**INQUIRY INTO ‘CREATING INTERGENERATIONAL COMMUNITIES’**

**Initiated by the APPG on Housing and Care for Older People**

**CALL FOR EVIDENCE**

**Introduction**

Earlier this year, the All-Party Parliamentary Group on Housing and Care for Older People (chaired by Anna Dixon MP and Lord Richard Best) established an Inquiry into ‘Creating Intergenerational Communities’. The aim is to explore the advantages and the challenges of new housing developments consciously seeking to bring people of all ages together.

The Housing LIN was engaged to provide the Secretariat, and a Panel of policymakers and practitioners has been assembled to consider the issues. Three meetings have been held to date with those with experience of building intergenerational communities for people of all ages.

The Inquiry is now at a mid-point, and we are issuing a call for evidence to those interested in contributing ideas and evidence.

1. **The scope of our Inquiry**

The Inquiry is about ‘communities’ not individual households. Out of scope are:

* consideration of intergenerational living in a single home, e.g. for an extended family that incorporates children, parents and grandparents.
* schemes like ‘Home Share’ where a young person lives one-to-one with, and provides some support for, an older person.
* housing conversions that produce ‘granny flats’ within family homes.

All these forms of living may be of value but are beyond the scope of an Inquiry considering ‘communities’.

Moreover, the emphasis of this Inquiry is on the intentional creation of new intergenerational communities, not on studying existing naturally occurring communities where households of different ages have lived together for decades.

We expect our audience for the Inquiry report primarily to comprise the providers of housing in the social and private sectors, together with the bodies that regulate, finance and support them. We hope our report will provide practical advice, greater understanding of the advantages and challenges of intergenerational living, and the basis for any necessary changes to policy and practice for the future.

1. **The emerging evidence**

The Inquiry has identified three different types of intentional intergenerational communities that are in scope although there may in some instances be overlap:

A) **Mixing age groups in different homes in the same building:** A residential building that contains individual homes or apartments for people of different generations (e.g. older adults, young families, students), all housed in separate homes under one roof.

We have noted that examples of this type, where intentional intergenerational communities are created, are few and far between but can be separated to:

**i) Mixing age groups in different homes in the same building in specialist older persons accommodation:** Purpose-built or adapted facilities (e.g. extra care housing, retirement housing or villages) designed primarily for one age group, but that integrate other age groups for mutual benefit.

We have noted the considerable success of specialist housing where older people live adjacent to students or working age adults with physical and learning difficulties.

**ii) Mixing age groups in different homes in the same building in non-specialist older persons accommodation:** We have found a few examples of intergenerational co-housing of this kind where people of all ages live alongside each other in a block of flats. Inquiry members have witnessed the benefits to residents of all ages of these inter-generational living arrangements through mutual support and friendships. However, less common are examples where different generations live alongside each other in different homes in the same building in ordinary housing but where creating intentional intergenerational communities has been considered.

B) **Mixing age groups in different homes in the same area/neighbourhood:** Separate homes (e.g. houses, bungalows, flats) situated in the same area, neighbourhood or street, designed to appeal to different age groups. Deliberately mixing age groups in different homes in the same area/neighbourhood typically in mainstream housing but it could also include the provision of specialist older persons’ housing.

The Inquiry has noted that the extensive housebuilding by private developers is almost exclusively ‘all rented’ or ‘all owner-occupied’ for ‘one age group’. Major developments can comprise 100% accommodation designed for families with no housing designed for older people or mainstream housing designed to attract an older homeowner. In the social sector, we have heard of a few developments that involve building a range of housing typologies and tenures on the same site to encourage more intentional intergenerational communities.

C) **Deliberately designing and managing retirement communities/villages to incorporate intergenerational connectivity:** We have heard how some retirement communities – which are villages separate from their neighbourhood – can nevertheless contain significant intergenerational dimensions. Joint facilities such as fitness centres, cafes, nurseries can bring different generations together despite their physical separation.

1. **Call for evidence**

It would be helpful to the Inquiry to receive evidence and comments from those with experience of creating or living in the three different types of intentional intergenerational community we have identified (above).

*Deadline for submissions is Friday, 17 October 2025.*

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| **Please tell us the basis of your interest (e.g. as an older person living in a multi-generational development; or as a provider of intergenerational housing, whether in the ‘same building’ or in the ‘same location’; etc).** |
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| **Do you have any examples - in the UK, or abroad - of the three different types of intentional intergenerational community that are in the scope of this inquiry?**   * 1. **Mixing age groups in different homes in the same building**      1. **In specialist accommodation**      2. **In non-specialist accommodation**   2. **Mixing age groups in different homes in the same area/neighbourhood**   3. **Deliberately designing and managing retirement communities/villages to incorporate intergenerational connectivity** |
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| **What design considerations are important in bringing together different ages?** |
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| **Do you have any evidence of the benefits of intentional intergenerational developments (e.g. that more older people could be interested in ‘rightsizing’, health and wellbeing benefits etc)?** |
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| **Can you share any insights of the challenges of creating intentional intergenerational communities (e.g. tensions between older and younger residents over social activities or service charges)?** |
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| **Are there institutional obstacles to creating intentional intergenerational communities (e.g. planning difficulties or funding barriers)?** |
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| **What factors would enable intentional intergenerational communities to be more prevalent in the UK?** |
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| **Do special considerations apply in respect of diverse groups of people, particularly those with protected characteristics?** |
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| **Is there anything else you would like to make us aware of?** |
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**Deadline**

Please send submissions to Lois Beech, Consultancy and Partnerships Manager at Housing LIN, by Friday 17 October at: [research@housinglin.org.uk](mailto:research@housinglin.org.uk)