

HOUSING LIN: SPECIALIST HOUSING AND THE IMPACT OF ARTIFICIAL INTELLIGENCE

Housing for an Ageing Society

What Can We Do Differently?

Dr Wei Yang OBE

CEO, Digital Task Force for Planning

8 October 2026



Utilising AI while Understanding Its Key Limitations

AI learns from data

AI systems reflect the biases and assumptions present in their training data and design choices.

This means they can reproduce societal biases and discriminatory patterns embedded in the data and development process.

AI doesn't have true understanding

AI can only optimise based on predefined goals and cannot judge the relevance or context of information like humans do.

They are not truly intelligent or neutral thinkers, so human oversight is essential to ensure alignment with real-world goals.

The mathematical nature of AI models

AI operates on strict mathematical formulas, which limits its ability to understand subjective, qualitative, or nuanced information.

It struggles to capture the complexity of human reasoning and goals fully.

An aerial photograph of a city, likely London, showing a dense residential area in the foreground and a city skyline with several skyscrapers in the distance. The sky is filled with large, white, fluffy clouds.

Starting with Purpose

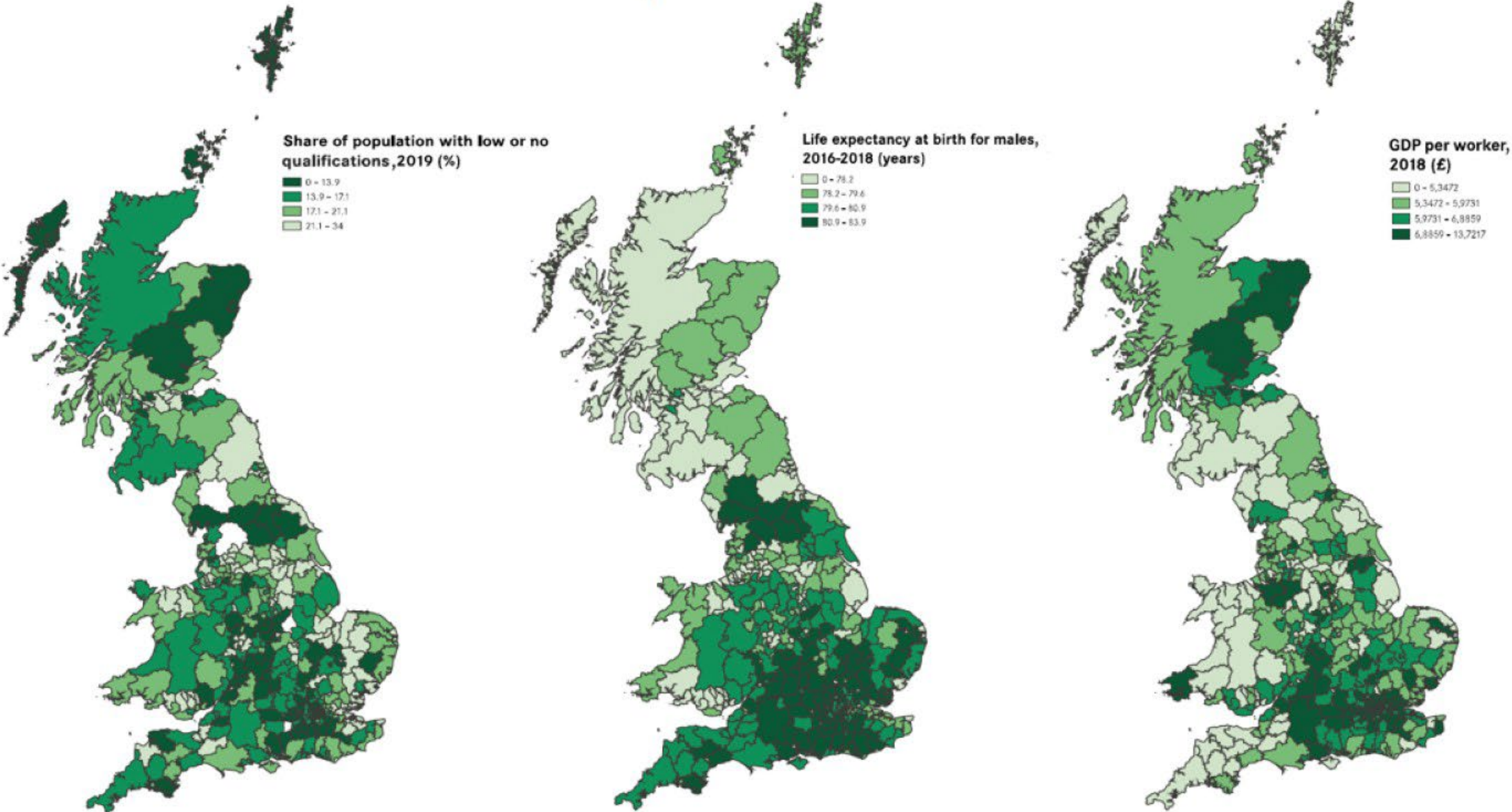


Asking the Right Questions

Housing, Health & Well-being, Economic Growth

The Uneven Outcomes in Skills, Health and Productivity across Britain

Digital Task Force
for Planning



For Whom Do We Plan? And With Whom Do We Design?

Projected Change in Number of Households by Type and Region of England, 2016-2041

Projected Rise in the Percentage of the Population aged 75 years and over

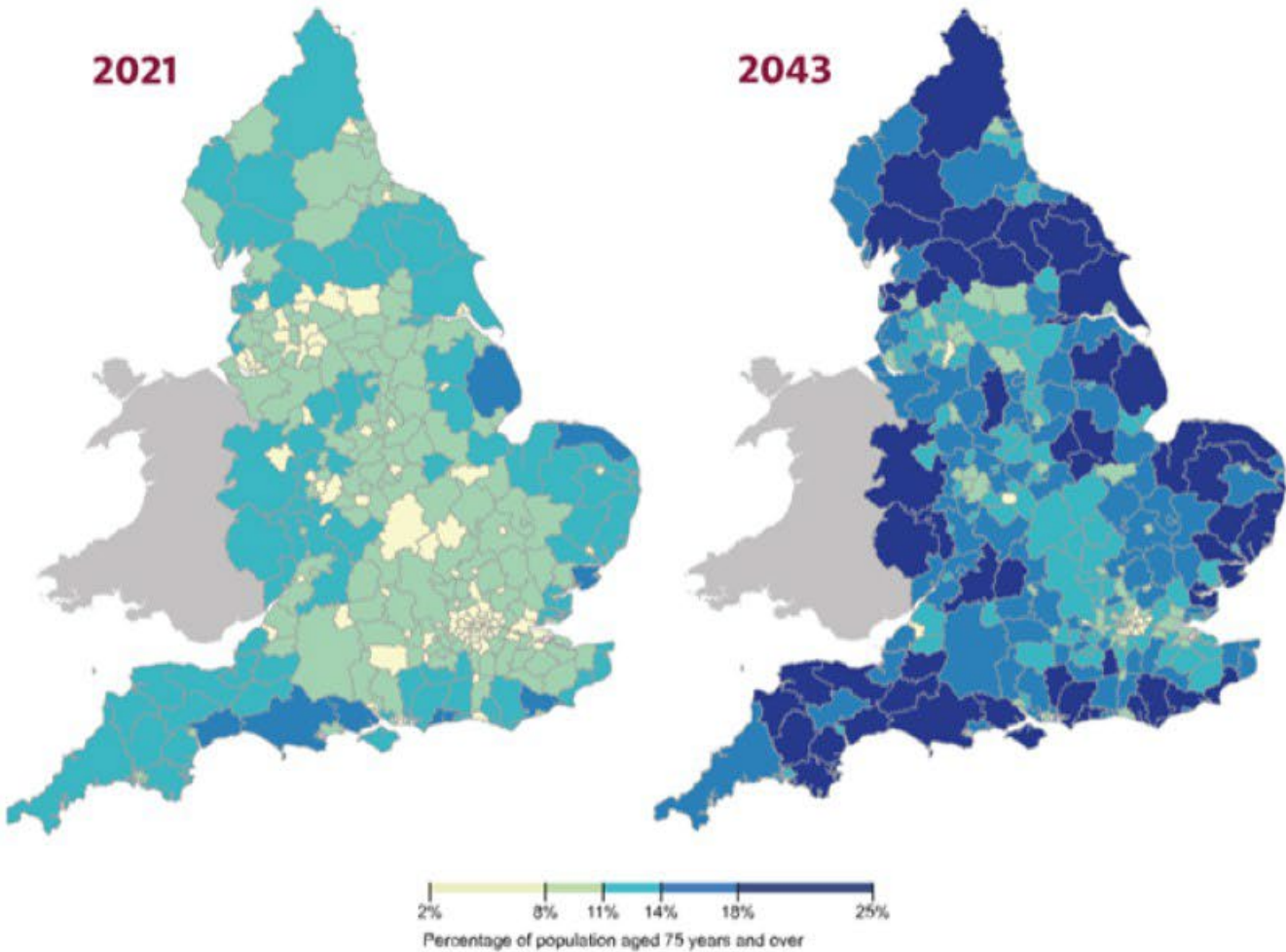


Image & Data Source: ONS (2020)

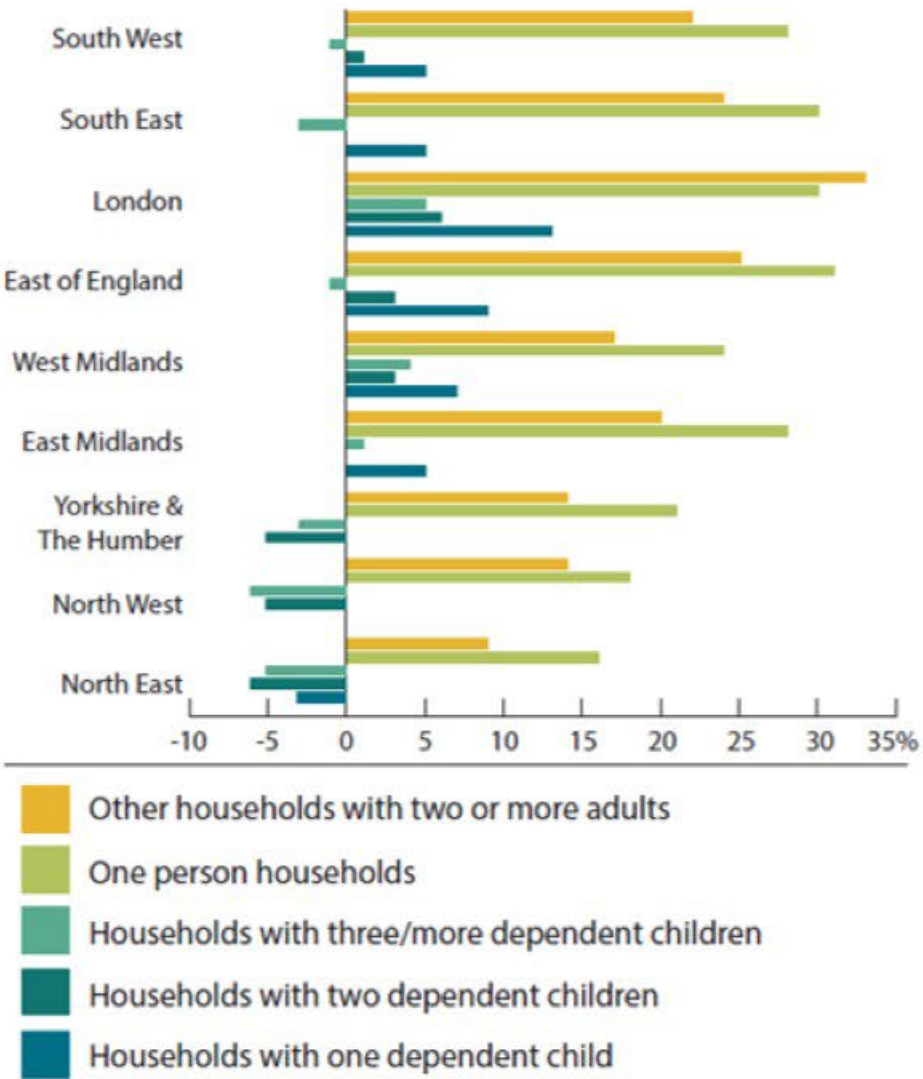


Image Source: Blenheim Estate Homes and ADAM Architecture (2022);
Data Source: ONS (2020)

Housing, Health & Social Equality

Homes

Percentage of owner occupied homes headed by someone 55 and over that are non-decent



12%
North East



18%
North West



18%
Yorkshire and
the Humber



21%
East Midlands



14%
West Midlands



12%
East of England



10%
London



12%
South East



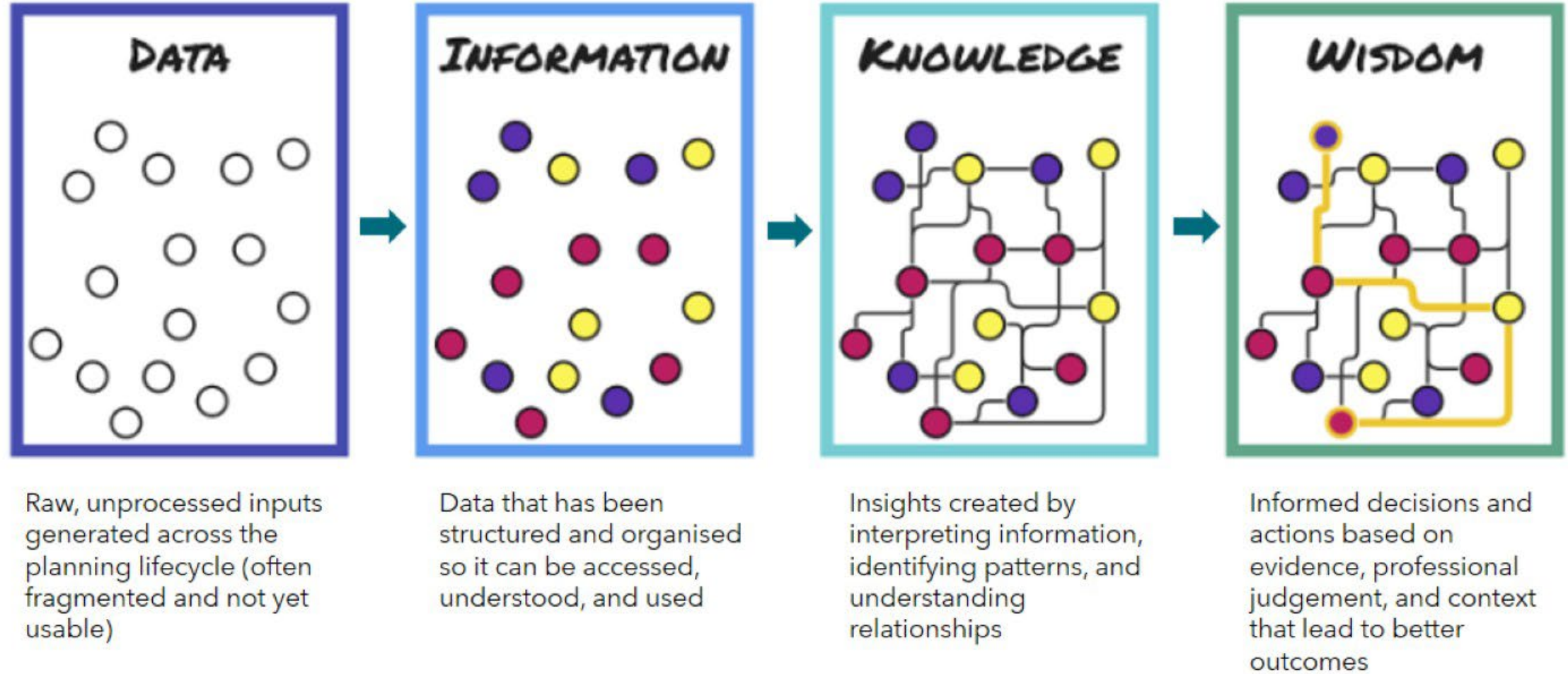
18%
South West

2.3 million
people aged
55 and over
are living in
non-decent homes

Healthy life
expectancy
in England has
continued to
decline

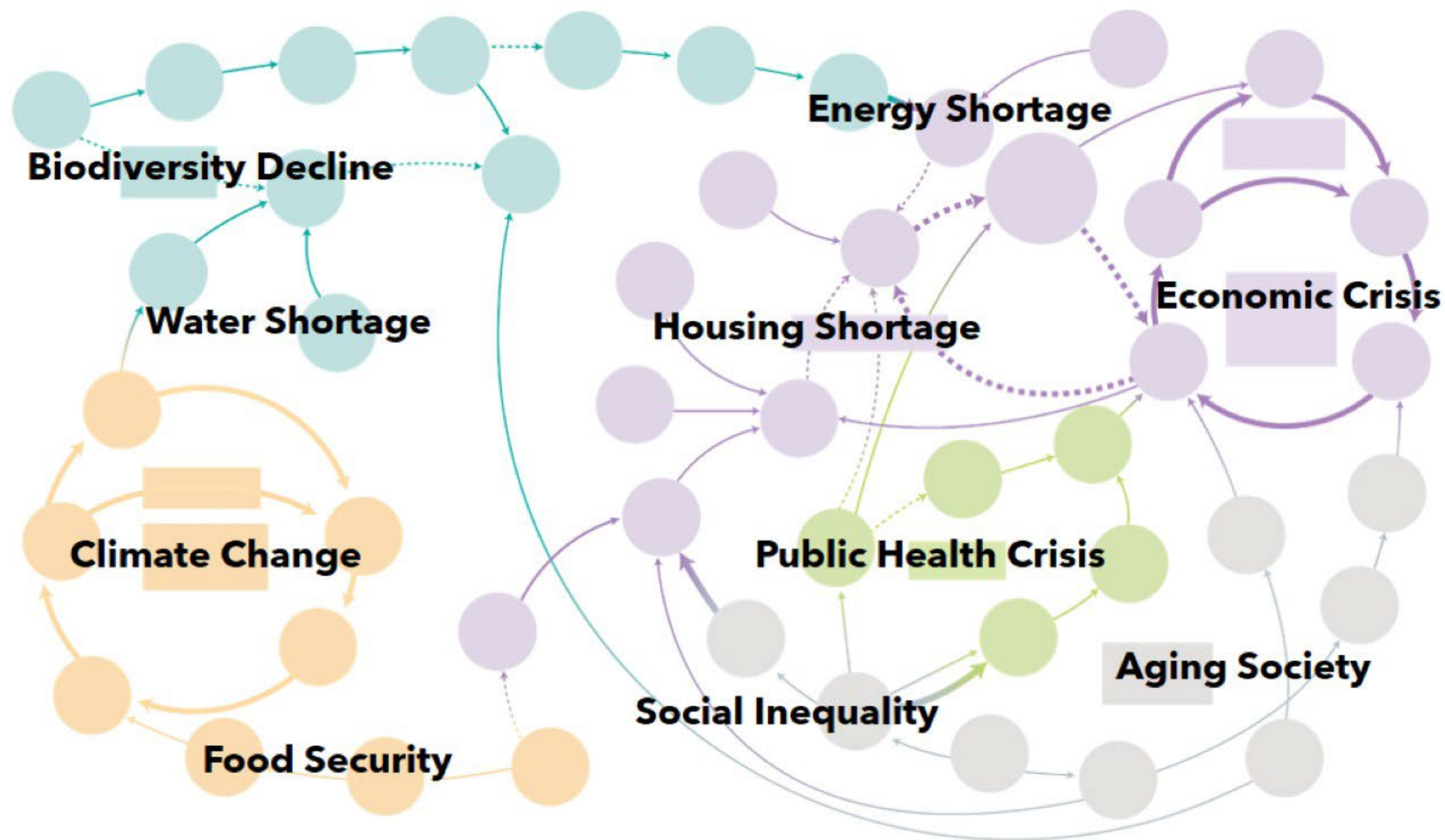
Image Source: *The State of Ageing 2025*, The Centre for Ageing Better (2025)

The Goal Is Not More Data and AI, But Better Outcomes



Current Problems: Silos + Lack of Joined-up Actions

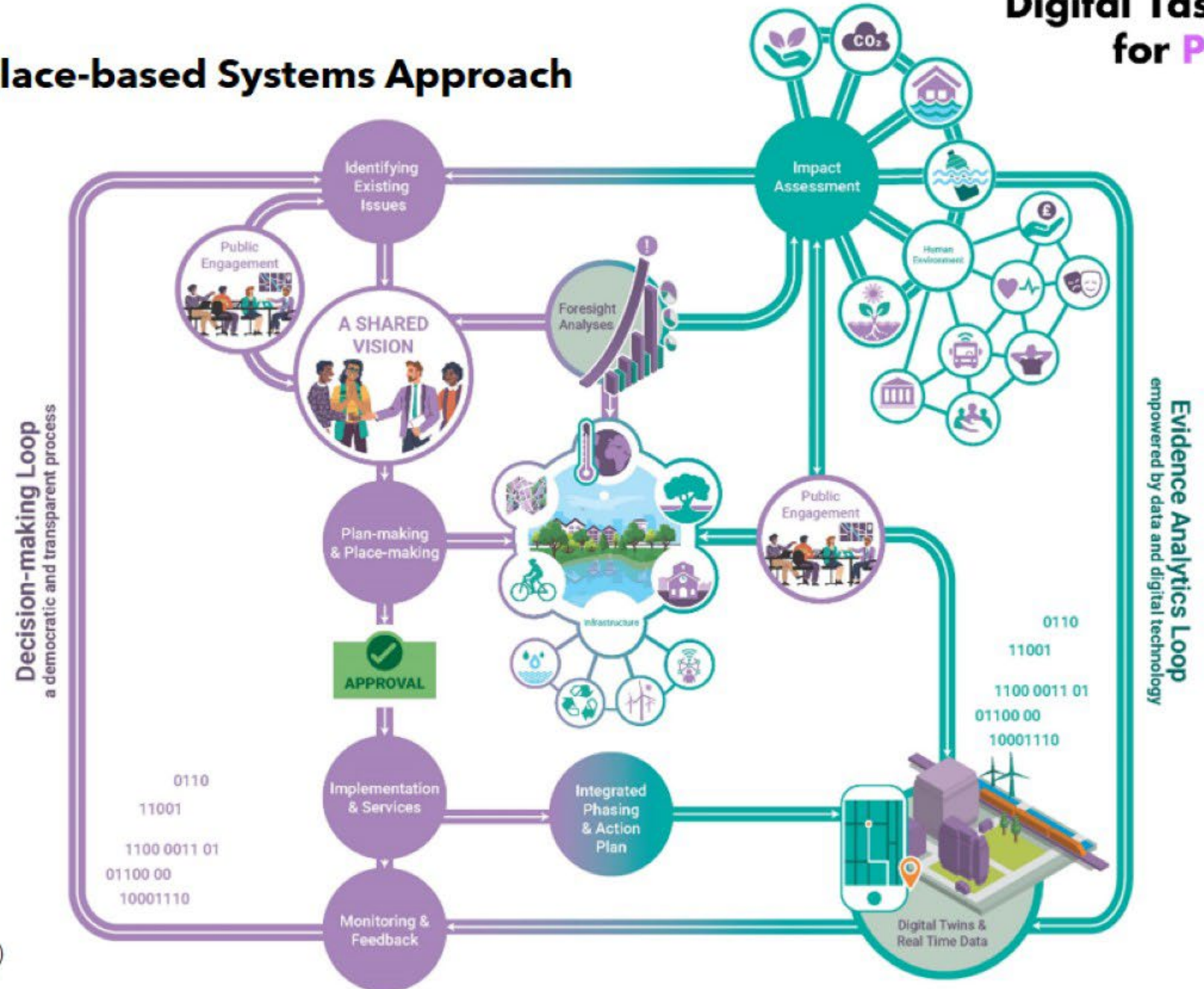
Digital Task Force
for **Planning**



A Systemic Change

- A Digitally Enabled Place-based Systems Approach

Digital Task Force
for Planning



HOUSING LIN: SPECIALIST HOUSING AND THE IMPACT OF ARTIFICIAL INTELLIGENCE

Housing for an Ageing Society

What Can We Do Differently?

Dr Wei Yang OBE

CEO, Digital Task Force for Planning

8 October 2026

