

a safe place to live, *designing to be dementia ready*





2005



The Perry Tree Centre, Birmingham  
Specialist Residential Care Centre



2008

Oakland Village, Swadlincote  
Specialist Community Care  
Centre & Extra Care Apartments



2012



Meadow View, Darley Dale  
Specialist Community Care Centre



2018

RETROFIT AWARDS 2021

Ada Belfield Centre, Belper  
Specialist Community Care Centre  
& Belper Library



## Our design ethos for elderly living environments

- Inspiring & inclusive environments
- Efficient, affordable and high quality designs
- Flexibility and adaptability of layouts
- Safe, comfortable, homely environments
- Person centered
- Good natural light & imaginative use of artificial light
- Layouts that encourage social interaction
- Reducing anxiety and frustration through design
- Maximising independence and choice
- Appropriate internal design
- Exceed minimum standards
- Excellent working environments



## 'Dementia-ready' HAPPI features (2021)

1. Generous internal space standards which are familiar and safe to navigate, including consideration of acoustics.
2. Plenty of natural light with consideration for good visual connections and reduction of glare.
3. Ease of access to outdoor space, avoiding dead-end corridors
4. Future adaptability and modifications which are 'dementia -ready'
5. Generous circulation space that has a 'domestic' feel.
6. Welcoming access to shared facilities and opportunities for social interaction
7. Access to the natural environment
8. Energy efficient low carbon design, with easy to use controls
9. Extra storage
10. Hazard free and well-lit external environment with good wider accessibility





## Can age appropriate, dementia-ready design help address the wider Housing Crisis

- Cost of inappropriate housing for +55s will rise to £1b/year by 2040
- By 2041 +55s will account for nearly 36% of the population
- 69% of +55s said better design is a strong consideration
- Cost of dementia in the uk is estimated at £35b
- 45% funded by local authority social care budgets/disability grants.
- 30.3% of properties are in single occupancy
- 49% of homes are under occupied



Thank you

