

# Housing for older people

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**Deputy Director for Homes**

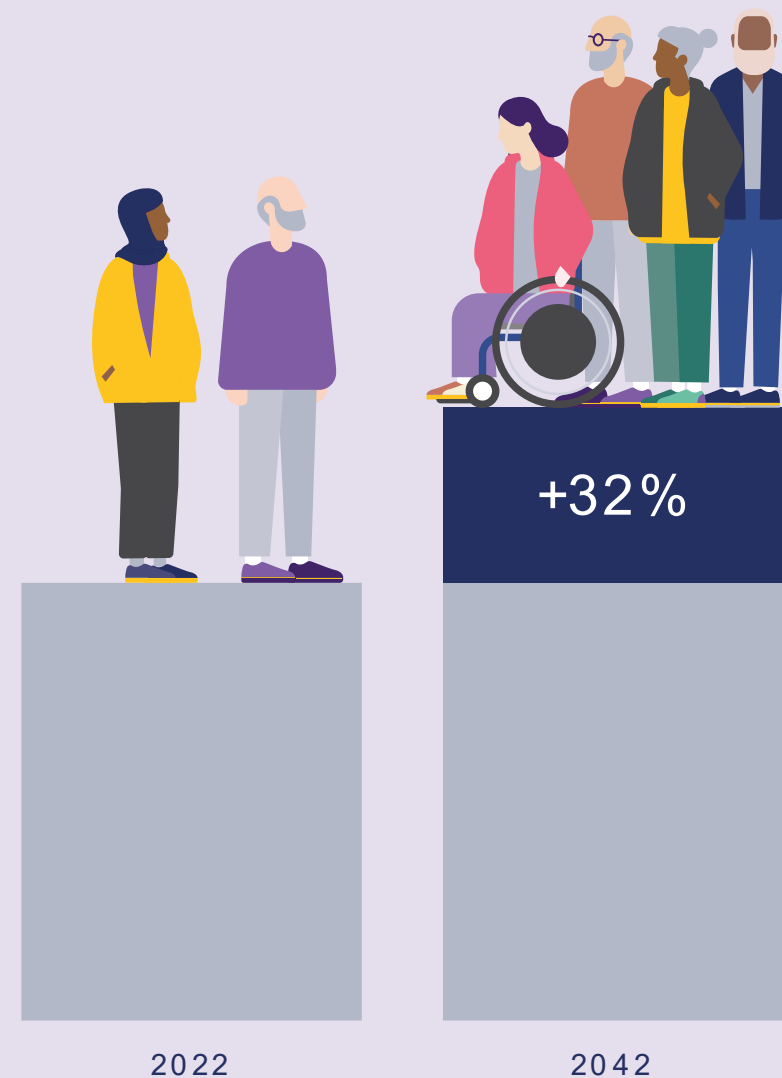
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# Who we are

The Centre for Ageing Better is pioneering ways to make ageing better a reality for everyone, including challenging ageism and building an Age-friendly Movement, creating Age-friendly Employment and Age-friendly Homes.

We're a charitable foundation funded by The National Lottery Community Fund and part of the government's What Works Network.



By 2040, over 25% of the UK population will be aged 65+

1 in 5 people in the UK have a disability, and this number is increasing

Healthy life expectancy is falling meaning that more people are spending more time in ill health

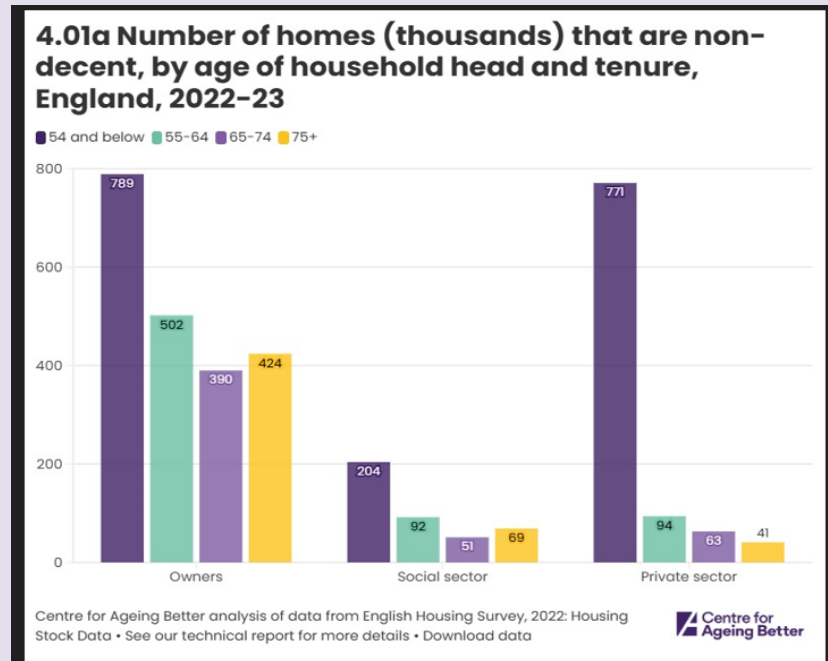
# The current landscape

## State of Ageing 2025

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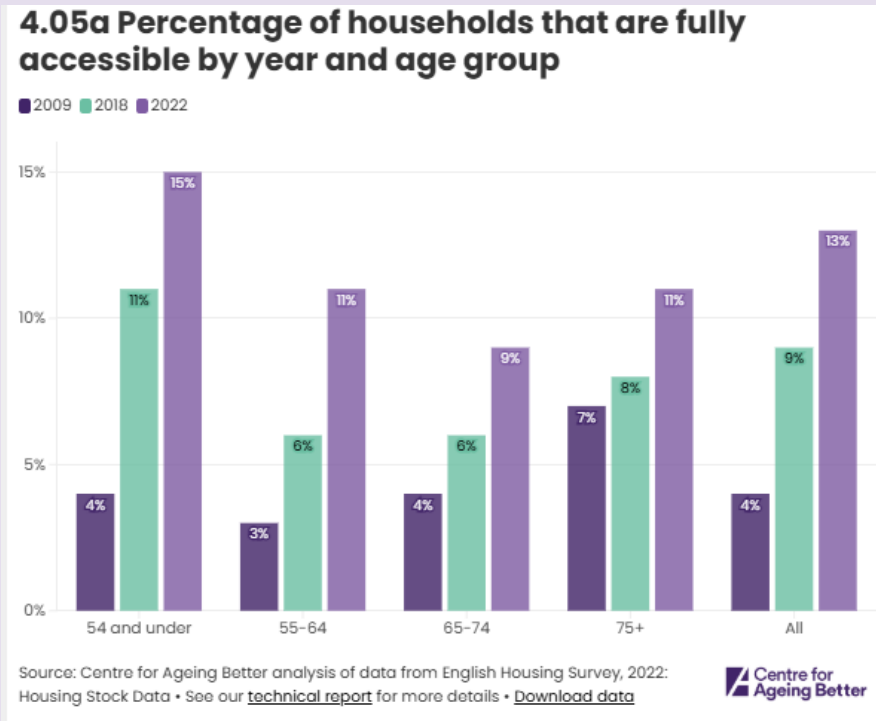
# Millions of older people in England live in non-decent homes, putting their health, wellbeing and financial security at risk



- 3.7 million homes in England (15% of the total) are defined as non-decent.
- 7.5 million people of all ages are living in a non-decent home in England.
  - 2.3 million are aged 55 and over
  - 1.5 million are children .
- Of the 2.3 million people aged 55 and over living in a non-decent home
  - half a million are living in poverty
  - more than half (1.2 million) are living in a household where at least one person is disabled or has a long-term illness
  - 159,000 are living in a household where at least one person uses a wheelchair



# Just over one in ten homes in England can be visited by people with access needs



- 13% of homes in England are accessible.
- Across tenure types, it is the social rented sector that has the highest proportion of accessible homes (one in five of all homes and one in five (20%) where the household head is aged 55 and over ).
- The owner-occupied sector has the lowest proportion of accessible homes: just one in ten of all owner-occupied homes have all four accessibility features and this proportion drops to 8% when considering households headed by someone aged 55 and over.

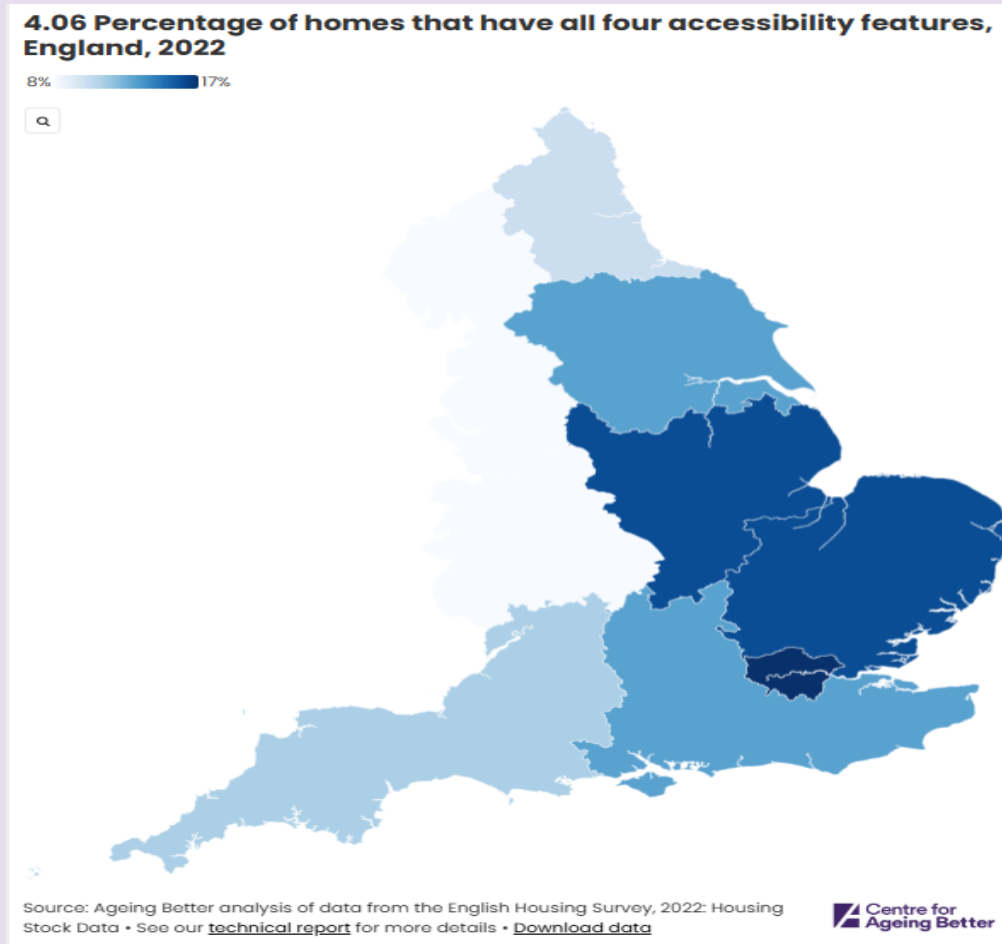
#### 4.05b Percentage of households that are fully accessible by tenure and year



Source: Centre for Ageing Better analysis of data from English Housing Survey, 2022: Housing Stock Data • See our [technical report](#) for more details • [Download data](#)

- Though the proportion of homes with all four accessibility features has increased over time for every age group and in every tenure type, the small increase has been driven by the increase for people aged 54 or below.
- The gap between the number of Disabled people and the number of accessible homes has risen from 10.5 million in 2009 to 12.8 million in 2022

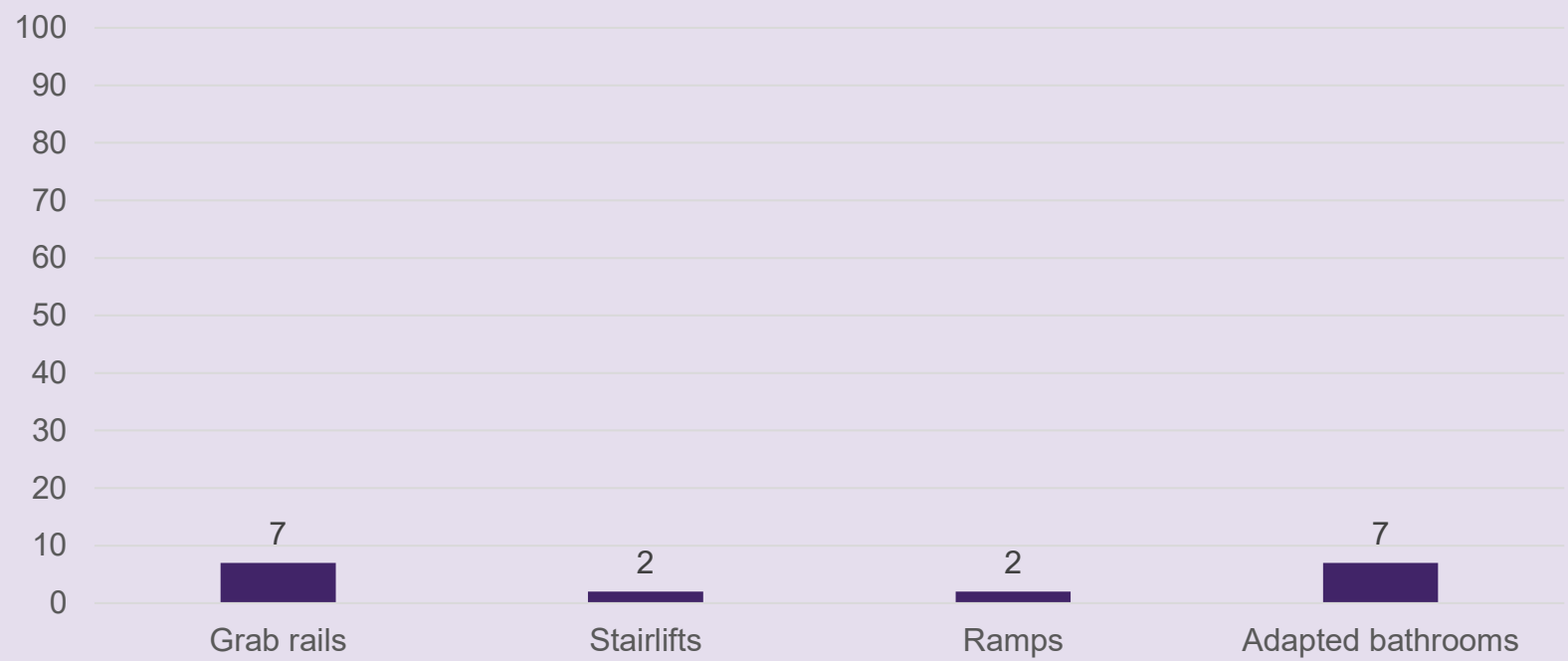
# London has the highest proportion of accessible homes



The highest percentage of homes with all four accessibility features is in London (17%) and the lowest is in the West Midlands and the North West where fewer than one in ten homes (8%) have all four accessibility features.

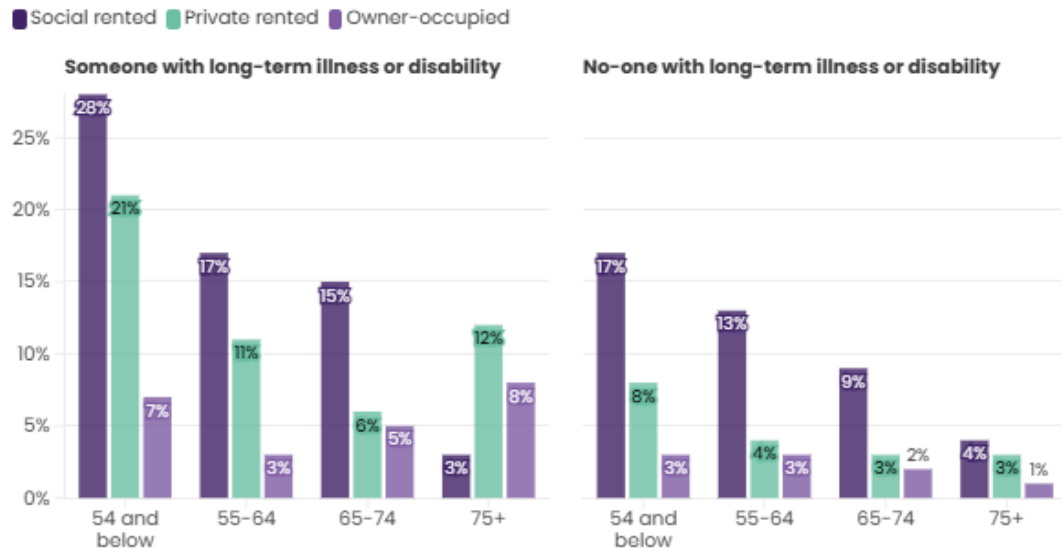


# A tiny number of homes in the UK have adaptations



# Low levels of accessibility are reflected in low levels of satisfaction in homes lived in by a Disabled person

## 4.08 Percentage of households that are dissatisfied with their accommodation, by age of household head, tenure type and whether or not there is someone in the home who has a long-term illness or disability, England 2022



Source: Ageing Better analysis of data from the English Housing Survey, Household data 2022-23 & Housing Stock 2022. See Technical Report for more information • See our [technical report](#) for more details • [Download data](#)

- When there is someone in the household with long-term illness or disability, the likelihood of being dissatisfied with the home is higher than when there isn't.
- This is the case for all three tenure types and for household heads of all ages.
- This highlights the unsuitability of our housing stock for people with disability

# All of our work leads to the 3 following asks:

**National government: Commit to improving the quality of cold, dangerous homes, particularly for poorer homeowners, in the forthcoming national Housing Strategy.** The strategy should highlight the importance of appropriate housing for older people and should set out detailed plans to improve poor-quality homes of all tenure types across England and bring together work on housing by multiple government departments. The strategy must be backed by sufficient, long-term funding and include a mechanism for delivery at a local level, such as Good Home Hubs .

**National government: Urgently deliver the long-standing commitment to raise accessibility standards for all new homes,** so that Disabled and older people can live independently and with dignity in the 1.5 million new homes being built during this parliament.

**Local government: Provide local one-stop shops for all aspects of home repairs and adaptations,** with support for everything from finding trusted tradespeople and identifying what work needs to be done to understanding how to finance repairs and improve energy efficiency. We call this a Good Home Hub. Local Good Home Hubs would build on best practice in home improvement services already in place across England and ensure that wherever you live you receive the same high-quality support

# Good Home Hubs

## Enabling change at local level

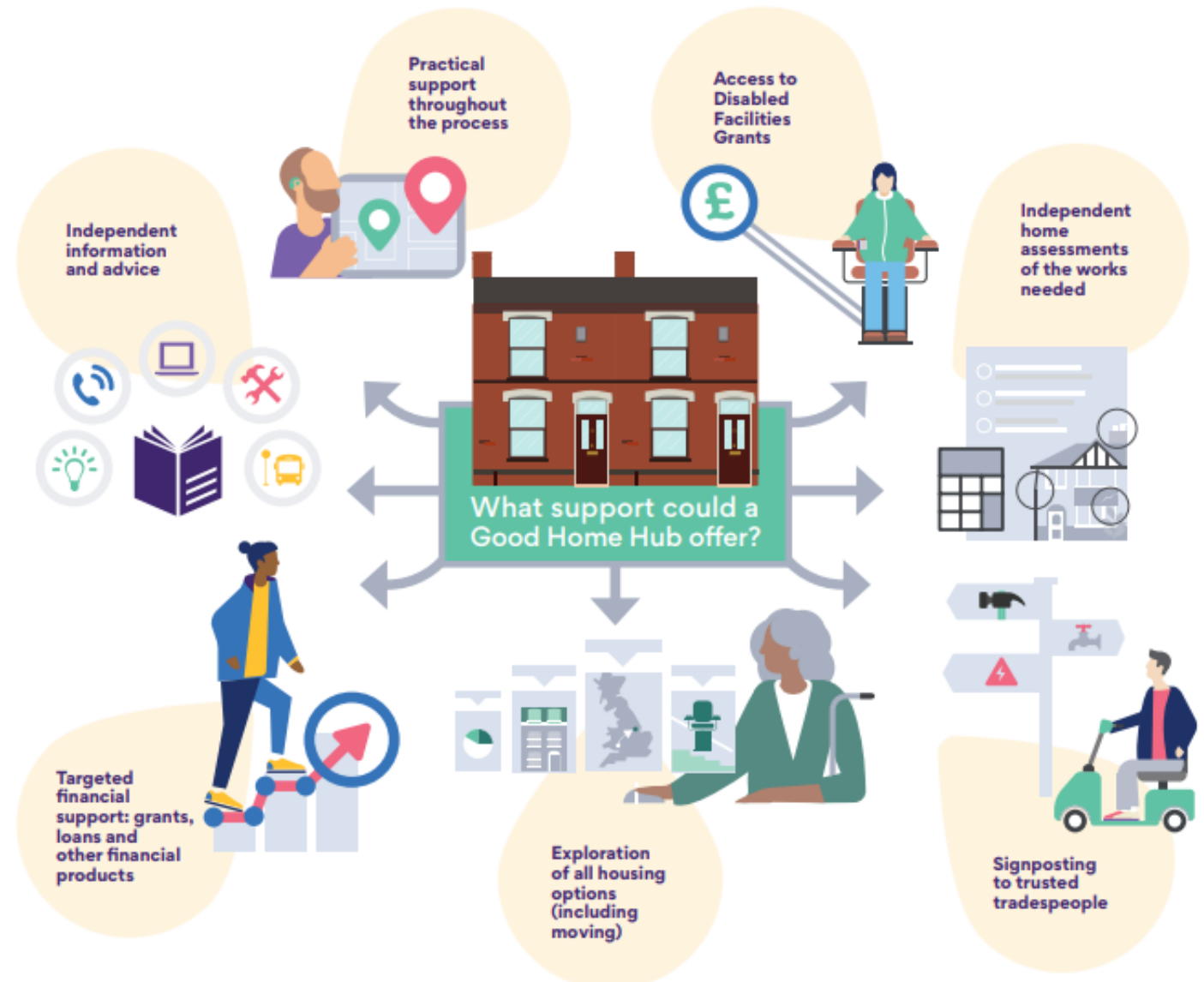
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# Good Home Hubs

Providing support to people from all tenures and abilities to pay, delivered in partnership between local authorities, charities and businesses.

And while everyone should be able to receive the same high-quality support, there should also be flexibility in how local areas deliver that service in order to adapt their service to meet specific needs.



# Benefits to public services, climate goals and the economy

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## Health and social care

**Reduce demand for social care services**

**Enhanced efficiency of health and social care services**

## Carbon emissions and fuel poverty

**Reduction in carbon emissions**

**Tackling fuel poverty**

**Enhancing the resilience of England's housing stock**

## The economy

**Job creation and employment opportunities**

**Efficient use of government funds**



The estimated mean cost of adaptations to prevent falls is:

**£1,600**



**£7,050**

is saved for the

**NHS**

every time a fall is prevented

**£29,140**

is saved for

**Society**

every time a fall is prevented

For every



Spent on  
fall-prevention  
adaptations



an estimated  
cost saving of

**£1.10**

is saved for the

**NHS**

For every



Spent on  
fall-prevention  
adaptations\*



is saved for

**£4.56**

**Society**

\* Cost to society cannot be individually isolated, it however includes the following: higher energy costs, higher insurance premiums, higher paramedic costs, additional cost pressure on housing services and higher maintenance costs.





# Good Home Lincs

Centre for Ageing Better



# Our journey so far

- We wanted to test the concept of a 'Good Home Hub' in practice. This aligned with Lincolnshire's vision of supporting people to live well at home.
- We commissioned a service design agency to map out the current system and what residents wanted
- In September 2024, **Good Home Lincs** was successfully launched as a pilot service for 24 months
- Good Home Lincs brings together several services to test a new approach to improving the quality of residents' homes.
- Ageing Better have commissioned an independent evaluation (**LSE**) due to finish **Autumn 2026**

# Who Good Home Lincs is helping

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## Cases handled

**115 cases handled in first 6 months by caseworkers**

**Open to all tenures: currently through referral**

## Age profile

**47% are aged 56 and over**

**Largest group is owner-occupiers (56%)**

## Reasons

**30% of referrals were for damp and mould**


**This was followed by heating problems (23%) and general disrepair (16%)**

# Emerging issues – 6 months delivery


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**Poor housing stock:** Some of the homes the team have encountered are in an extremely poor state



**Lack of funds:** Money matters — and for many, it's the biggest hurdle standing between them and a better home



**Intensive support:** The level of support required has been greater than expected



**Complexity:** Housing is not the only issue: many clients are navigating a web of complex problems