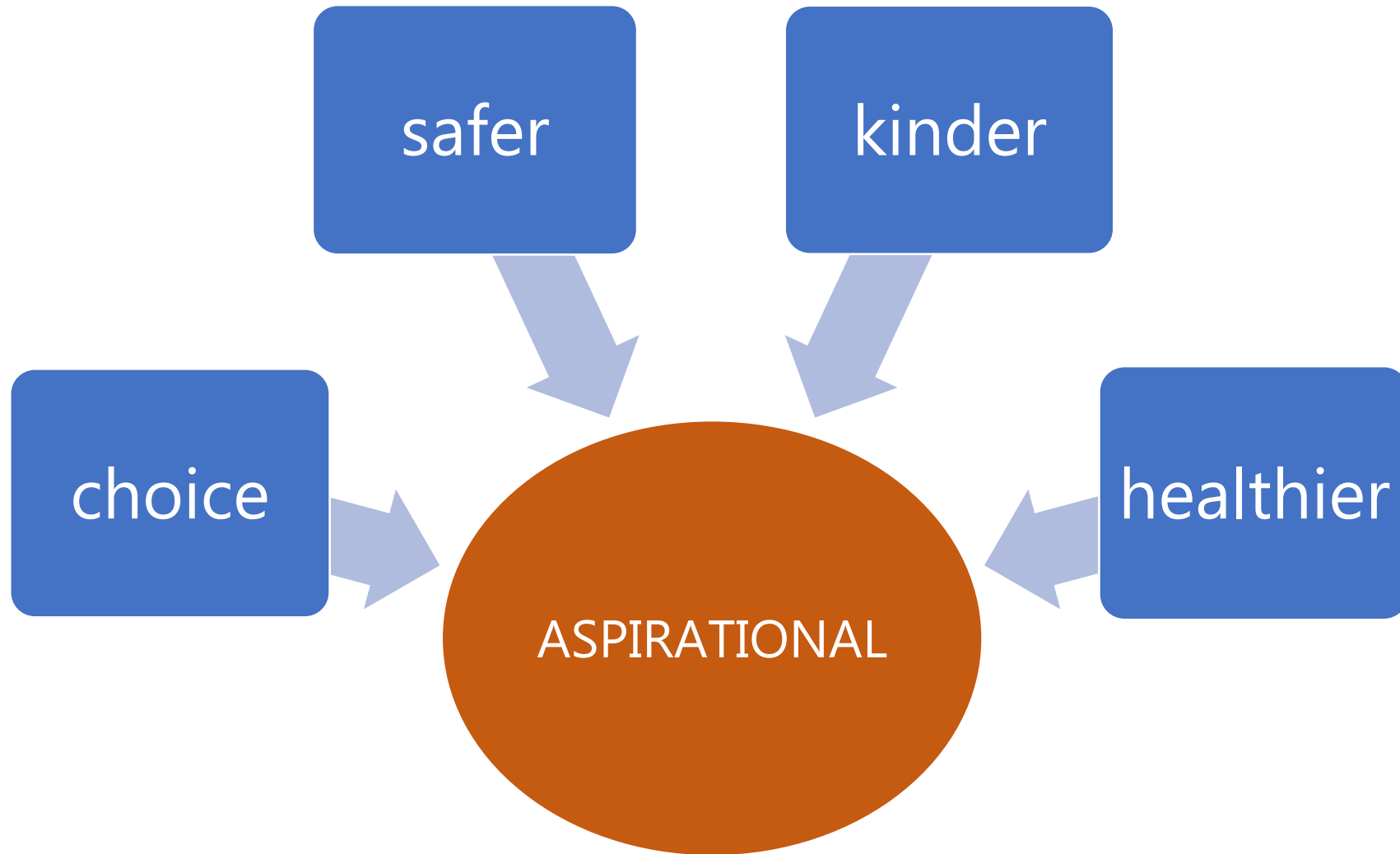


# Reimagining Retirement Living

...how the sector is reimagining the vision for retirement living: how and where it develops, designs and operates more resilient communities...



**What if we succeed ...**



# CHOICE

We need options to suit personal style, budget, and lifestyle needs; that are attractive; that respond to values; that are desirable; that enable people to 'belong' and 'contribute'

Location

Location

Location



- **Rural:** locations tend to support smaller communities with buildings responding to this through scale, massing, and detail – houses v apartments. Land values are often lower than town centre 'prime' locations – makes development socially accessible
- **Urban:** starting to see an increase in a more urban retirement model where numbers are higher often delivering 200+ apartments. Opportunity to regenerate towns, cities, and communities.
- **Semirural/semi-urban:** something in-between
- Influence on **scale** of development; introduction of mixed tenure
- **Sustainable** communities – bigger picture – strategic approach around what is needed where: demographic and care needs?
- Desirable – **pavement appeal**





Starting to see more activity around a private middle market product – high quality, more urban character, high rise, tend to be 200+ apartments, facilities that extend to the wider community



# SAFER

We are really starting to appreciate how quality standards can impact on building safety – no more cutting corners!



**The Building Safety Bill** will ensure that buildings of the future will protect and keep us safe at home – expected to come in to force Oct22/April23

Higher risk buildings – 18m/7 stories/2 residential units. Should apply to ALL buildings?

**Gateway 1** already in force – part of the planning application process; must provide fire safety information

Gateway 2 – Building Regulation stage; before construction commences

Gateway 3 – as built; demonstrate compliance; inspections and competence certificates

# KINDER

Climate change is happening.

The climate crisis and the Covid19 pandemic have put 'mankind' at the centre of the debate. Our environment and the way that we impact is becoming an influencing factor on where and how we choose to live

# Climate Crisis

Net Zero Strategy: Build Back Greener ... carbon neutral by 2050



The **Future Homes Standard** will come into effect in 2025 and ensure that new homes in England are futureproofed with low-carbon heating systems and high levels of energy efficiency

**Volumetric, MMC, Modular and Off-site Construction:** The Department for Levelling Up, Housing & Communities currently investigating risks in volumetric construction and what the options are for mitigating those risks. Note, of interest are:

- quality control systems within the factory; based on standardised construction so avoid complex forms
- “Design freeze” must be imposed before factory production begins
- last minute design changes must be avoided
- the quality of the final product will depend on accurate assembly by factory-trained or authorised specialist contractors
- any alterations made on site may invalidate a system’s guarantee or affect its performance.

Recommend referencing the **RIBA Sustainable Outcomes Guide**

- Passive first
- Gentle efficient engineering
- On-site renewables
- Design for useability and manageability

# Healthier

The impact of Covid19 on our NHS is being reported daily. We have never been more aware of how our environment can impact our health, quality of life, and the delivery of life saving and supported services





## Design Aspirations for Retirement Living:

- Person centred approach – what does this actually mean in design terms? Starts with taking into account each person's life experience, age, gender, culture, heritage, language, beliefs and identity ... ie inclusive design without barriers
- Longer term strategic 'aspirations' – for the future
- Desirable – pavement appeal
- viable/ and affordable
- Future proofing design – safety and fire, climate change
- Sociable
- Community asset
- Inclusive
- Technological
- Live longer live healthy





**sectors**

Our sector experience includes:

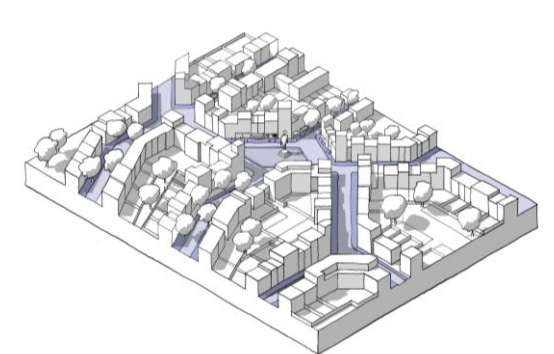
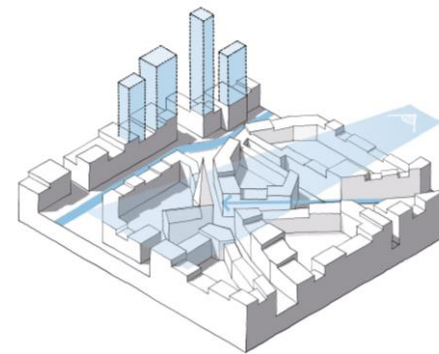
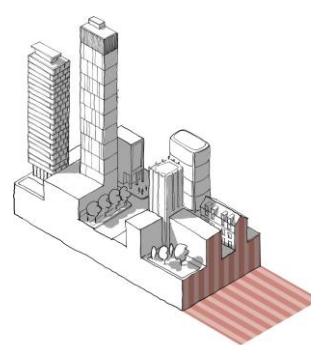
- Extra Care Including Retirement Villages
- Supported Living
- Dementia Care Homes
- Residential PRS
- Retail
- Commercial and Industrial
- Health including drug alcohol rehabilitation
- Public Sector
- Heritage and Conservation

**designers**



- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

We will see **excellent Retirement homes** being delivered as part of the norm rather than the exception



### **To summarise:**

Going to see more 'considered' Development Briefs that focus on a person centred 'green' outcomes

Increase in choice particularly a more urban middle market product

More use of brown field sites

Focused investment in the design process at the pre-panning stage

Likely to see more collaboration (builders/contractors) during design process pre-construction

More focus on net zero carbon – both operational and embodied

Fabric first approach to building form and envelope

More aware of biodiversity and the value of ecology

Prioritisation of on-site renewables

Will see more retrofit of existing buildings but often very difficult for retirement sector

More use of technology and assistive systems

### **Warning!**

Resist temptation of too much standardisation/simplification

Quality control and 3<sup>rd</sup> party accreditation

Planning system still the biggest challenge

“Believe you can and you’re halfway there.”

THEODORE ROOSEVELT