

Multi-generational housing



Becky Utuka, 23 January 2023

Why must housing be diverse?

- UK has a legacy of being at the forefront of the built environment
- Several legislation e.g., the Equality Act 2010, Building Safety Act, Fire Safety Act, Awaba's Law etc.
- Communities evolve, they are not static. Best value for them and housing providers.
- Tower Hamlets is the most diverse borough in London. Gateway has a legacy of delivering tailored housing for the community.

Multi-generational housing



- Why has this come about?
- Partnership with the Housing Learning Network
- What is multi-generational housing?
- Summary of the research method

Summary of findings

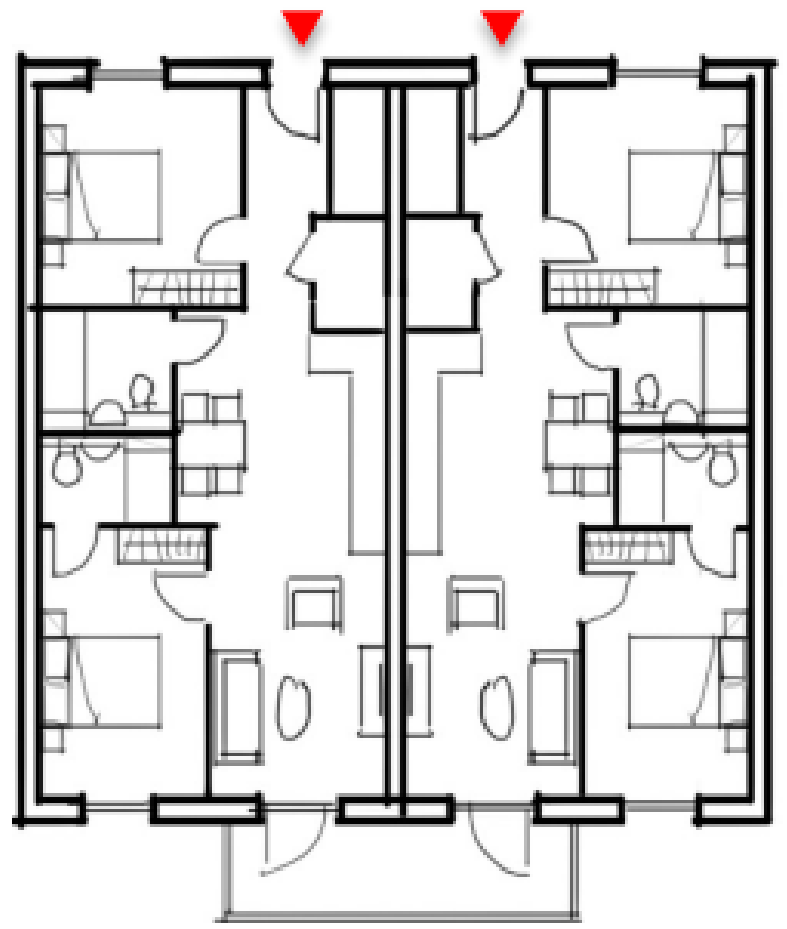
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| <ul style="list-style-type: none">• More prevalent in ethnic minorities communities | <ul style="list-style-type: none">• Multi-generational housing should facilitate access for private and communal space |
| <ul style="list-style-type: none">• Overcrowding is an issue | <ul style="list-style-type: none">• Multi-generational housing should be affordable (43% are renters in LBTH), rest of London (23%), rest of UK (16%). |
| <ul style="list-style-type: none">• Driven by factors including cultural, affordability and lack of supply | <ul style="list-style-type: none">• Current Gateway Housing need is 25 homes and projected to increase to 142 homes by 2042. |
| <ul style="list-style-type: none">• Health in-equalities experienced by ethnic minorities | <ul style="list-style-type: none">• Current need in LBTH 1,498 homes and will increase to 8,809 by 2042 |

Next steps

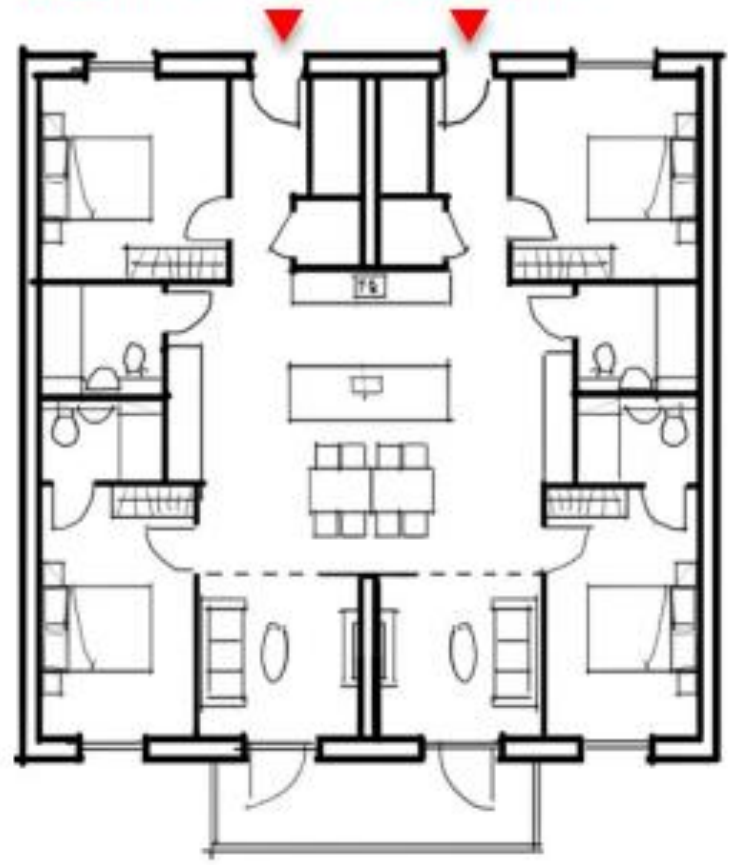
- How do we solve this complex problem?
 - Cost to build and convert
 - Local authority (LA) buy-in across board
 - LA and Gateway policies and procedures
 - Succession planning, product knowledge, values
 - Department of Works and Pension (benefit allocation)
 - National Valuation office (council tax)
 - Royal Mail (post office)
 - Etc.
- Requires collaboration, discovery, learning before implementation
- Offers Gateway and LBTH an opportunity to address not just housing but a myriad of social challenges

Examples of designs developed by Hunters

Type A:
Option 1 - 2 x 2b4p home



Type A:
Option 2 - 1 x 4b8p home

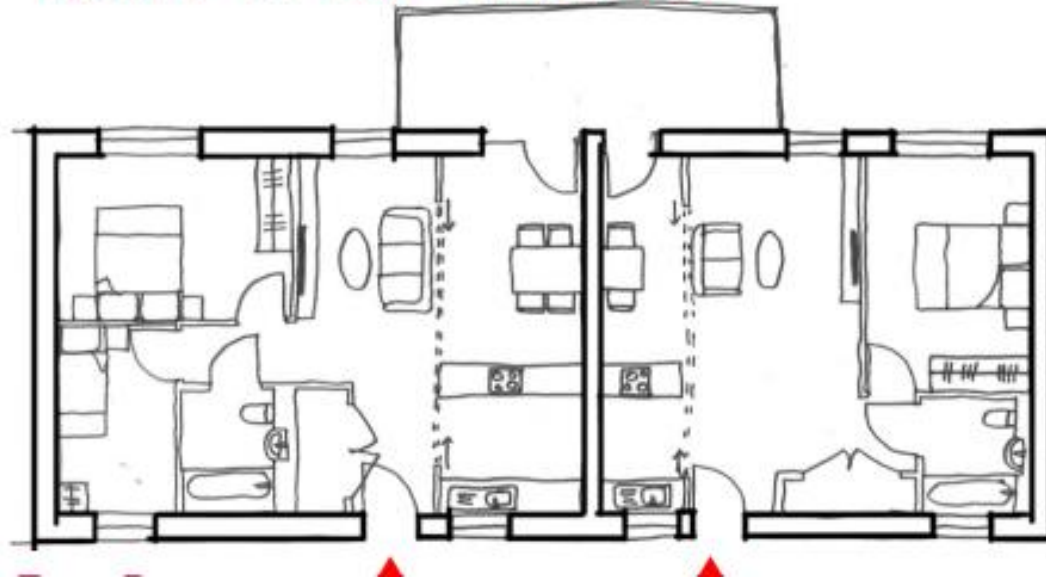


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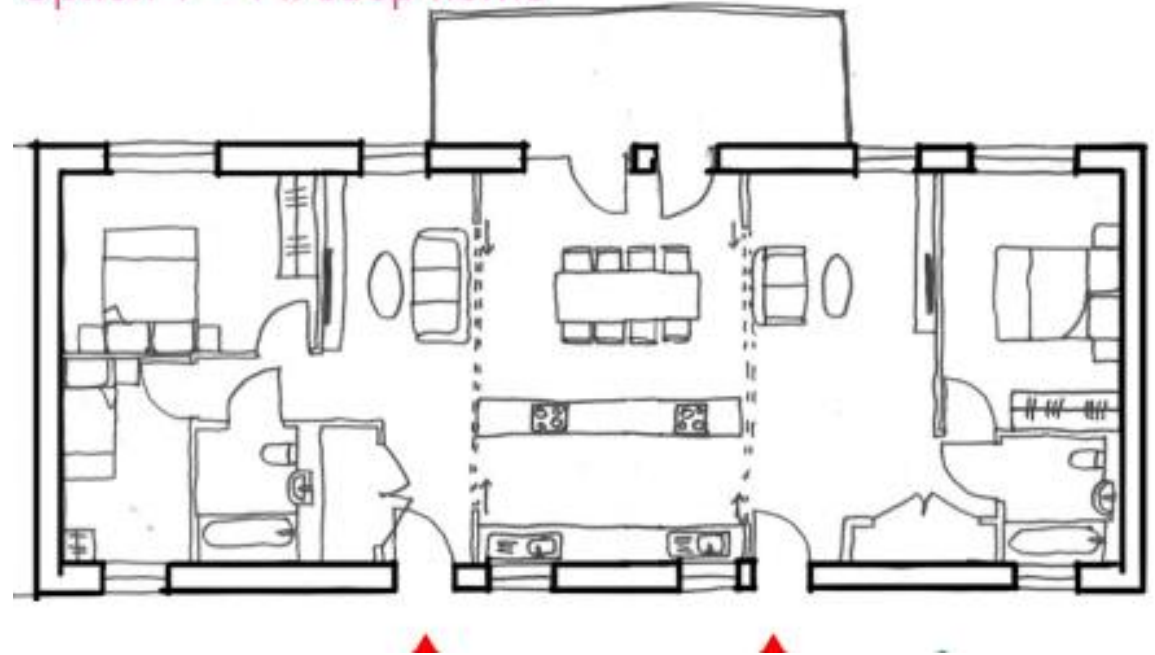
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Type B:
Option 1 - 1 x 1b2p + 1 x 2b3p home



Type B:
Option 1 - 1 x 3b5p home





Questions