



**Innovations in construction
by Nina Strangeways**

Highlighting how this is being put to good effect to generate new HAPPY homes and communities for all generations

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Market Challenges

1 in 4

1 in 4 over-60s are interested in retirement living,



4 in 10
44%



More than 4 in 10 (44%) adults aged 65 and over believe the Government should be doing more to encourage downsizing/rightsizing - equal to almost **5.3 million** people.



11.8m

65+

11.8 million people aged 65 or over, rising to 17.3m by 2037, representing a 47% increase in the next 15 years



17.3m

47%
increase



1.6m

85+

For those aged 85 or over, the increase will be larger, from 1.6m to 3.0m, representing an 87.5% increase.



3.0m

87.5%
increase

Growing demand for Later Living homes and communities

Market Challenges

- ✿ How do we deliver at scale and at pace?
- ✿ How do we design and make products today, shape the world we will inhabit tomorrow?
- ✿ How do we drive innovation which can provide dual benefits, reducing fuel poverty through environmentally friendly methods while being affordable for the end user to obtain and maintain?

So, we need to be asking ourselves:
are we, how do we and what do we?
How do we overcome these challenges and how do we
push forward?

THROUGH PARTNERSHIPS!



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Working in Partnership to raise the Standards



Ministry of Housing,
Communities &
Local Government

The Future Homes Standard

2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings



Finding a balanced solution benefitting our Customers, Partners, and the environment



Working in Partnership to raise the Standards

- ✿ Fit for purpose
- ✿ Lifelong products for the longevity
- ✿ Creating standard products that 'raise the game' in specialist housing

We need to act now to develop age appropriate, adaptable, futureproof homes within inclusive communities where people can enjoy growing old.

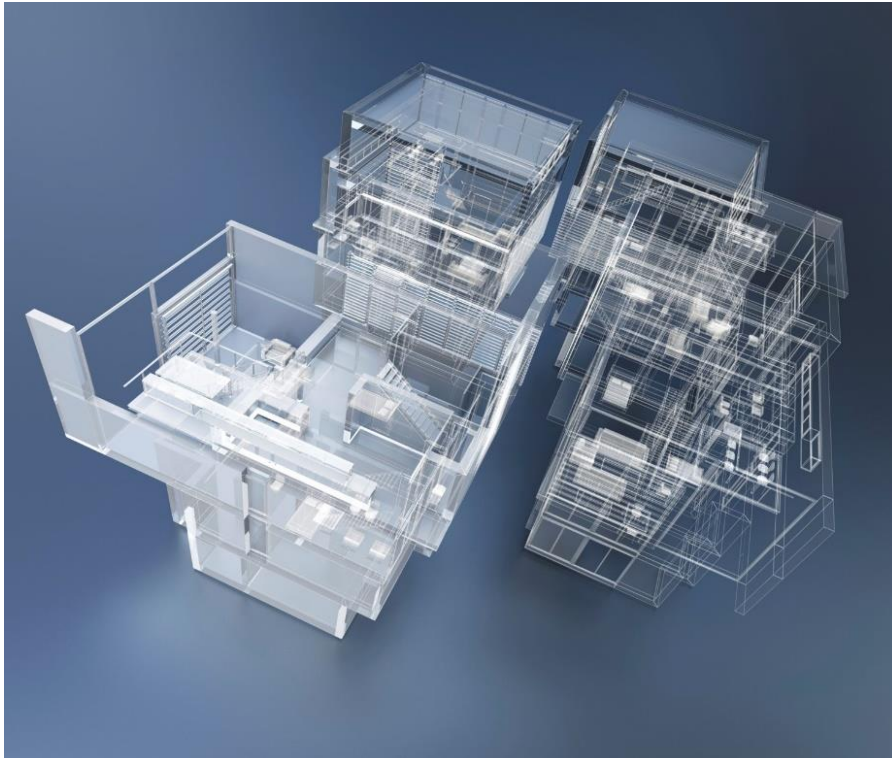
- ✿ Promoting healthier lifestyles, lower carbon emissions, and community wellbeing.
- ✿ Homes and environments that are easy to maintain for our customers and can adapt to future changes, we need to be building for longevity!

IN PARTNERSHIPS!



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Modern Methods of Construction



Working in Partnership to deliver at scale and at pace

Sustainable Method of Construction

Low Carbon Masonry Solution

in partnership with EH Smith - Porotherm

- ✿ Is made from a natural material
- ✿ Has much lower embodied carbon than cementitious blocks
- ✿ Uses 95% less water than cementitious blocks
- ✿ Has the BRE Green Guide A+ rating
- ✿ Is breathable
- ✿ Has high thermal mass & low thermal bridging
- ✿ Has a life expectancy of 150 years & can then be recycled

Finding and investing in lower carbon emission solutions in Partnership

Clay Blocks = 138kg CO₂/m³

Aerated Blocks = 180kg CO₂/m³

Concrete Blocks = 229kg CO₂/m³



Modern and Sustainable Method of Construction

- ✿ Stimulate the growth of a sustainable later living market
- ✿ Minimise construction carbon footprint
- ✿ Adaptable and cost effective
- ✿ Quality built faster

Looking at off-site building processes/solutions:

- ✿ To deliver faster, reduce cost and improve safety
- ✿ Take elements off the critical path
- ✿ Increase pre-manufacturing value through pods and pre-assembled M&E, flooring system

Standardisation of the right products and applications to drive construction efficiency and deliver at Scale



Greener and Affordable Source of Energy

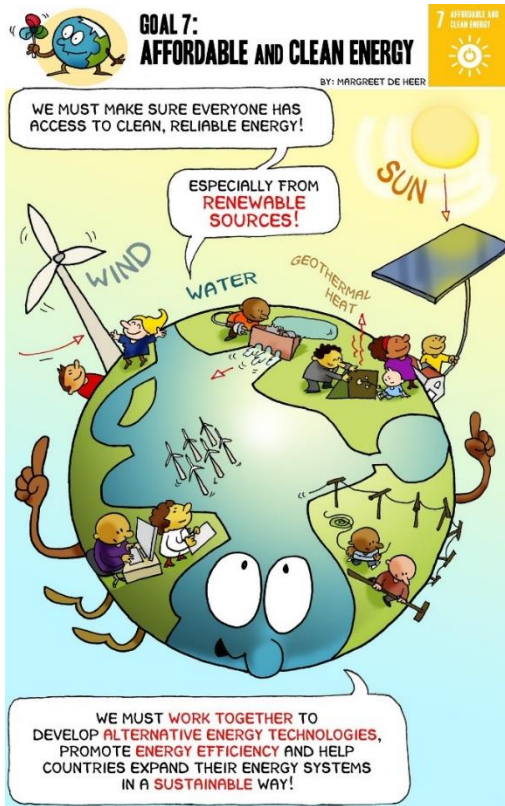


Image from worldslargestlesson.globalgoals.org



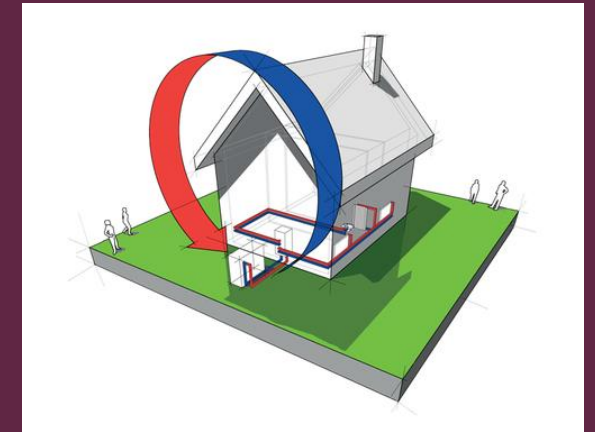
In Partnership with The Kensa Group – GSHP / NHP



In Partnership with Mitsubishi - ASHP

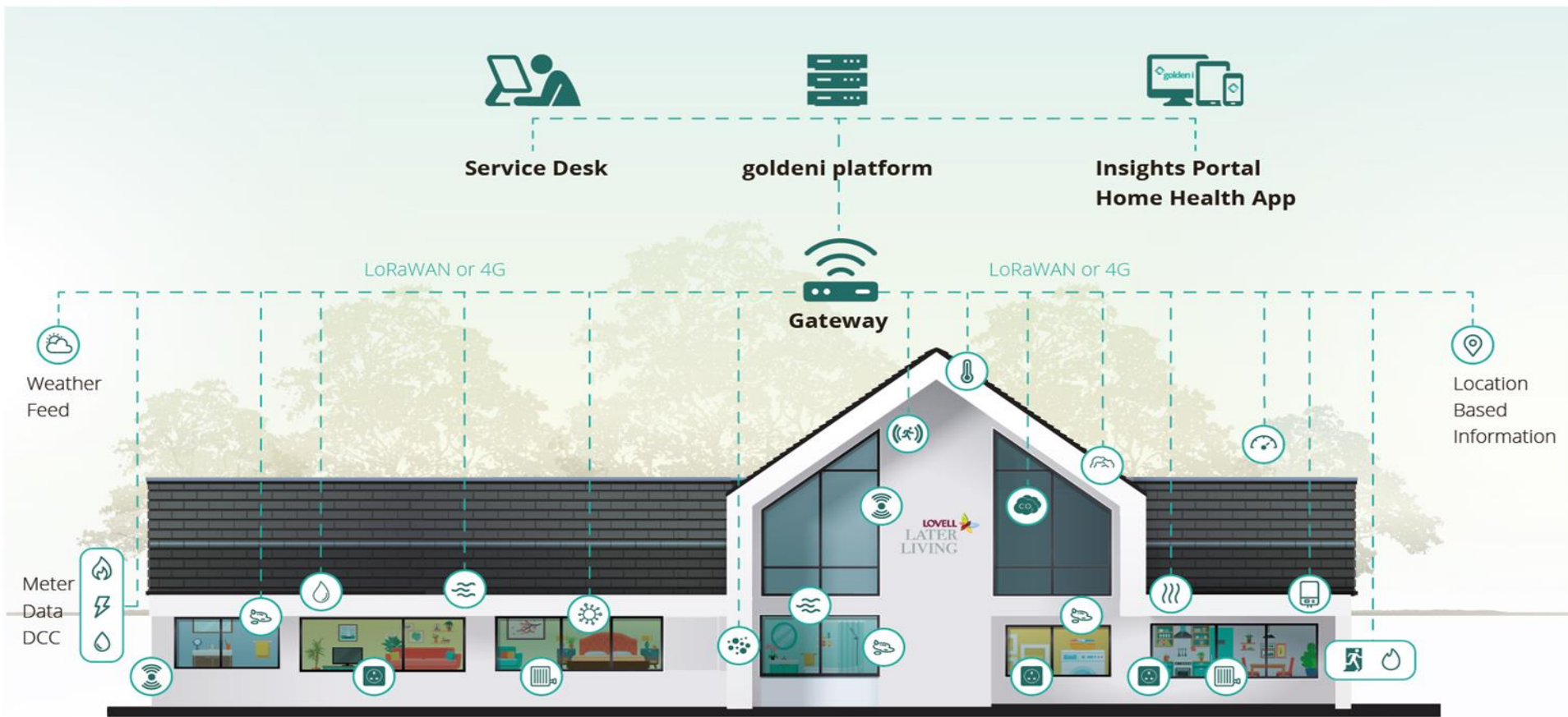


Infrared heat source



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Reducing operational energy and encouraging people to live a greener life



Smart Homes Solutions

‘Living well and Peace of mind through technology’

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Buddy



Simple secure & interactive communication platform

- News
- Activity
- Chat

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Health



Personalised digital and virtual platform

- Prompting
- Consultation
- Information
- Detection



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Home



Property management digital platform

- Connected appliances / devices
- Energy Analysis / information
- Handyman
- Servicing
- Repairs/breakdowns
- Security, whose coming / job done



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Innovation supporting the wellbeing of our customers to live safely and live well in a supportive and sustainable environment.



Longevity in a home of your own

Wellbeing, physical and mental health

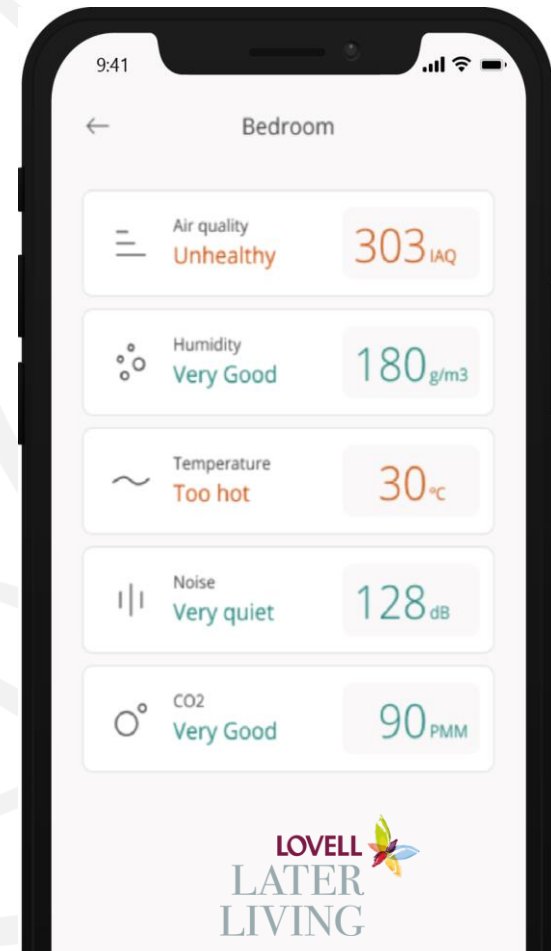
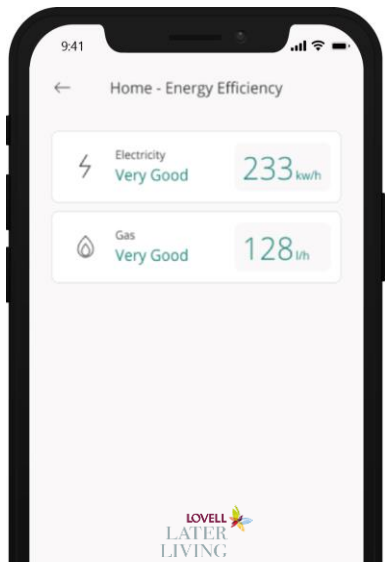
- ✈ Communication, social impact preventing isolation
- ✈ Health, home based healthcare
- ✈ Intelligent home individual to the individual

Community, connected and engaged

- ✈ What's going on locally
- ✈ Education, sharing and learning

Connected home

- ✈ Energy analysis, preventing fuel poverty
- ✈ Peace of mind Servicing, Repairs, Security
- ✈ Customer care excellence communication/audit trail



Partnerships

Lovell Later Living alongside our Associates and Partners are collaborating to meet the challenge of sustainable design of both homes and communities at scale and striving to accelerate delivery to respond to the UK housing crisis for older age.

We need to be co-shaping the future together - drive confidence and firm up relationships with our Partners whether they are our Customers, Designers, Supply-Chain, LAs, Registered Providers, Operators and that will help develop strategic partnership.

Let us all look to how we as a sector can respond to that opportunity together, as together we will be more effective!



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Questions & Contacts

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