

# What makes a good home? – learning from the Good Home Inquiry

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Thursday 24<sup>th</sup> June 2021



# About us

**Our vision is a society where everybody enjoys a good later life**

- We create change in policy and practice informed by evidence.
- We are a charitable foundation, funded by The National Lottery Community Fund, and part of the Government's What Works Network.
- To achieve real and significant impact, we focus on those approaching later life (50-70 year olds).





**An evidence-based analysis of England’s housing policies to determine the causes of, and solutions to, the poor quality of much of our housing**

- Commissioned by The Centre for Ageing Better, chaired by David Orr CBE and led by a panel of three (Pat Ritchie CBE, Victor Adebowale CBE and Vidhya Alakeson OBE)
- Involves analysis of past and present housing policies, wide-ranging consultations with experts, research with people with lived experience of living in a poor-quality home and aims to
  - Create evidence-informed recommendations for new and amended housing policies to make it easier to upgrade, maintain and improve our homes
  - Explore what we need in a good home
  - Support the Centre for Ageing Better’s goal of reducing the number of homes as ‘non-decent’ by at least one million by 2030

# Why do we need a good home Inquiry now (1)?

Around 10 million people in England currently live in a home that presents a serious threat to their health and safety – defined by the government as ‘non-decent’.

Of the homes the 4.3 million homes non-decent homes, almost half are lived in by someone over the age of 55



# Why do we need the Good Home Inquiry now (2)?

- **Poor quality housing has a profound impact on health and wellbeing.** The COVID-19 pandemic has exposed and amplified housing-related health inequalities.
- £513 million estimated spend by the NHS on first year treatment costs for over 55s living in the poorest quality housing
- With our homes accounting for around 30% of total energy demand in the UK, a **seismic shift in the improvement of energy efficiency** is required to meet legal targets to cut greenhouse gases.
- The **UN Climate Change Conference (COP26)** hosted by the UK approaches provides the opportunity to push for comprehensive action to improve our homes at the same time as stimulating job creation and economic growth.

# Overview of the GHI research

The King's Fund:  
Homes, Health  
and COVID-19

*Literature review*



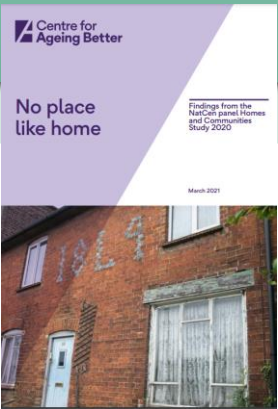
Ipsos Mori: Getting  
our homes in order

*Lived experiences*



Natcen Panel: No  
Place like home

*Ipsos Mori poll*



UK Collaborative  
Centre for Housing  
Evidence (CaCHE)

*Policy review*



Britain Thinks  
Commissioned in  
partnership with  
UKRI, Sciencewise

*Deliberative events*

# Issues within the home

## Warm and Dry

- The majority of participants described how cold their homes were.
- This was **prevalent across all housing tenures**.
- Participants talked less about the health risks of damp and mould, however, than they did about their feelings of shame and embarrassment that damp and condensation gave them.
- There was a preference **for short-term fixes over long-term solutions**.
- Persistent feeling of helplessness in getting rid of damp and mould, **homeowners doubted their ability to pay for works, whereas renters felt unable to rely on their landlords**.

## Moving around the home

- Those with mobility issues were most vocal about their concerns of moving around their home safely.
- All participants **expressed significant stress and anxiety linked to a fear of injury in the home**.
- Participants spoke of not seriously thinking about how the home would impact them as they aged when they first moved in.
- **Concerns over safety and a desire for improved comfort levels were the main driving forces** behind participants wanting to make adaptations to the home.

## Safe and secure at home

- A physical sense of feeling unsafe and insecure was common across tenures.
- Notion of helplessness concerning physical security was exasperated by a **fear of security of tenure for renters**.
- Local connections were an important way of supporting participants to feel safe and secure in their home and neighbourhood.
- **Lack of confidence in their safety was intensified for those living in rural locations**, not only due to being miles from amenities and support systems, but because problems with **digital connectivity disproportionately impact those in rural areas**.

# Barriers to making change

## Finances

Across all tenures, finances were highlighted as the most significant barrier to making repairs and adaptations to home. However, this was particularly an issue for homeowners.

Due to a lack of disposable income, most did not view changes as essential, and it was instead about “prioritising” not future-proofing.

“Is it more important to do this than other things? It is about prioritising”.  
Male, Owner Occupier, 55

“Let people upgrade their homes... without making people go bankrupt when they get older”.

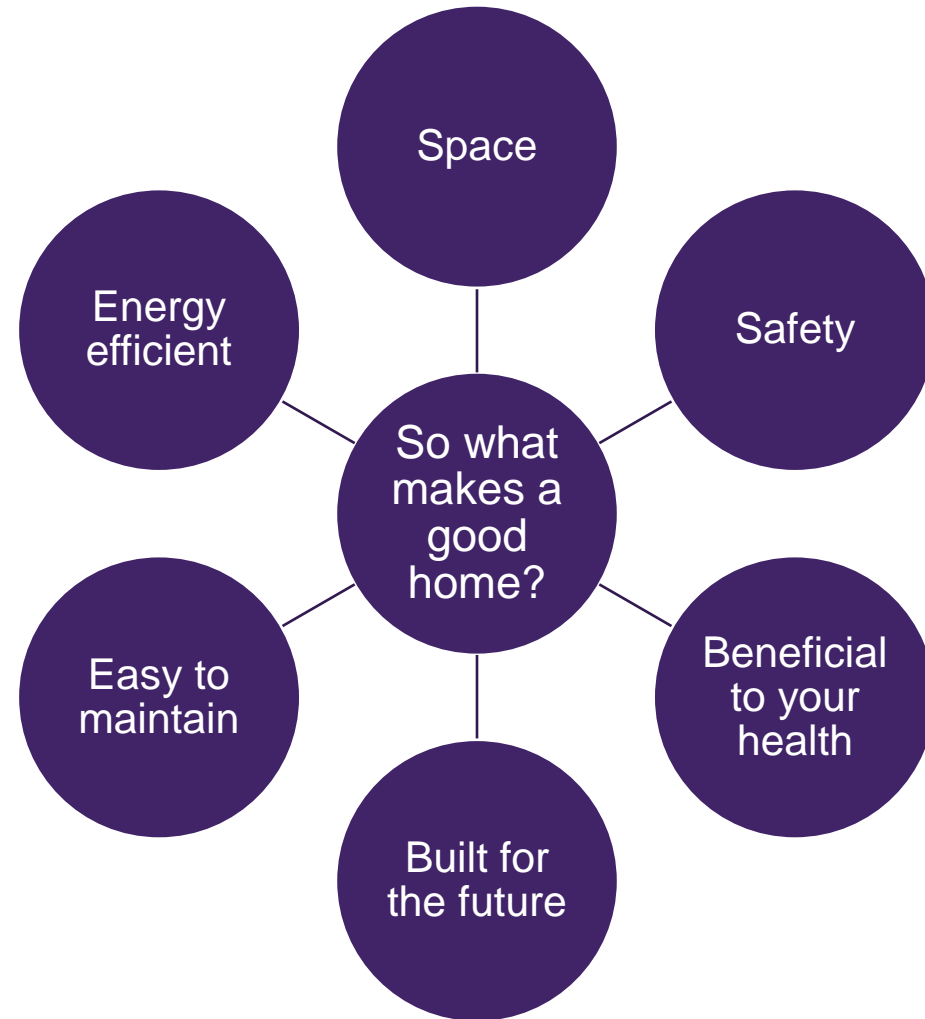
Female, Owner Occupier, 65

Grants and loans were viewed as critical to enable repairs and adaptations for later life. However, most participants were unaware of the existing grant and loan schemes available to them.

Participants emphasised that financial support should be relatively available to help people make their homes safer.



# A public dialogue to address poor-quality homes within England – what do people think makes a good home?



# The missing market – how can we each better meet the needs of over 50s consumers?

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Join the launch of our new report that explores how retailers, as well as others responsible for the design, development, marketing and management of homes and home products can better meet the needs of older adults through inclusive design.



Feedback

## Online event

[Book now](#)

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## Date and Time:

Thu 15 July 2021  
10:00 - 11:00

# Thank you

<https://www.ageing-better.org.uk/existing-homes>

<https://www.ageing-better.org.uk/good-home-inquiry>

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