

PRESS RELEASE

APPG calls for construction of intergenerational communities to tackle chronic shortage of housing for older people

Planners should support masterplans that create intergenerational communities while addressing the chronic undersupply of housing for older people in England, according to a new inquiry report.

The inquiry, chaired by Lord Best, co-chair of the APPG on Housing and Care for Older People, highlights the need for intergenerational masterplans as [nine-in-ten \(87%\) councils do not have enough specialist housing](#) to meet the expected demand of England's ageing population.

In 2020 around 10 million people in the UK were aged over 65 years old. [Projections show this demographic is expected to nearly double to around 19 million people by 2050.](#)

The APPG's latest report sets out the benefits of intergenerational communities – from reduced loneliness and better wellbeing to stronger support networks and more opportunities for learning and skills-sharing.

Giving evidence at the inquiry, Rachel Crownshaw, Group Managing Director of Communities at Places for People, and John Glenton, Chief Care and Support Officer at Riverside, emphasised that mixed-age communities can be transformational – boosting residents' happiness, health, and wellbeing.

In partnership with Hull City Council, Riverside provides more than 310 one and two-bed apartments across three 'all age' intergenerational Extra Care schemes, where support workers foster positive relationships between customers through a co-produced events programme that focusses on health and wellbeing, connecting with neighbours, volunteering and learning new skills.

Evidence submitted to the APPG inquiry revealed that age-segregated housing can feel stigmatising and disconnected from everyday life for some residents.

But Riverside's schemes in Hull, for people aged over-18, have enabled older residents to form strong bonds with younger people who have care needs, with one resident saying: "I treat Jess as the daughter I've never had. It's interesting to see the opinions of the younger and older generations. I feel like I'm still leading a normal life".

The 2024 [Older People's Housing Taskforce](#) report stated government needs to unlock the delivery of up to 50,000 new homes for older people per year to ease the pressure on the NHS and social services. However, currently only around 5,000-7,000 new units of such housing is completed annually.

To unlock the delivery of more intergenerational Extra Care schemes Riverside's John Glenton believes it is crucial that long-term sustained revenue funding is provided alongside capital funding for new Extra Care developments.

Today's publication of the APPG's report, sponsored by Places for People and Riverside, comes a month after MHCLG announced increased scrutiny on the supply of housing for older persons by

mandating local authorities to provide annual updates on their supported housing strategy, covering stock, demand and a strategic review, which will “include retirement or sheltered housing.”

The inquiry heard that mainstream housebuilding, particularly in the private sector, favours the delivery of single-age-group and single-tenure models as they are “perceived as lower risk and easier to finance, particularly in high-value or high-pressure markets.”

To support the shift from mono-generational to intergenerational communities, the inquiry, led by Housing LIN, calls for stronger national and local action – from increasing Homes England and GLA investment through their 10-year housing programmes to requiring councils to masterplan for more accessible, adaptable later-living homes in every major development.

Places for People is embedding an intergenerational approach into the masterplanning of two major developments in East Hertfordshire and Aberdeenshire.

At Chapelton in Aberdeenshire, Places for People is delivering the latest phase of Scotland’s largest new town – around 8,000 sustainable, mixed-tenure homes across seven new neighborhoods. The development shows how integrated masterplanning can create intergenerational places, bringing together affordable, private and later-living homes.

Places for People is mirroring this approach at Gilston Park in East Hertfordshire, a new garden settlement of 10,000 homes across seven villages, offering private, affordable, retirement and Extra Care housing within well-connected centres.

Across both sites, older people’s housing is purposefully located close to local amenities to support accessibility, visibility, and everyday interaction between age groups. High-quality design codes also promote walkability and active travel, with each neighbourhood designed to be crossed in minutes on foot.

The APPG’s latest inquiry heard that communities like these help older people to ‘rightsize’ when their needs change – freeing up much-needed family housing while enabling them to stay connected to their support networks and familiar neighbourhoods.

Places for People is highlighting the wider impacts of over- and under-occupancy in social housing, publishing a rightsizing report with Cambridge University and now running pilots across its stock. The findings call for a coordinated national rightsizing strategy to address the mismatch between household needs and available homes – an essential step towards creating truly intergenerational communities, both existing and new.

Rachel Crownshaw, Group Managing Director of Communities, at Places for People, said: “A home is more than a building – it’s the community around it. Strong social connections and supportive neighbourhoods are proven to improve health, wellbeing and longevity. Places for People’s focus on intergenerational places ensures people can stay rooted in their communities for longer, living happier, healthier and more independent lives.

“With planning reform now moving forward and greater funding certainty, we have a generational chance to accelerate social and affordable housing, including the later-living homes our ageing population needs. Policymakers, housebuilders and providers must use this moment to create truly intergenerational communities with real housing choice.”

John Glenton, Chief Care and Support Officer, at Riverside, said: “Providing care and support across the UK has taught us that intergenerational experiences can be ‘transformational’ for the happiness, health and wellbeing of residents.

“If the UK is to address the chronic shortfall in the supply of Extra Care housing and other forms of supported housing for both older and younger people, then it is absolutely essential that long-term sustained revenue funding is provided alongside capital funding. This funding certainty is vital so that large providers of supported housing like Riverside can invest in new facilities and upgrade existing facilities in locations which we know have a viable future.”

Lord Best, co-chair of the APPG on Housing and Care for Older People said: "The way we build homes today is too often driving generations apart, and that has real costs for all of us, young and old alike. This inquiry shows that it doesn't have to be this way. Where developers and planners have the vision to create genuinely intergenerational communities, the results are remarkable: mutual help with everyday activities, reduced loneliness, savings for health and care budgets, and more rewarding lives for all. We are calling on mainstream housebuilders, social housing providers and planners to embrace this opportunity. Building homes that work for all ages isn't just good for older people. It adds value to every community, for every generation."

Lois Beech, Assistant Director of Commercial and Partnerships at Housing LIN, said: “The inquiry’s exemplars, findings and recommendations demonstrate how age-friendly mainstream and accessible specialist housing can open exciting new opportunities for HAPPI-inspired intergenerational living. We look forward to supporting the sector in turning these insights into practical, mixed-age communities that bring different generations together.”

ENDS

Notes to editors

- This report was launched on Tuesday 17 March 2026 at an event hosted by the House of Lords.
- The event was attended by a Panel of Parliamentarians and experts listed in Appendix 1 of the report, which can be found here: [APPG Inquiry: Creating Intergenerational Communities - Intergenerational Housing - Housing for Older People - Housing - Topics - Resources - Housing LIN](#)

Places for People (PfP) is the UK’s leading community focused social enterprise, dedicated to creating places where people thrive. It owns or manages over 262,000 homes, including 77,000 for social rent, operates more than 100 leisure centres, and serves over two million customers. With the largest housebuilding pipeline in its sector, PfP delivers high quality homes and resilient, connected Communities. It believes Communities only work when they work for everyone, so creates vibrant, mixed places that support individual needs and strengthen bonds across ages, tenures, and backgrounds. PfP goes beyond bricks and mortar – building Communities where friendships grow, opportunities expand, and lives change. www.linkedin.com/company/placesforpeople/

Riverside is one of the largest not-for-profit charitable housing association groups in the country. We are a social landlord with over 75,000 homes nationwide and our purpose is to provide a range of homes and services for those who cannot meet their housing needs. We look to make a difference to the communities our customers live in. We are also one of the leading providers of care and support services operating in 130 local authority areas which includes over 200 Retirement Living and Extra

Care schemes, as well as supported services for people affected by homelessness including specialist veteran accommodation, young people's services, and floating support. Our unique intergenerational Extra Care schemes in Hull brings together both young and older customers helping to maintain their independence as well as supporting each other, all with the security of knowing there is 24-hour care available. www.linkedin.com/company/riverside

Housing LIN is a sophisticated network bringing together over 15,000 housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing solutions for an ageing population and for people with care & support needs. Recognised by government and industry as a leading 'ideas lab' on specialist, supported and accessible housing, our online and regional networked activities, and consultancy services enable collaboration, promote best practice, and influence policy and delivery across the housing, health and care sectors.

<https://www.linkedin.com/company/housing-lin/>