



Homes
England

Making homes happen

Housing LIN HAPPI Hour
Homes England – Supporting options for later living
21 September 2021

Karen Anderson, MPP Cities and Major Conurbations

What I will cover

- Who we are
- Some demographics
- Some examples of how we support the development of different 'ideal' homes for later life

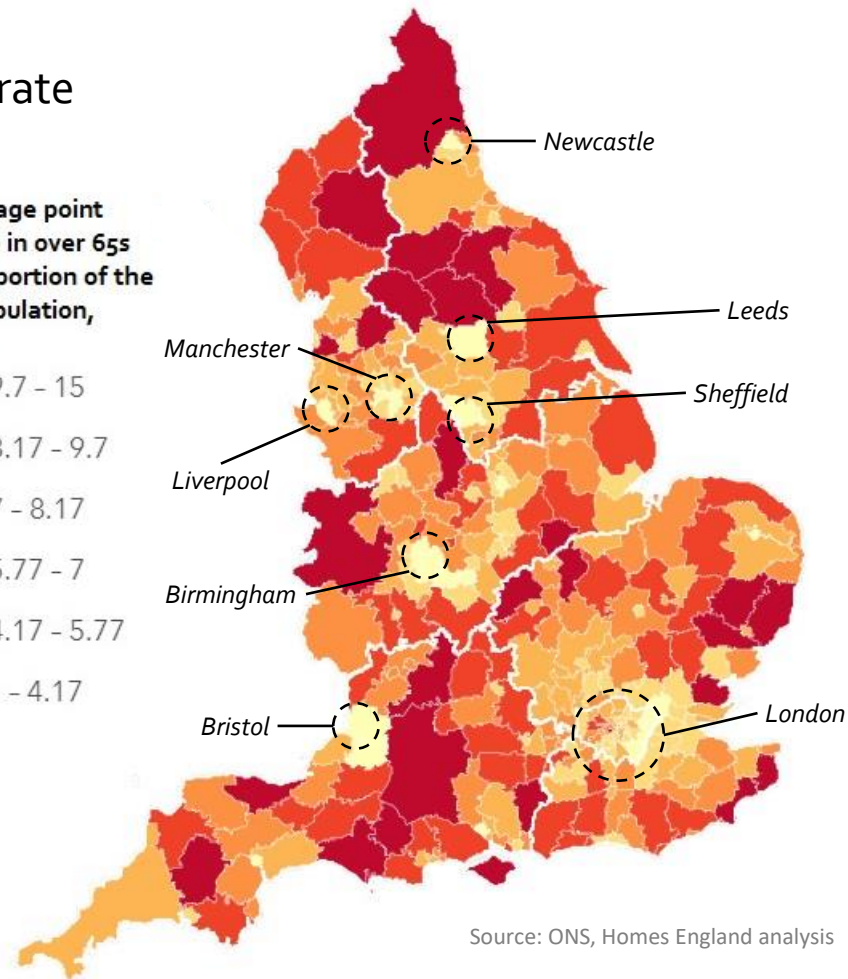
Some demographics

Spatial overview

Rural and coastal areas are ageing at the fastest rate

- A higher number of older residents (in absolute terms) will live in cities, but their growth will be outnumbered by that of people in working age.
- These trends are particularly relevant for local authorities' finances, who will rely on an 'active' population for revenue.

Percentage point increase in over 65s as a proportion of the total population, 2016-41

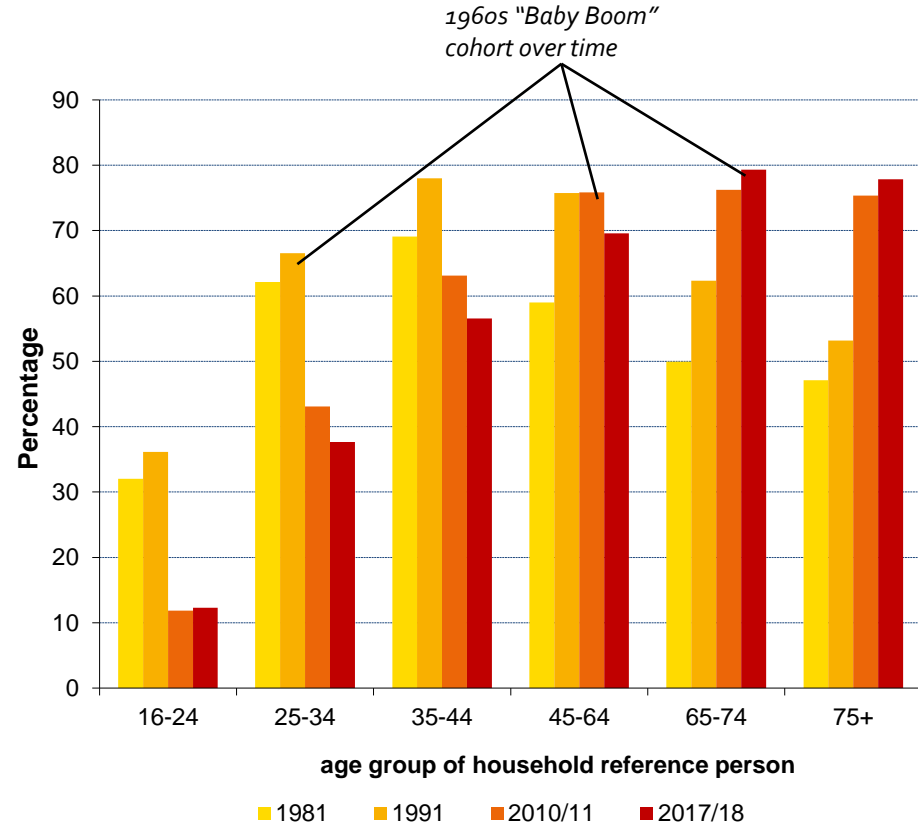


Unmet demand?

Older people tend to be homeowners

Two main trends:

- Almost 80% of the 1960s “Baby Boom” cohort are homeowners. Dormant demand for downsizing or rightsizing?
- A lower proportion of working age generations in 2017/18 are homeowners. Opportunity to get on housing ladder via long term adequate homes (e.g. flexible, ‘lifetime homes’).



Source: English Housing Survey, Homes England analysis

Unmet demand?

And for mainstream housing, older persons' rental market plays an important role

The number of private renters aged over 55 has more than doubled between 2003-04 and 2017-18 (from 366,000 to 743,000), (English Housing Survey).

Over the next 30 years 33,000 specialist rented homes pa required for renters living in unsuitable housing, compounded by a rise in older people in PRS who will no longer be able to afford their home (The Social Market Foundation).



Homes England's activity

Our work with Combined and Local Authorities

- Devolution/Local Infrastructure Strategies – the ageing challenge.
- Local Plan policies requiring % of flexible/Part M4 (2 or 3) homes.
- Local expertise/partnership opportunities with universities and business.
- Different directorates within LAs working together/Health involved.
- LA housing needs/aspirations studies – partners need this information to inform their investment decisions.
- Broker interest from private and HA sectors where lacking.
- Identify suitable, centrally located, accessible sites for intergenerational/OP housing, as part of place making.

Newcastle Helix, Future Homes



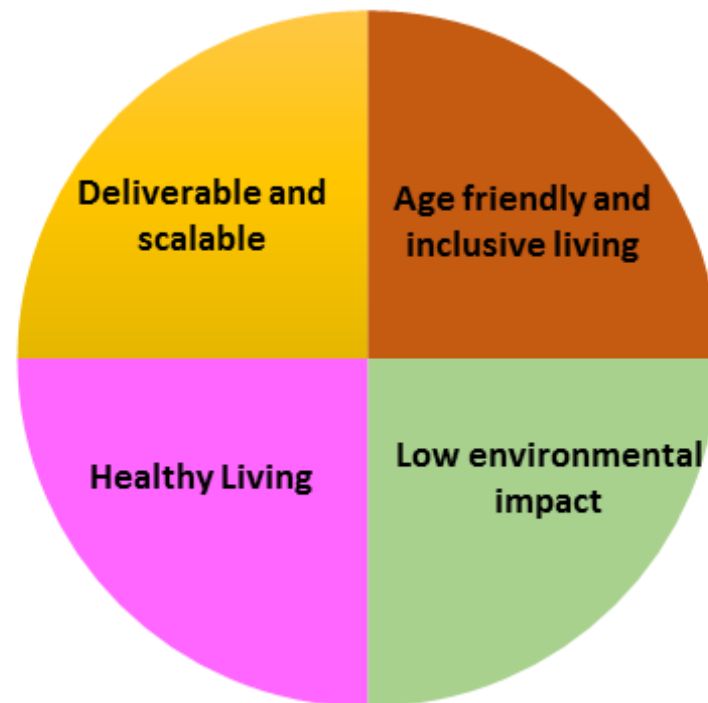
Looking to the horizon with Future Homes

Developing 'ideal' homes

Home of 2030 Competition



1. **AGE FRIENDLY AND INCLUSIVE LIVING** - address a gap in the housing market for new homes which appeal to and cater for a variety of age groups, adaptable to changing uses and needs over lifetime for a healthy and inclusive community.
2. **LOW ENVIRONMENTAL IMPACT** – applying technology and construction techniques that will deliver net zero emissions and high quality outcomes, reduced fuel bills and improved occupant health.
3. **HEALTHY LIVING** – promoting better health and wellbeing to enhance quality of life within homes
4. **DELIVERABLE AND SCALABLE** – solutions that can deliver market needs at scale and are cost-effective.



Joint winners

Igloo'+Home'

"....plugNplay buildings that are planet positive"



Finalists

Studio Open

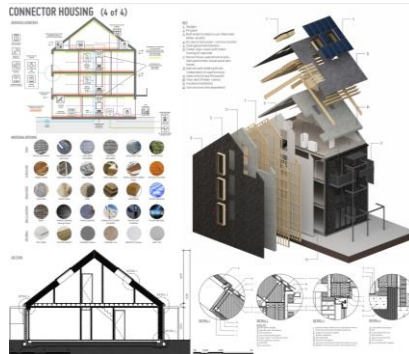
HLM Architects
'ForEva'

Changebuilding
'Positive House+'

Outpost 'Janus House'
"from pre to post petroleum society"

Open Studio 'Connector Housing'

".....kit of parts"



Home of 2030 (Riverside Sunderland)

What is the proposal?	<p>The Home of 2030 competition has been supported by Homes England and MHCLG. The proposals present the opportunity to show case the competition winners' designs and subsidise the upfront costs associated with the scheme. There is an opportunity to learn from the designed scheme at a construction phase through to a delivered product. The Home of 2030 could represent a demonstrator scheme for the business and consumer market and allow Homes England to adopt the design proposals and deliver the homes elsewhere with the benefit of a tested product.</p> <p>Aside from the financial ask, there is an opportunity to showcase Homes England and MHCLG support for the competition, Expo and Sunderland's ambitions through sponsorship of the event and commitment to the events in 2023. There is now also the potential for Homes England to scale up the design proposals as part of its future Land Exemplars.</p>
Delivery Barriers	<p>Initial design and planning costs (RIBA Stages 3 and 4) to accommodate the Home of 2030 proposals and translate the concept designs into a costed scheme, gap fund the increased construction costs associated with the 6 x show homes.</p>
Financial Ask	<p>£2.12m to further the detailed design and support the enhanced construction costs of the proposed homes.</p>
Housing Outputs	<p>The proposal includes the delivery of 6 show homes designed by the Home of 2030 competition 'winners'. The scheme is proposed for delivery on Sunderland Riverside Vaux West (phase 1). It will feature as a key part of the Future of Living Expo 2023. The homes would be built in time for the Expo.</p>

Connector Housing
Home of 2030 Competition Winner



+Home
Home of 2030 Competition Winner
MawsonKerr Architects with Igloo, Useful Projects, Landsmith Associates and East



Loans to support new homes in an under-supplied market

Our loans can be used to unlock housing for older people - and we'd like to see more of this...

Case Study: Watford Riverwell scheme in Hertfordshire

1st Home Building Fund loan for the retirement living sector - £40m to Audley Group (along with backing from Blackrock Real Assets) to accelerate construction of 255 mid-market retirement homes.

A mix of one- and two- bedroom apartments, communal facilities that include swimming pool, restaurant, a health club and a multi-purpose village hall, surrounded with green spaces.

The contractor, Balfour Beatty, will manufacture 180 apartment balconies offsite, thereby reducing the risk of working at height and improve the overall project efficiency.

Started on site and the main construction works should complete in 2023.

How can you help get word out there that Homes England loans can support retirement living?

"Our loan directly addresses market funding challenges due to the pandemic and highlights our commitment to ensuring diverse communities." Peter Denton, Homes England Chief Executive



Info: <https://www.gov.uk/guidance/home-building-fund>

Apply: homebuildingfund@homesengland.gov.uk

Providing affordable homes for older people

2016-21 Shared Ownership and Affordable Homes Programme

- £7.39 billion available from April 2021 to deliver up to 130,000 new affordable homes outside of London.
- Assessment includes a review of National Design Guidance and HAPPI (as well as VFM) - to promote sustainability, design and quality.
- Schemes can include, but are not limited to:
 - Independent Living
 - Sheltered housing
 - Extra care housing
 - Retirement villages
 - Homes for people with Dementia
- Accommodation should be self-contained and incorporate a full range of facilities to enable residents to live independently
- Flexible levels of care can be provided through schemes
- Funding is available for Affordable Rent, Social Rent, or Home Ownership tenures (including Older Peoples Shared Ownership).
- Actively building the programme via CME.
- Ministerial announcement on the next generation of SPs.
- Aiming for 10% to be supported housing overall.

#MakingHomesHappen



How can the capacity and expertise of our larger partners be harnessed and used to promote partnerships to deliver more specialist housing?

Ministerial announcement on Strategic Partners

Accent Housing Ltd	EMH Housing & Regeneration Ltd/ Midland Heart	Legal & General Affordable Homes Ltd	Orbit Group Ltd	The Riverside Group Ltd	Vivid Housing Ltd
Accord HA Ltd	Flagship Housing Group Ltd	LiveWest Homes Ltd	Places for People	The Swaythling Housing Society Ltd (Abri)	
Aster Communities	Great Places HA	Longhurst Group Ltd/ NHCA	Platform	Thirteen Housing Group Ltd	
Bromford	Guinness & Stonewater	McCarthy & Stone (Shared Ownership) Ltd	Sage HA	Together HA Ltd	
Clarion Housing Group Ltd	Hyde HA Ltd	Metropolitan Housing Trust Ltd	Sanctuary HA Ltd	Torus 62 Ltd	
Curo Places Ltd/ Swan	Karbon Homes Ltd	Onward Homes Ltd	Sovereign HA Ltd	Vistry Homes Ltd	

"Not only does today's announcement give our new strategic partners the funding, flexibility, and confidence they need to build much needed affordable homes across the country, it also establishes a large network of organisations looking to share their skills and capabilities to expand the affordable housing sector and transform communities."

"By forming strategic partnerships with a wide range of public and private organisations, we are creating the conditions needed for new institutional investment to catalyse affordable housing supply and in future give local authorities more of the tools they need to plan and act strategically, shaping their communities and building new homes." Peter Denton

Case study: Openshaw, Manchester (One Manchester)

26 homes (14 Affordable rent and 12 Shared Ownership)

- A mix of bungalows and houses. The bungalows are for people living with dementia and are self-contained allowing the residents to retain their sense of independence and keeping people out of care home environment for longer.
- Design of the bungalows enables couples to stay together longer, and working to reduce social isolation.
- External sun corridor adjoins properties designed to encourage socialising.
- Maximise light, with main windows facing towards gardens to address social isolation.
- Glazed see-through panels on kitchen cupboards so the resident can see through and recognise contents, sensor lighting in main bedroom, as well as differently coloured rendering on the homes so that they are easily recognisable from the outside.



Case study: South Gloucestershire

(The Extracare Charitable Trust with South Gloucestershire Council & Bristol City Council)

Total 261 apartments, (69 for sale, 111 for shared ownership and 81 for rental). 92 one bedroom apartments and 169 two bedroom apartments. Homes England supported 81 affordable rent homes.

- A host of health and leisure facilities available in the village centre and features a bar and bistro, village hall, library and IT suite, hair and beauty salon, gym and shop.
- It included an innovation apartment which showcased the use of assistive technologies and demonstrate how smart devices can support independent living for longer.



Investing in ideal homes?

Not just about homes but places – and location is crucial

Provide choice/options

- To rent, buy and shared ownership
- Apartment/bungalow/house
- None-to high level support
- Retirement village/multi-generational/a few homes in a rural village
- Affordable, easy to heat (and keep cool)
- Personal and shared spaces
- Maximise IT and other technologies

HAPPI TAPPI places to live



And if you want to get in touch

Karen Anderson, 0191 4977642 or 0779 53 53 555
@HomesKarenJA