

Accelerating Delivery of Later Living

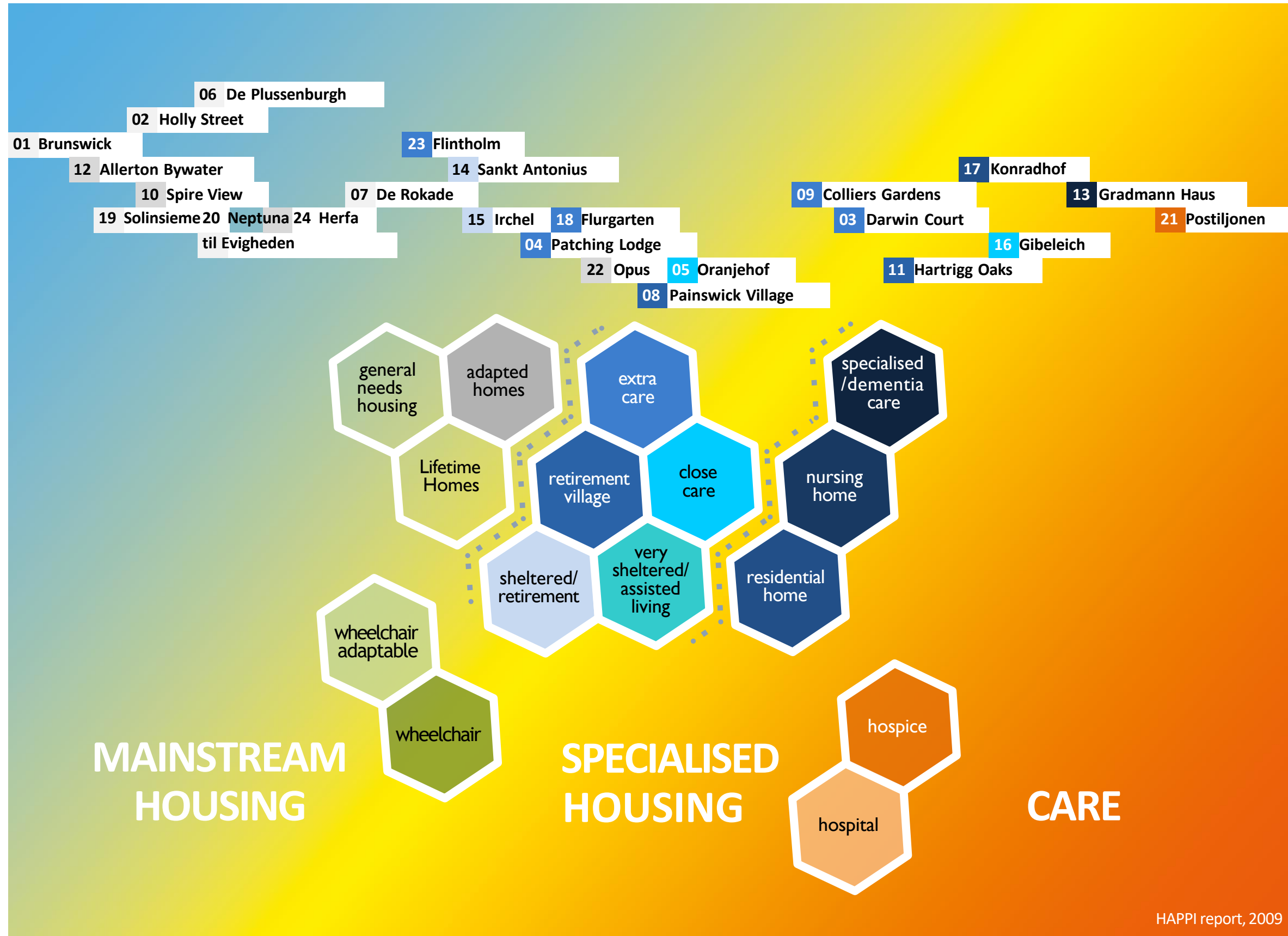
Lessons from CoHousing

Patrick Devlin, Partner

**Pollard
Thomas
Edwards**

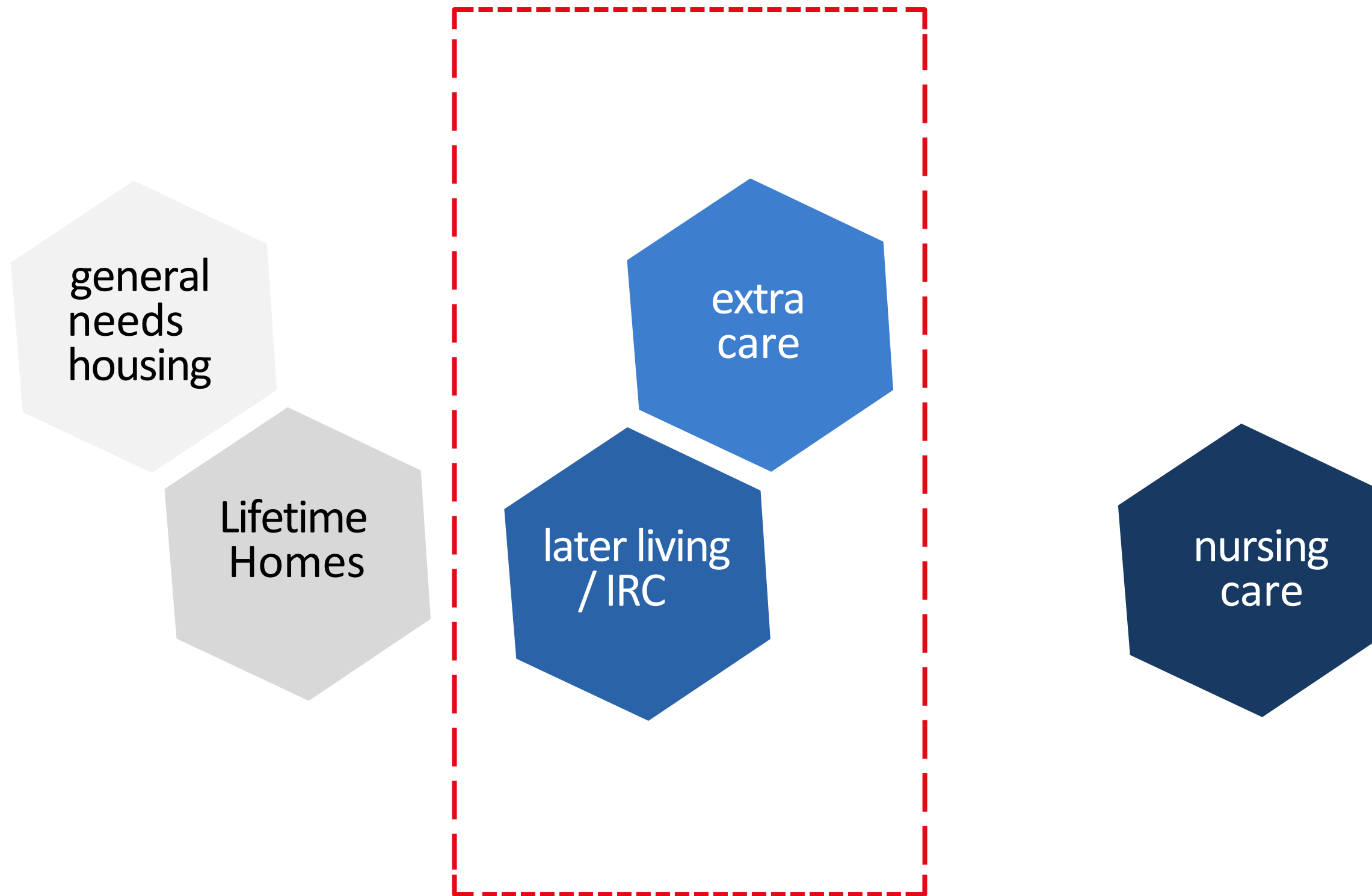


Historical Third Age offer



HAPPI report, 2009

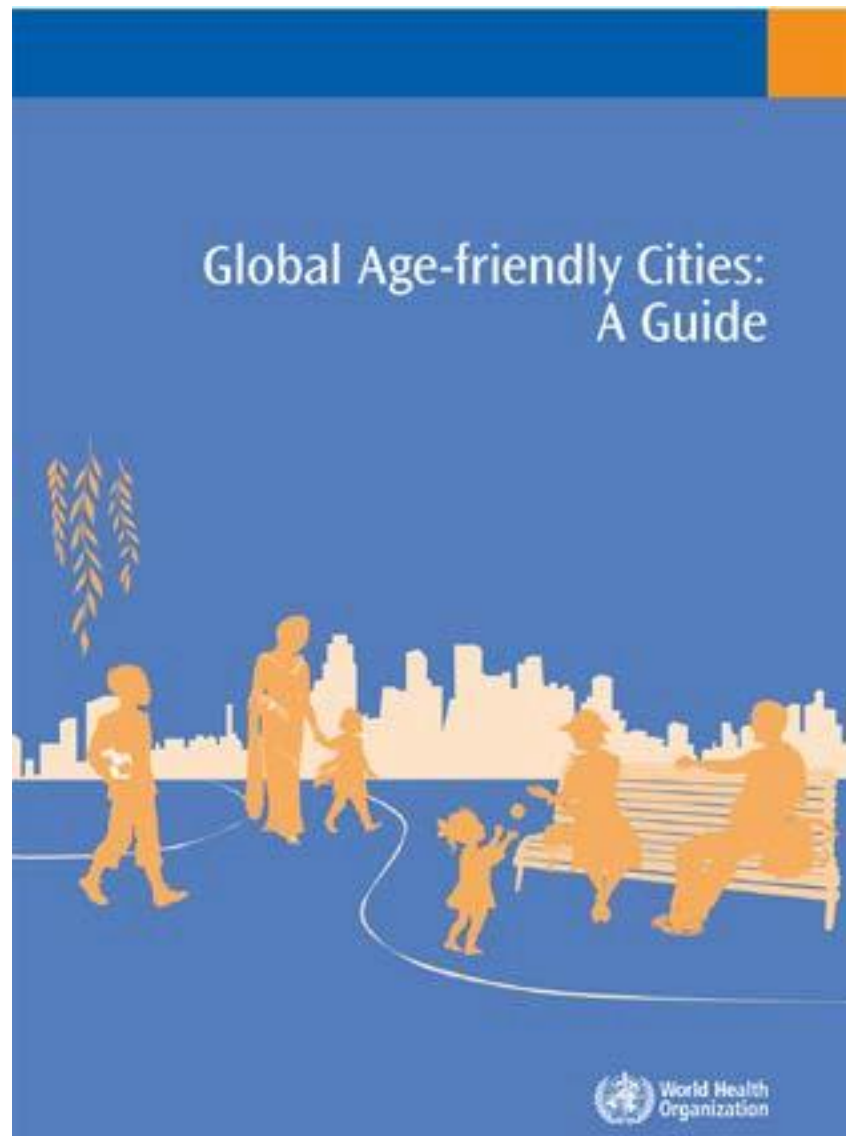
Housing for the Third Age of Life



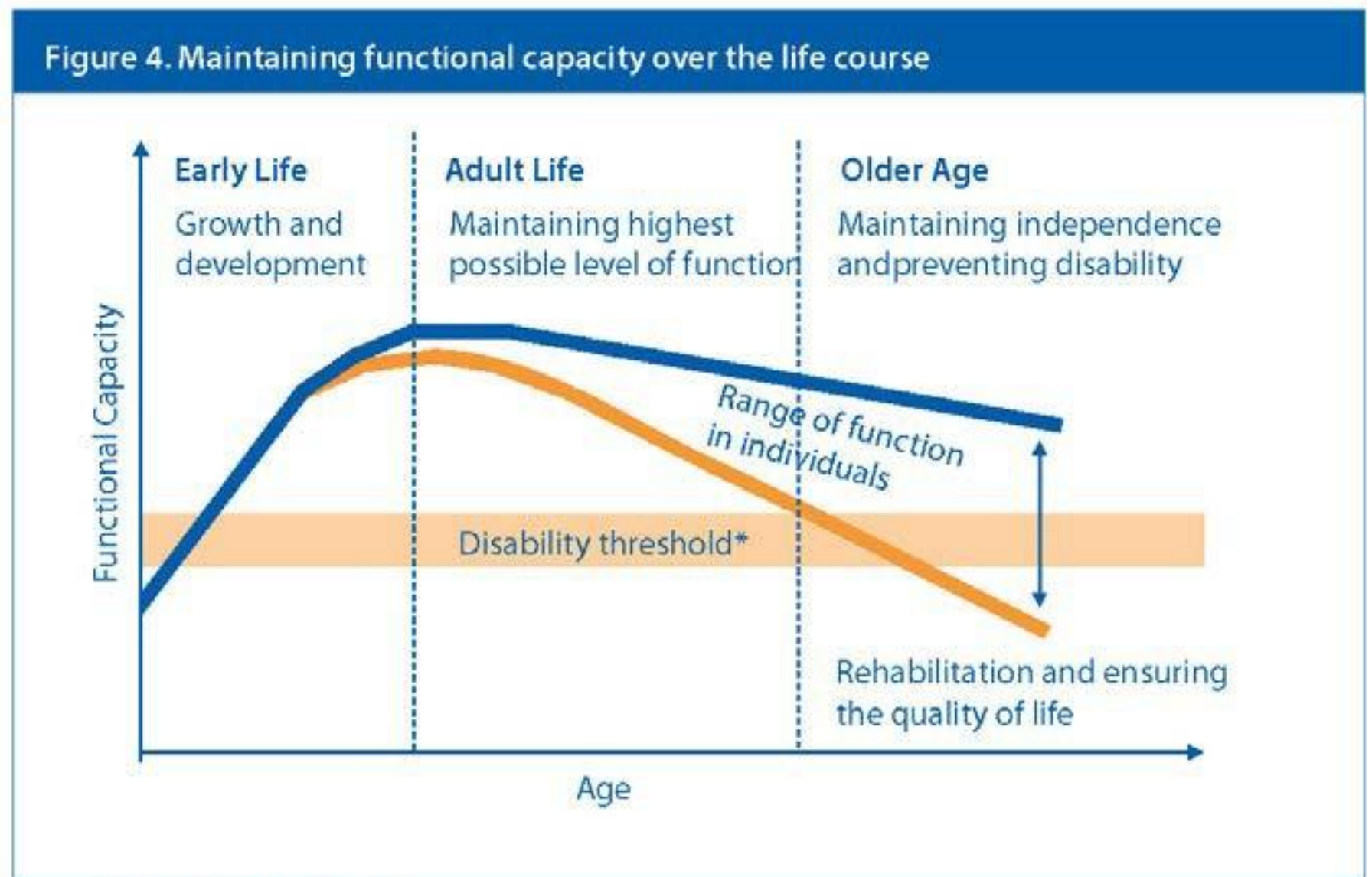
Intentional Community: New Ground



Intentional Community



“functional capacity increases in childhood, peaks in early adulthood and eventually declines. ...it is important to remember that the speed of decline can be influenced and may be reversible at any age through individual and public policy measures, such as promoting an age-friendly living environment.”



Source: Kalache & Kickbusch (12).

CoHousing: an Intentional Community

- Choosing to live as part of a group
- **Controlling your own environment**
- Helping design your own home
- **Living collaboratively with neighbours**
- **Sharing...activities, space, cars, skills, meals**
- **Reducing loneliness**
- **Respecting privacy**



Lessons from CoHousing for Later Living development

TANGIBLE BENEFITS
INVESTMENT

CoHousing

Community building time
Compromise?
Programme uncertainty
Financial risk?
Work / sweat
Lots of daylight
Bespoke flat layouts
Common laundry
Sociable circulation
Guest flat
Focus on gardens

Later Living

- Search time
- Available variety
- Fixed programme
- Financial clarity
- Cost
- Lots of daylight
- Bespoke flat layouts
- Management issue?
- Sociable circulation
- Service charge issue?
- Service charge issue?



Lessons from CoHousing for Later Living development

INTANGIBLE BENEFITS

CoHousing

Sense of ownership
Choosing to join in
Shared project
Continuing personalisation
Pride in achievement

Later Living

- Unique offer - people and place
- Service charge / participation balance
- Unique offer - people and place
- Continuing personalisation
- Intentional community



Customising layouts



-  LIVING
-  COOKING
-  SLEEPING



Conclusions

**Woodside Square
Anchor Hanover**

**'Brownfield' site
163 homes**

**70% mixed tenure Third Age:
100% pepperpotted PS SO AR**

**Common room, guest
room and telecare**

Private and affordable family

