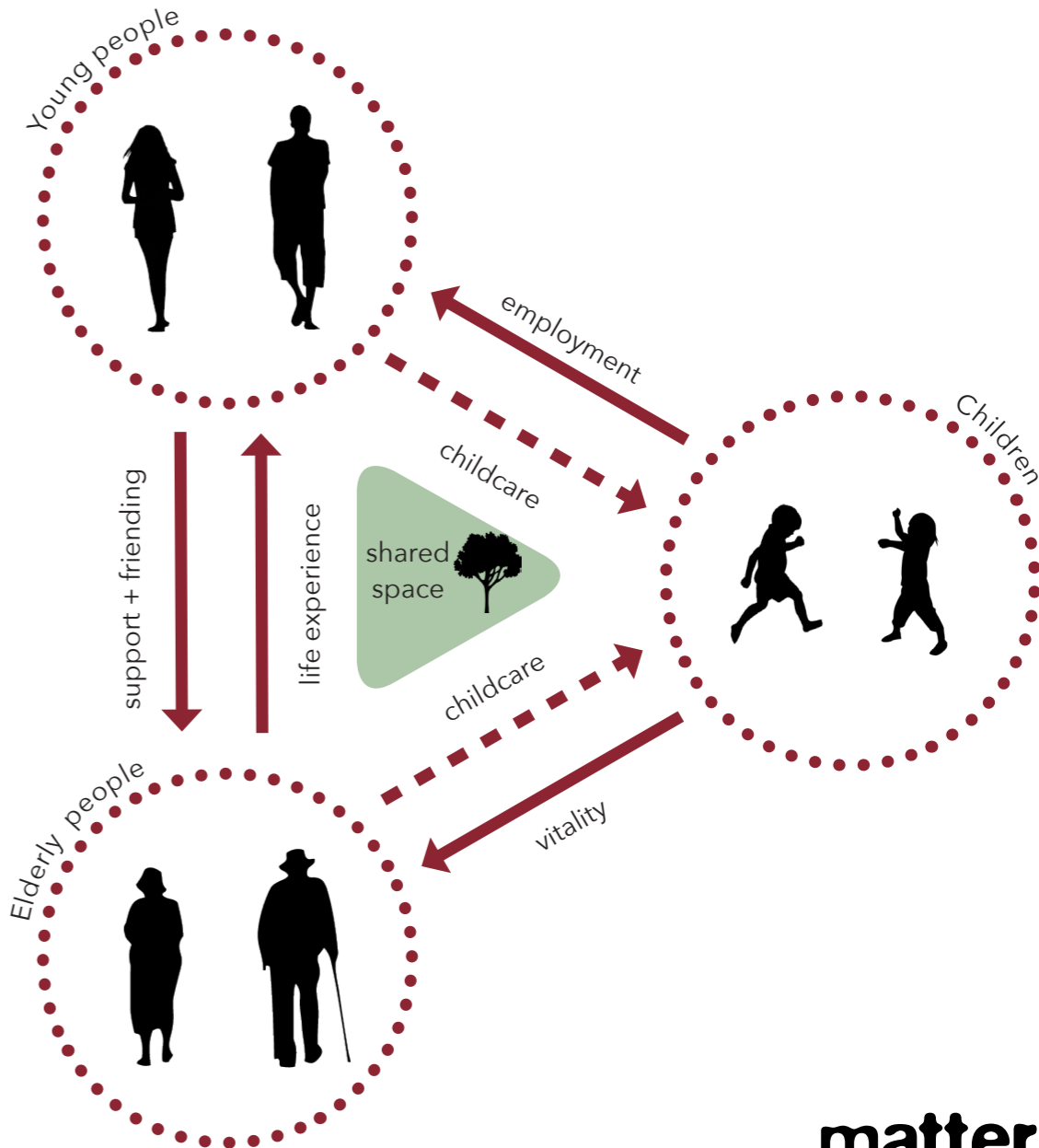
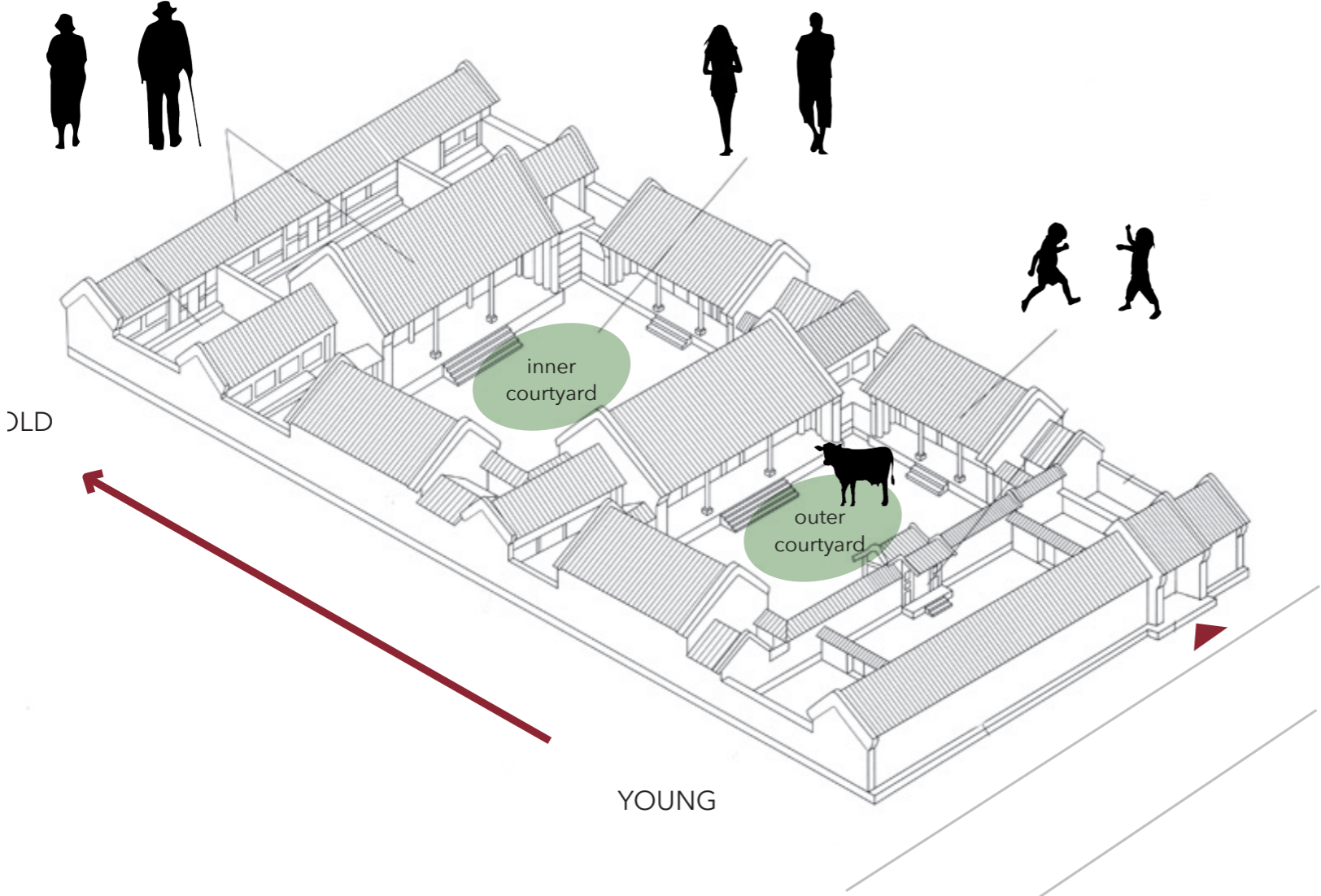
"Life is about human relationships, and that doesn't change with age"

Bob, Britain's joint oldest man (age 111) on Living Memory, BBC

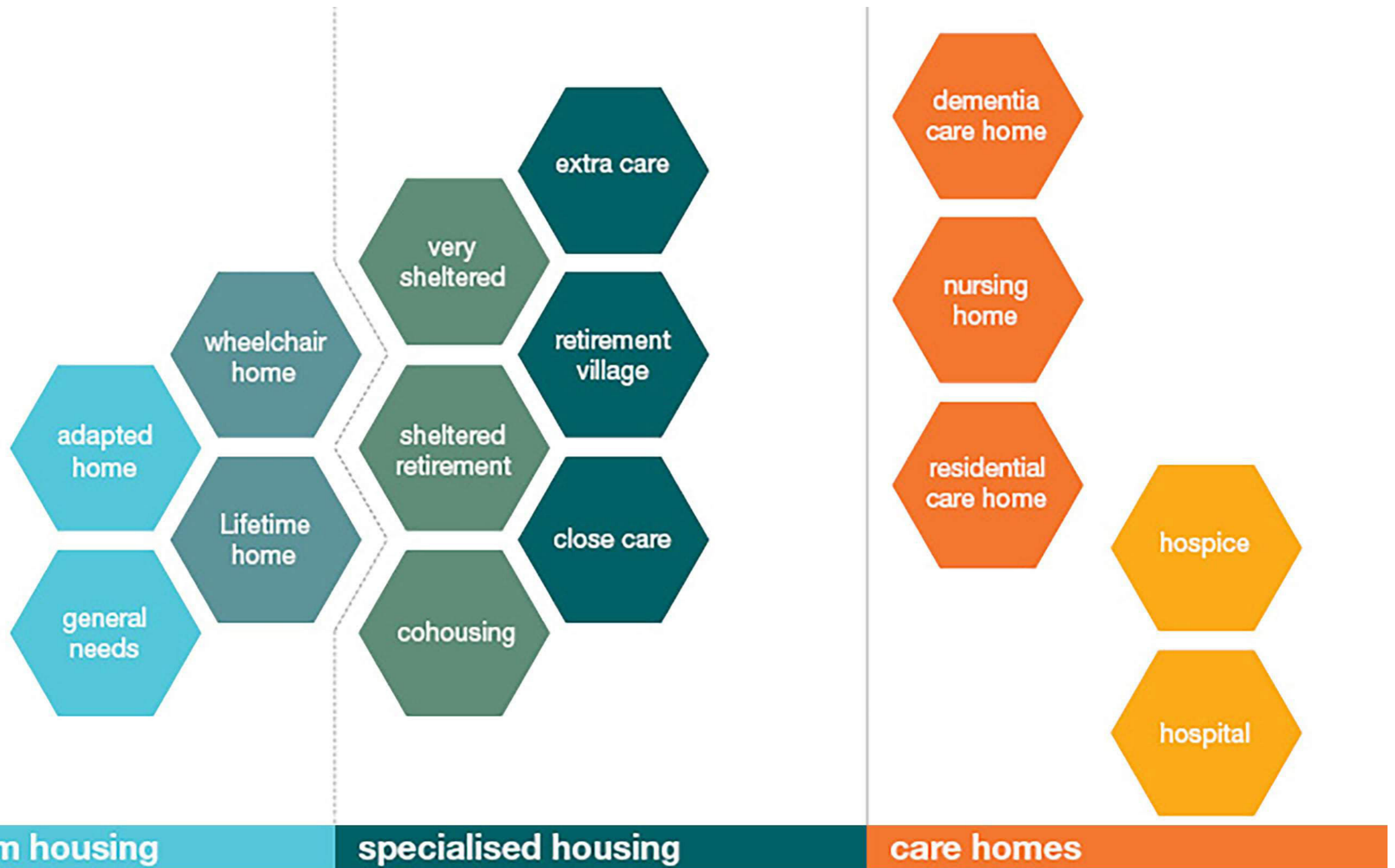
My family



Traditional extended family

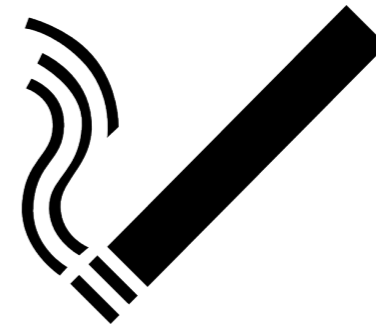
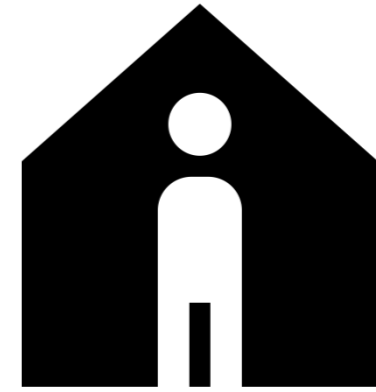


Older people's housing options



Older people's mental health

- Nearly half (**49%**) of all people aged 75 and over live alone
- Loneliness can be as harmful to health as smoking **15 cigarettes a day**
- Lonely people are **twice as likely** to develop Alzheimer's



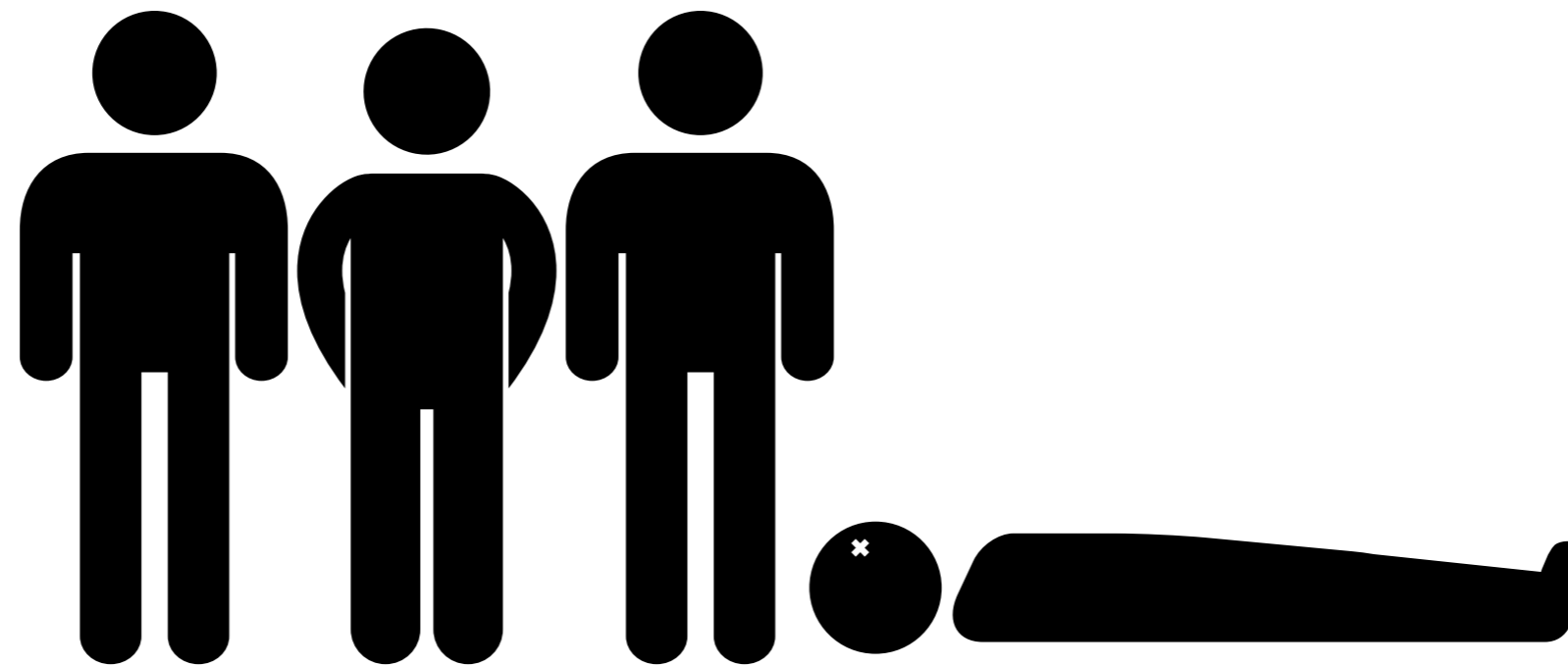
Symmetries across the generational divide

- 9.8% of young people said that they were “often” lonely.
- Over 40% of young people living in a household with other adults were more likely to say that they “hardly ever or never” felt lonely vs 18% of young people in single-adult households



Loneliness increases the likelihood of mortality by 26%

(Holt-Lunstad, 2015)





Housing LIN

Connecting people, ideas and resources

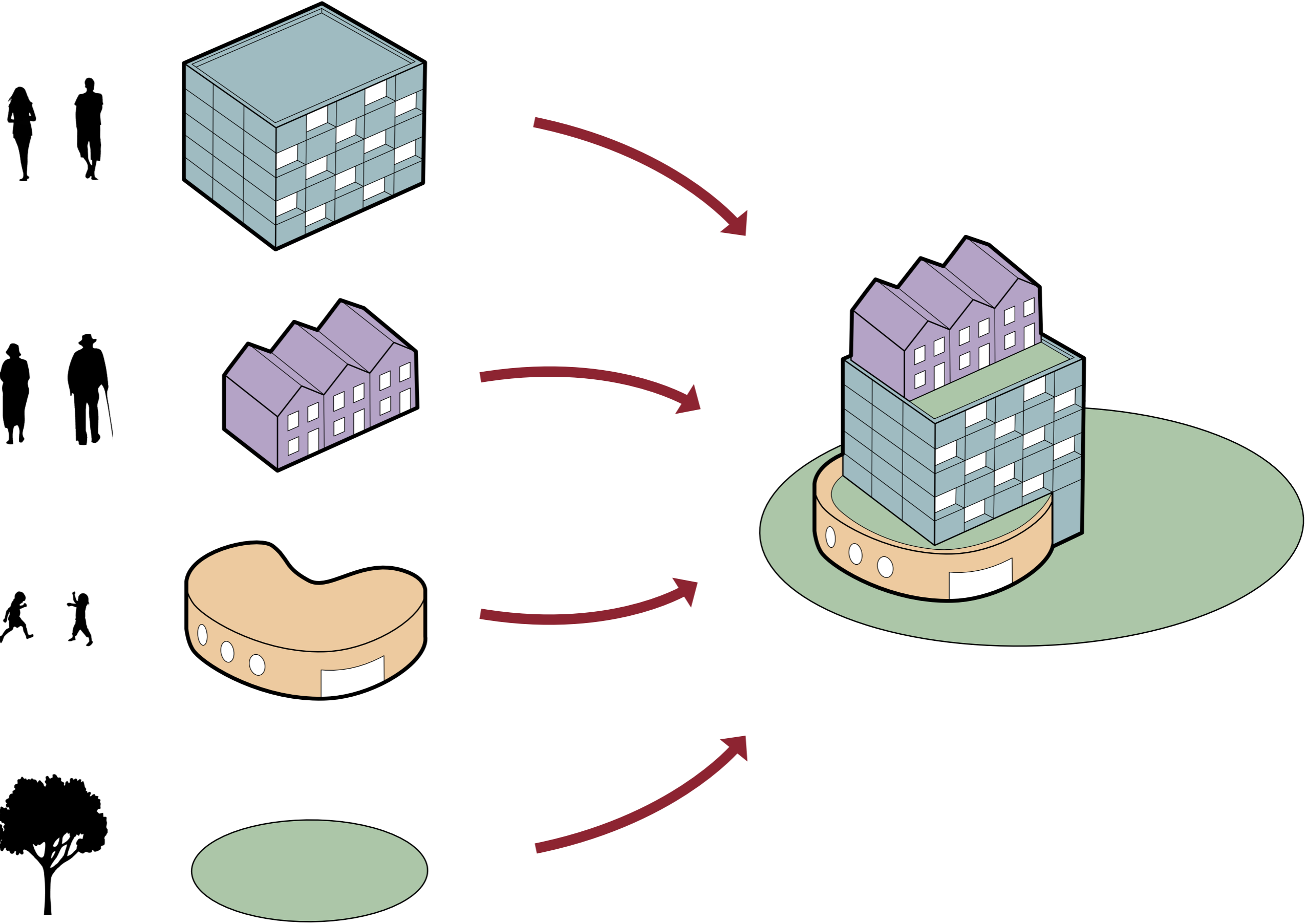
[HOME](#)[ABOUT](#)[RESOURCES](#)[CONSULTANCY](#)[EVENTS](#)[REGIONS](#)[NEWS](#)[DISCUSS](#)[BLOGS](#)

The Housing LIN looks at the design process and philosophy behind designing a successful Extra Care Housing scheme.





The mixed-use myth



Emergent schemes

Emerging intergenerational programme:

Since 4th September, an intergenerational activity has taken place with nursery children every day the nursery has been open (only closed for one week over Christmas).

Baking, cookery, singing, Havdallah, Shabbat, joint exercise classes, gardening, animal petting, and many special events- theatre performances, Jewish festival parties



www.applesandhoneynightingale.com

Health and wellbeing

- Wellbeing arises from networks of friendship, security and support across the generations
- Connected to and based in a sense of place and belonging
- Specialist facilities are fundamentally problematic when based on segregation
- Both housing design and care delivery models make this difficult to disentangle

Intergenerational housing



Innovate UK R&D grant
Pilots with Camden & Ealing

Analysing precedents

- Wide variety internationally
- Addressing specific needs
- Ad-hoc and focussed
- Anecdotally positive
- Lacking evaluation or scaling



Humanitas, Netherlands



LILLAC - Co-Housing UK



Municipal Project for IH, Spain



Hope Meadows, Illinois, USA



Homeshare, UK

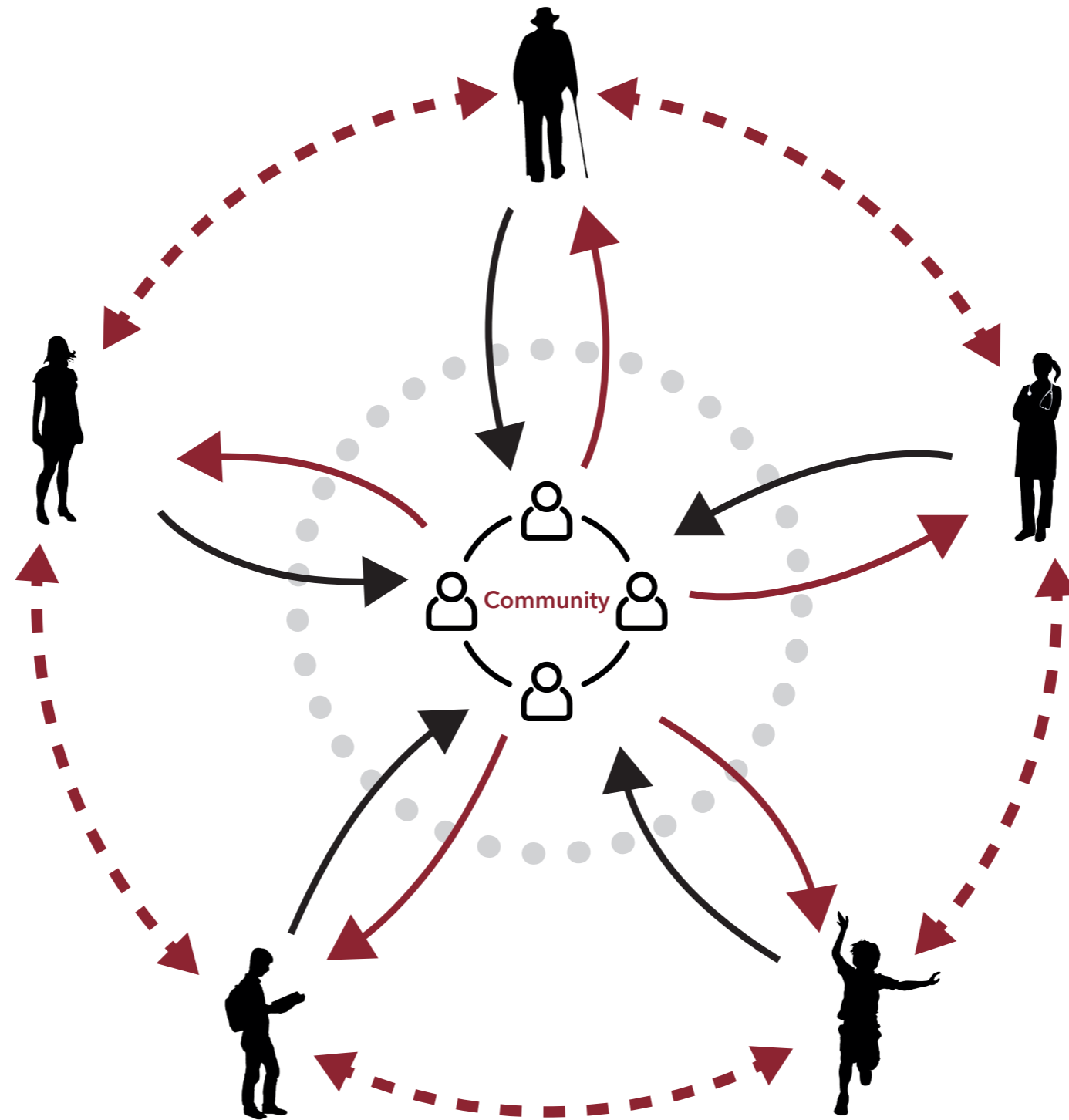


LinkAges, UK

Participation

Who?

- Students
- Younger professionals
- Young families
- Older people
- Older people needing care



Skills?

- Light support
 - Friending
 - Mentoring
 - Tutoring
 - DIY

Systematic approach

- **Outcomes-based design**

(social impacts)

- **Design parameters**

(the architecture)

- **A social contract**

(sustainable, social exchange, management and operations)

Design parameters



Building Configuration

Building configuration should be designed to maximise accessibility of amenities. Single aspect flats should be avoided unless abundant daylighting can be provided. Windows should face community shared spaces to encourage participation.

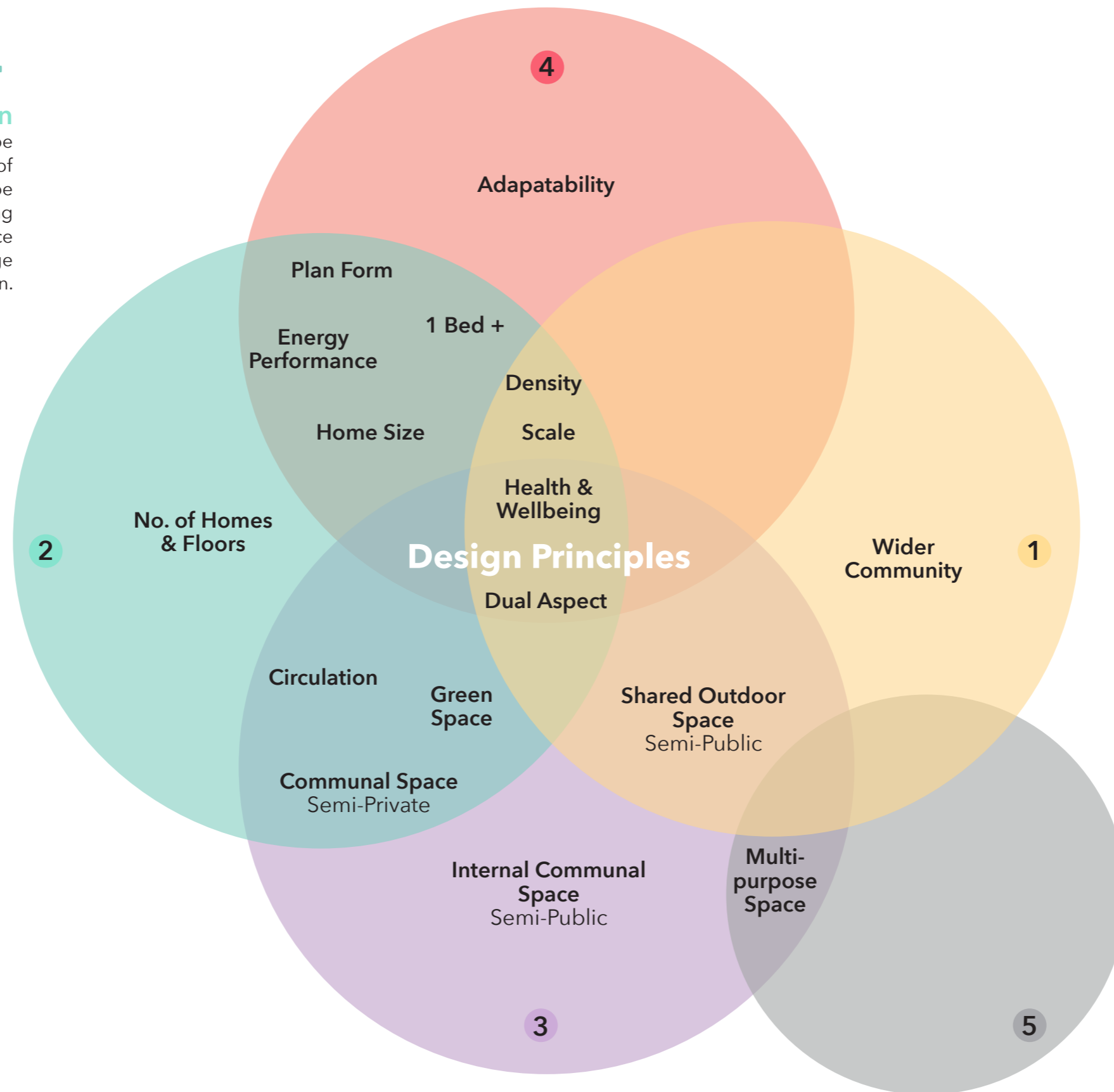


Shared Spaces

Different categories of shared spaces that help to facilitate social exchange within the housing scheme. Spaces should be purposeful and designed to be used as a key asset of the building. Spaces should be designed with maintenance in mind.

Community Facilities

Community facilities should be provided in spaces shared by community members. These spaces include shared outdoor and communal spaces.



Homes

Homes should be designed with as much adaptability and flexibility as possible. National space standards should be treated as bare minimums that should be exceeded to create homes that can support people for longer.



Location

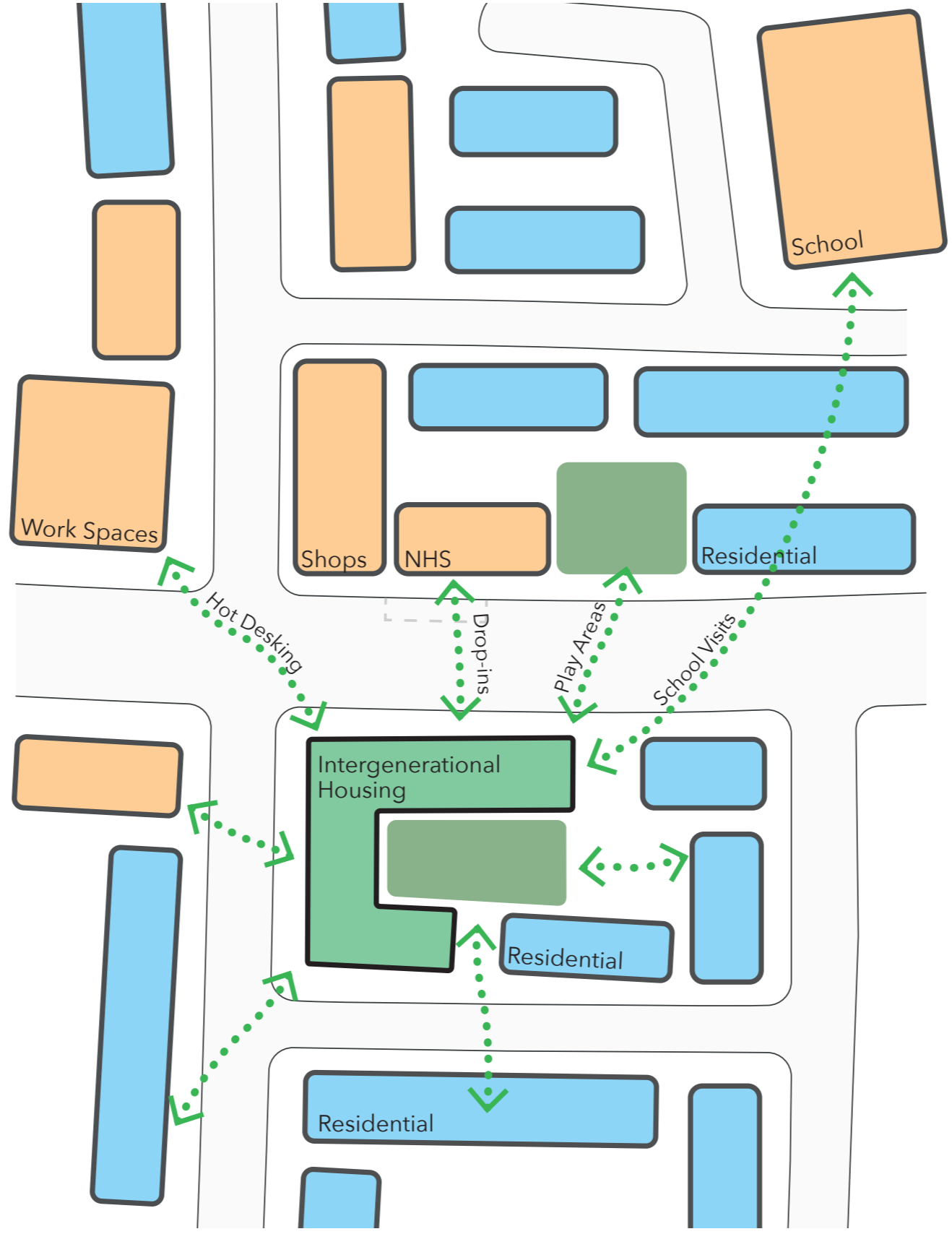
Participatory housing should build links with the local community and promote interactions with local businesses. They should be designed to be permeable to the community instead of being defensive or sheltered.



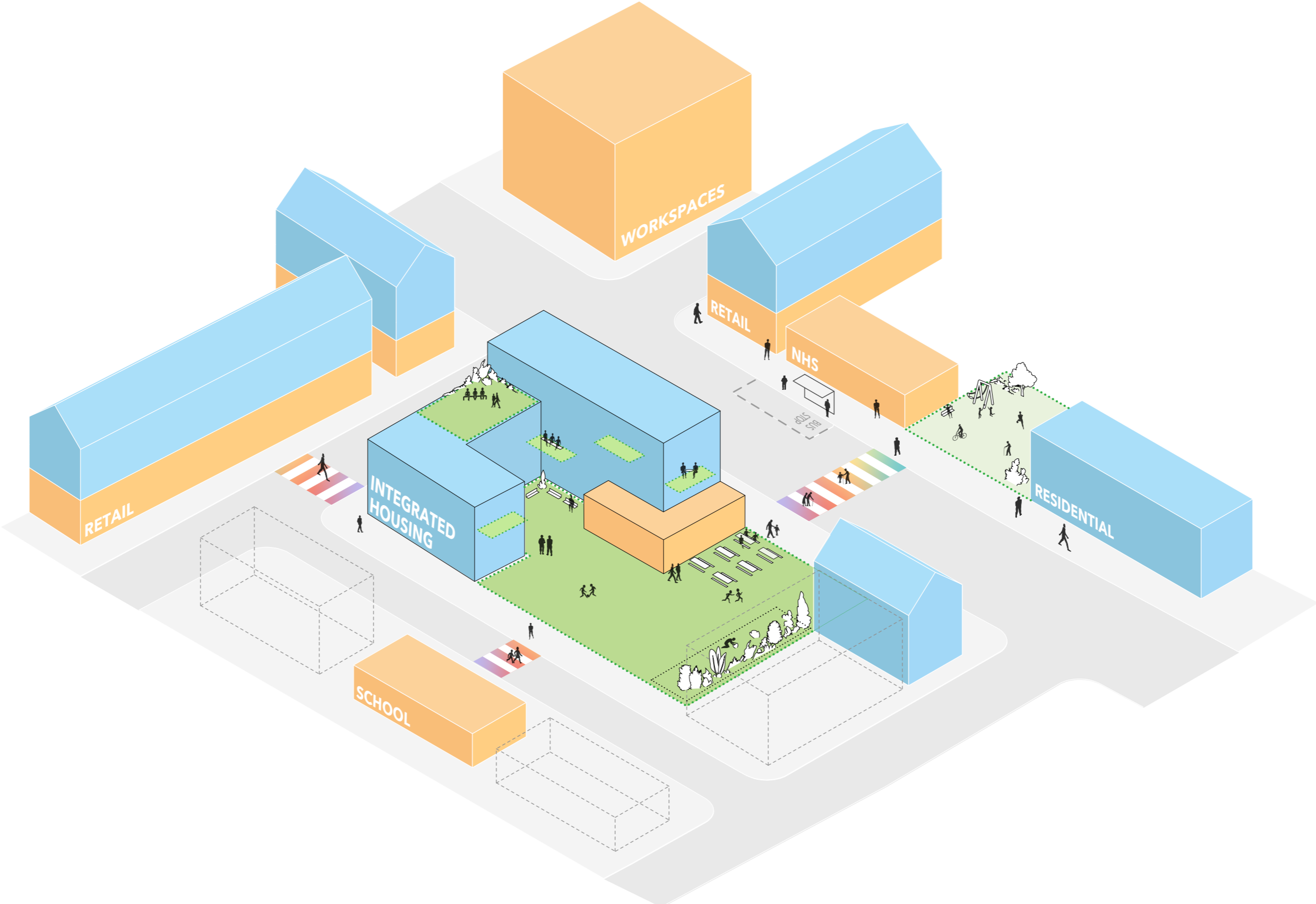
Management

Management is a key element sustaining long term participation. Social exchange methods should be co-designed with residents. Building should be designed to minimise maintenance and ensure sustainability.

Neighbourhood catalyst



Neighbourhood catalyst

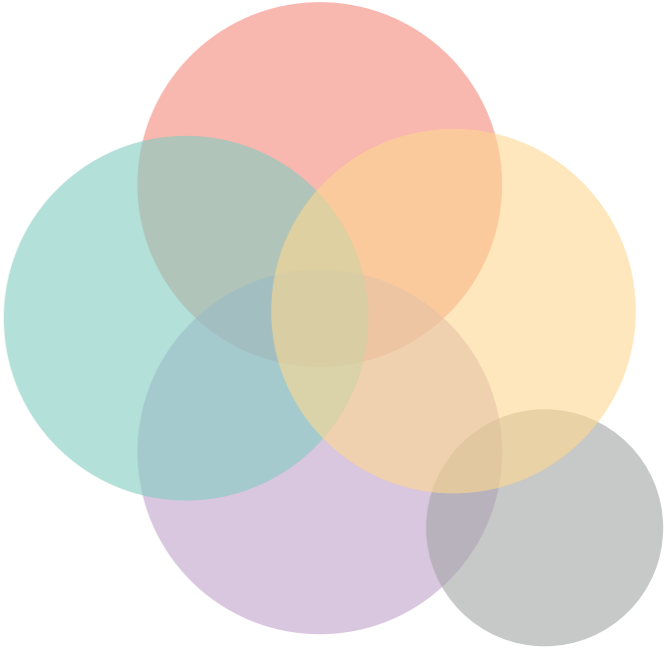


Communal spaces



A social contract

ROSEBUSH COURT ACTIVITIES			
ACTIVITY <small>Give a brief explanation of the activity</small>	WHEN? <small>Mark the time and day of the activity</small>		NAME <small>Sign up for the activity</small>
	SAT <small>AM PM</small>	SUN <small>AM PM</small>	
Organiser: PS - Bank Holiday Monday Coffee Morning 9am - 12noon			6 th May GB, BP, PS, UH, FW
Organiser: BP Lunch at the Garden Gate Hampstead.	11 th May		PS + BP
Organiser: SM Ice Wharf - Weatherspoon Camde.			BYB, BP, UH, GB, JW, PS, FW, FW
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Management

Management is a key element sustaining long term participation. Social exchange methods should be co-designed with residents. Building should be designed to minimise maintenance and ensure sustainability.

Current workstreams:

Camden intergenerational pilot

- Cross-departmental workshops to define outcomes
- Feasibility studies on sites to identify scheme

Ealing Older Adults Accommodation Strategy

- Cross-departmental steering group as commissioners
- Service delivery embedded within the brief, including extra care, special needs etc.
- Feasibility studies on ten sites as basis for redevelopment programme

Innovate UK intergenerational housing

- Reporting November 2019

