



Housing LIN

Connecting people, ideas and resources

Creating Vibrant Later Living Homes and Communities

FROM PRODUCTS TO PLACE

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extent of HAPPI influence

mainstream housing

Individual homes to buy or rent – not designated for any specific user group though Lifetime Homes includes age-friendly features and wheelchair housing is specially designed. Personal care, support, other services and amenities available within the community.



Planning: current use class C3 'dwelling houses'

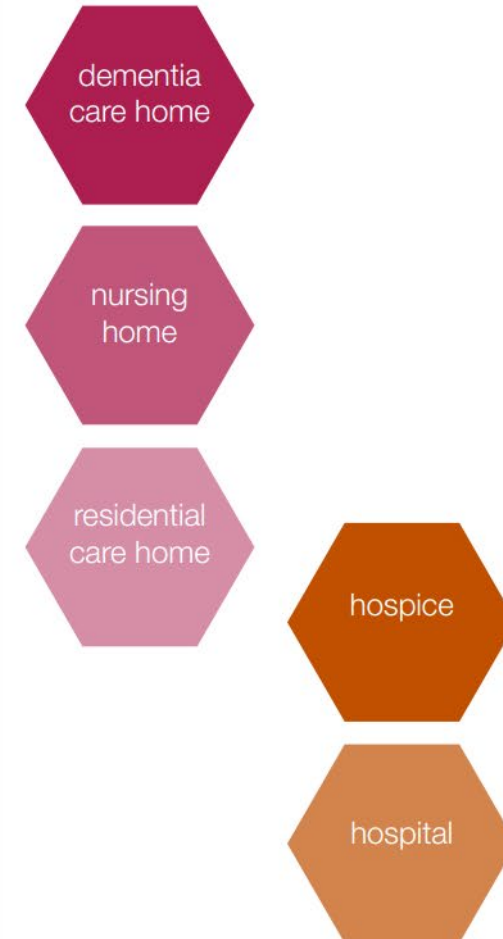
specialised housing

Groups of homes (usually flats) to buy or rent – designated for older people (typically 55+). Personal care and support usually arranged or provided within the development together with shared facilities and activities.

Planning: currently classified as C2 or C3 - would a new class or classes be useful?

care homes

Residential care rather than independent living.



Planning: current use class C2 'residential institution'

A photograph of a rectangular wooden box, made of dark, weathered wood, set against a background of horizontal wooden planks. The box is empty and centered in the frame. The text "I don't fit inside here." is written in a white, serif font across the front panel of the box. The lighting is soft, highlighting the textures of the wood.

I don't fit inside here.

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The couple who 'sold everything' to live on cruise ships for the rest of their lives

The Hennessee couple sold almost everything they owned three years ago - including their main business and their home - and say they plan to see out their days sailing around the world.



Megan Harwood-Baynes

Digital investigations reporter @megbaynes

Monday 25 December 2023 17:22, UK



While their new life is more exciting, they say it is cheaper too.

"We now have a telephone bill, a ship bill, and a few credit card bills for when we go ashore, but that's it.

We no longer have a mortgage or the expense of homes. We no longer have vehicle insurance, property insurance, or utility bills. The list goes on. We are certain cruising is cheaper.

Right now it is probably close to half of what it was when we lived on land."

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Kathleen Moslander
Woodland Pond Resident
75 years young

Think of it as a “new folks”
home.

“Believe me, I’m not ready for an old folk’s home - and I probably never will be.”



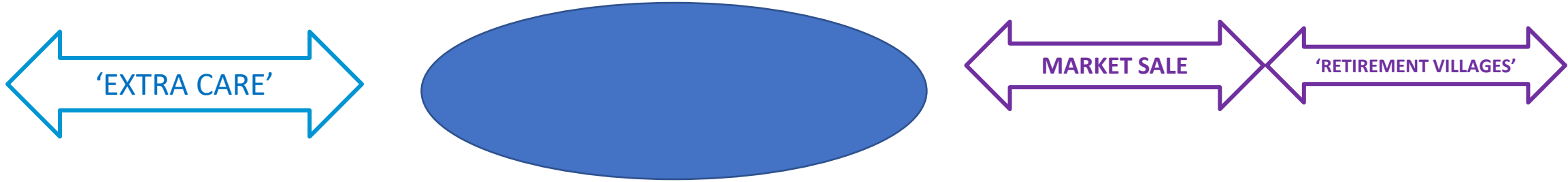
Circumstance	Approx Age	Reason for choosing Sandcastles	Currently resident
Better life by the coast	59	Now paraplegic and used to holiday in Scarborough, loves the open plan layout and wider doors etc which suits his health issues and an aspiration to live by the coast.	Lancashire
Two friends	70's	Looking to retire together to the coast and each buy a property next door to each other. They are looking for a lifetime home on one level for future needs. Cannot afford to purchase a bungalow by the South Coast.	Bristol
Life Change	70's	One partner has health issues and wants to make sure the other is settled for the future	Adjacent development
Life Change	70's	Married couple, one with mobility issues struggled to live in a house, moved to make life easier and liked the area as it's known to them. Also, it was a must to have a freehold home on one level with a garage and additional parking	Adjacent development
Two friends	60's	Moving from Hampshire, want to live by the coast side by side in bungalows. Not much choice on the east coast so attracted to Sandcastles. Love the adaptability of our homes for future needs	Hampshire
Couple	70's	Want to live by the sea and only interested in a bungalow as a forever home. Specifically looking for an extended drive	Leeds



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How accessible is this market?



No Care
Later Living / Retirement Housing

High end

Affordable

Mayflower

McCarthy Stone

Brio

PFP

Churchill

Anchor Hanover

Anchor Hanover

Housing 21

Inspired Villages

McCarthy Stone

Private

Affordable

McCarthy Stone

Housing 21

Richmond Villages

Anchor Hanover

Audley

Preferred Homes

Anchor Hanover

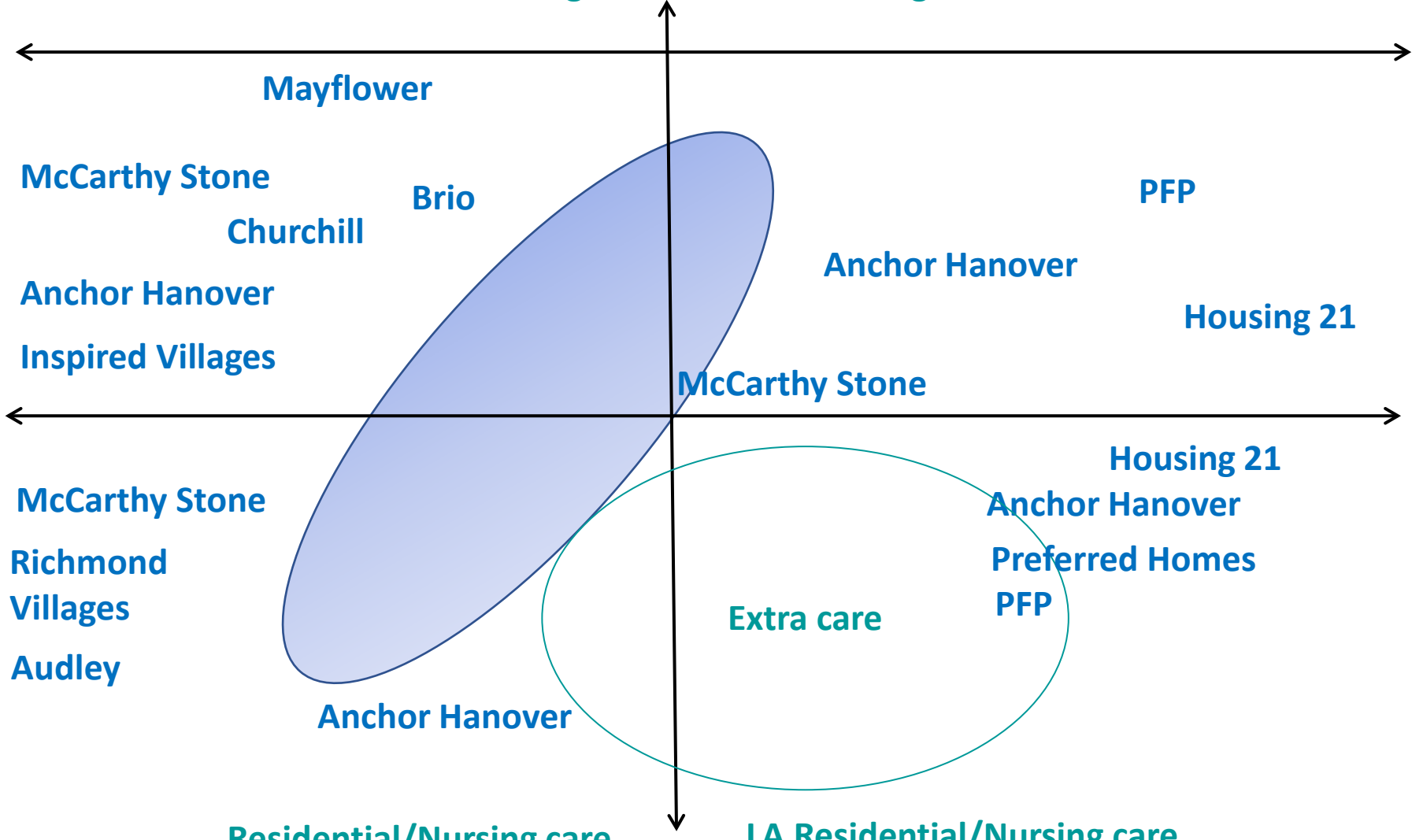
PFP

Extra care

Residential/Nursing care

LA Residential/Nursing care

24hr Care



What about private renters?

- Nearly 867,000 households headed by people aged 55 or over are living in the private rented sector.
- Since 2010/11 the number of 55+ households in the private rented sector has grown by 70%, compared with a 20% growth in households in this age group overall.
- Nearly half (48%) of private rented sector tenants aged 65 or over are in the bottom 20% of all household incomes.
- Two in five older private rented sector tenants (42%) struggle to meet the cost of either bills or essentials or both.
- Almost half (48%) of older private renters worry about getting into debt due to their housing and other living costs being too high.
- Of those private renters who are retired, around half (49%) believe their quality of life in retirement is significantly impacted by their housing costs. A similar proportion of retirees (48%) cite that they cannot do the activities they hoped to do in retirement due to housing costs (e.g. travelling, social events etc.).
- Of those older private renters who are currently working, a majority (78%) worry that their future pension will not be able to meet increasing rent prices.

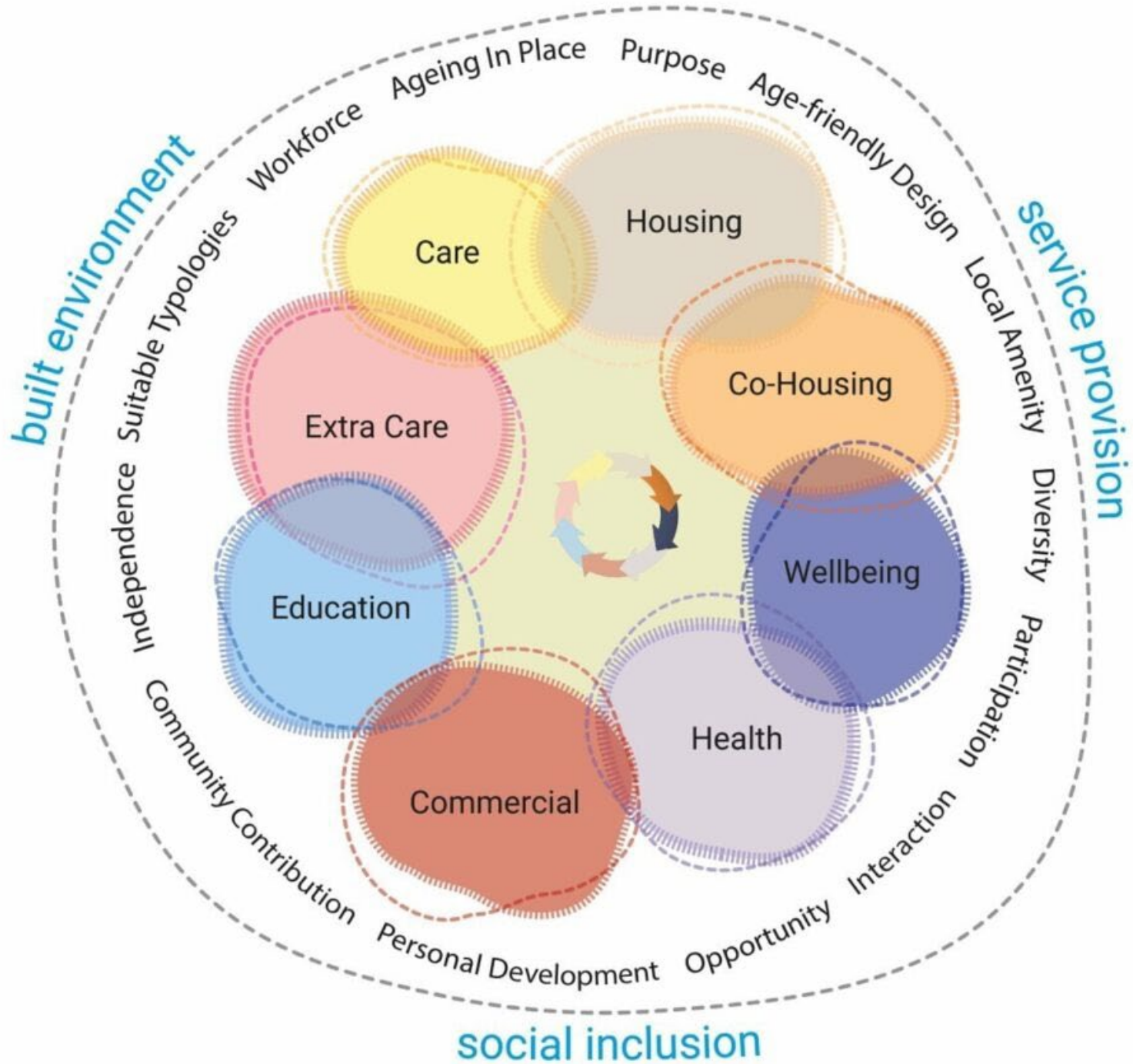
Source: NHF 2023

TAKING A PLACE BASED APPROACH



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INTERGENERATIONAL PLACES


Source: Nigel Saunders Pozzoni

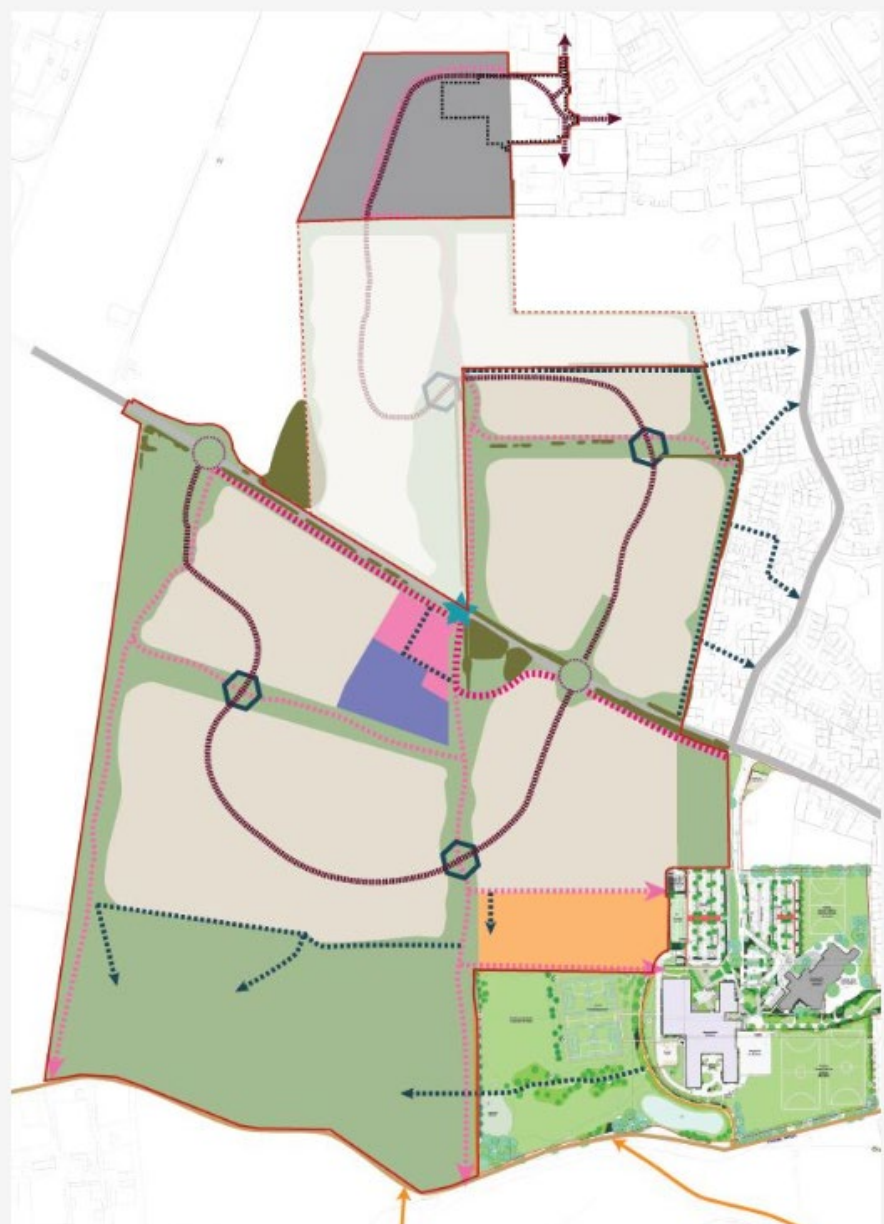


Exclusive or inclusive?



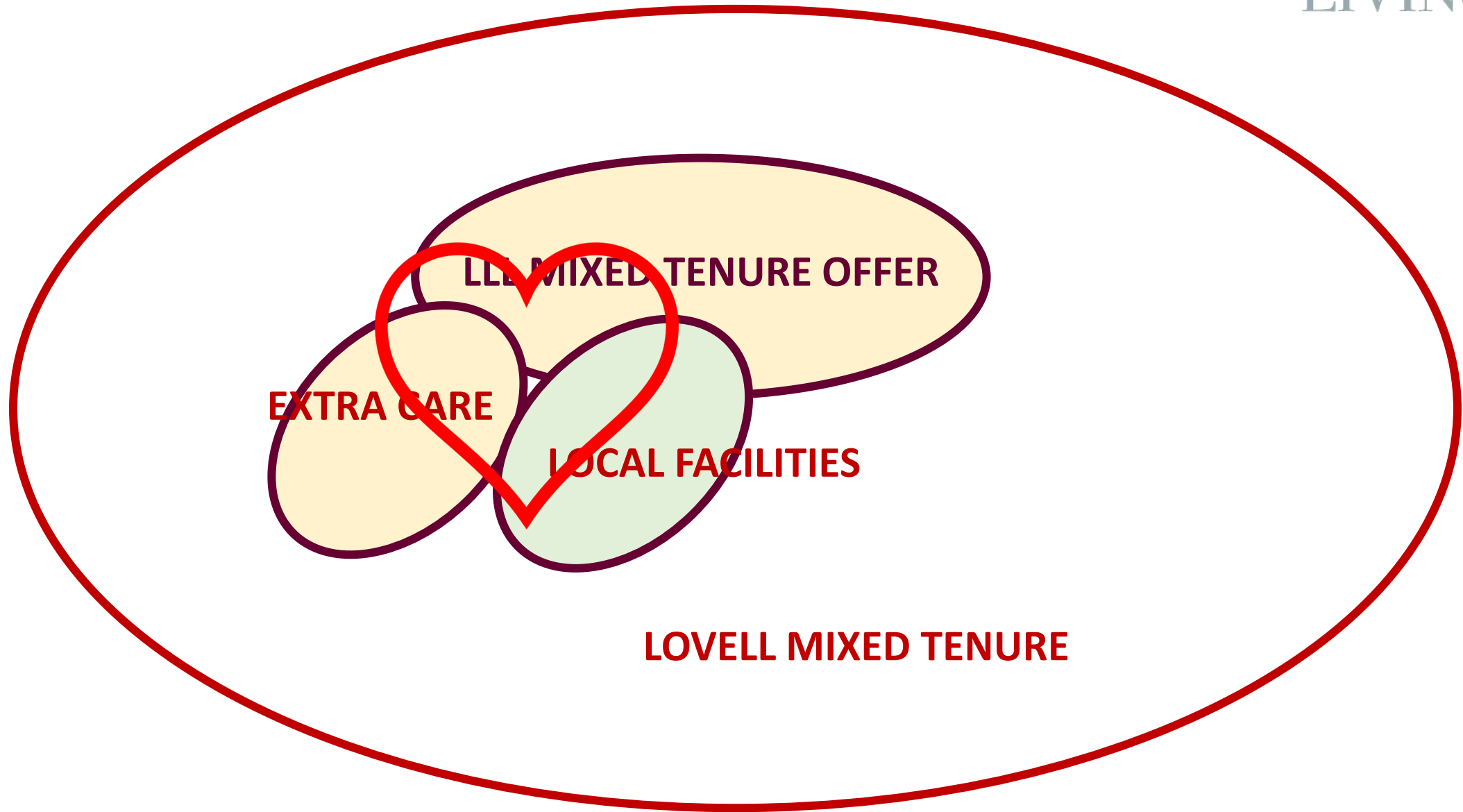
At the heart of the community

- Key**
-  Existing bridleway
 -  Existing PROW
 -  Footpath
 -  Cyclepath/ Footpath - Full Segregation (See DAS for details)
 -  Cyclepath/ Footpath - Light Segregation (see DAS for details)
 -  Indicative Alignment of Spine Road - See Notes below
 -  Roundabout
 -  Tiger Crossing
 -  Road Crossing Green Corridor- To be designed in accordance with the details set out in the DAS to ensure pedestrian priority
 -  Residential Use (Use Class C3 to include Roads and Associated Infrastructure and Incidental Areas of Open Space)
 -  Adult Care Services (Use Class C2/C3 to include Roads and Associated Infrastructure)
 -  Primary School (Use Class F1 to include Pre School Setting)
 -  Local Centre (Use Class Ea),b),c),e),f), Class F2a),b) and Laundrette, Hot Food Takeaway, or Drinking Establishment
 -  Green Infrastructure
 -  Existing Vegetation - To be retained
 -  Employment Use (Use Class E(g), B2 and B8 to include Internal Roads, and Associated Infrastructure)
 -  Existing Highway

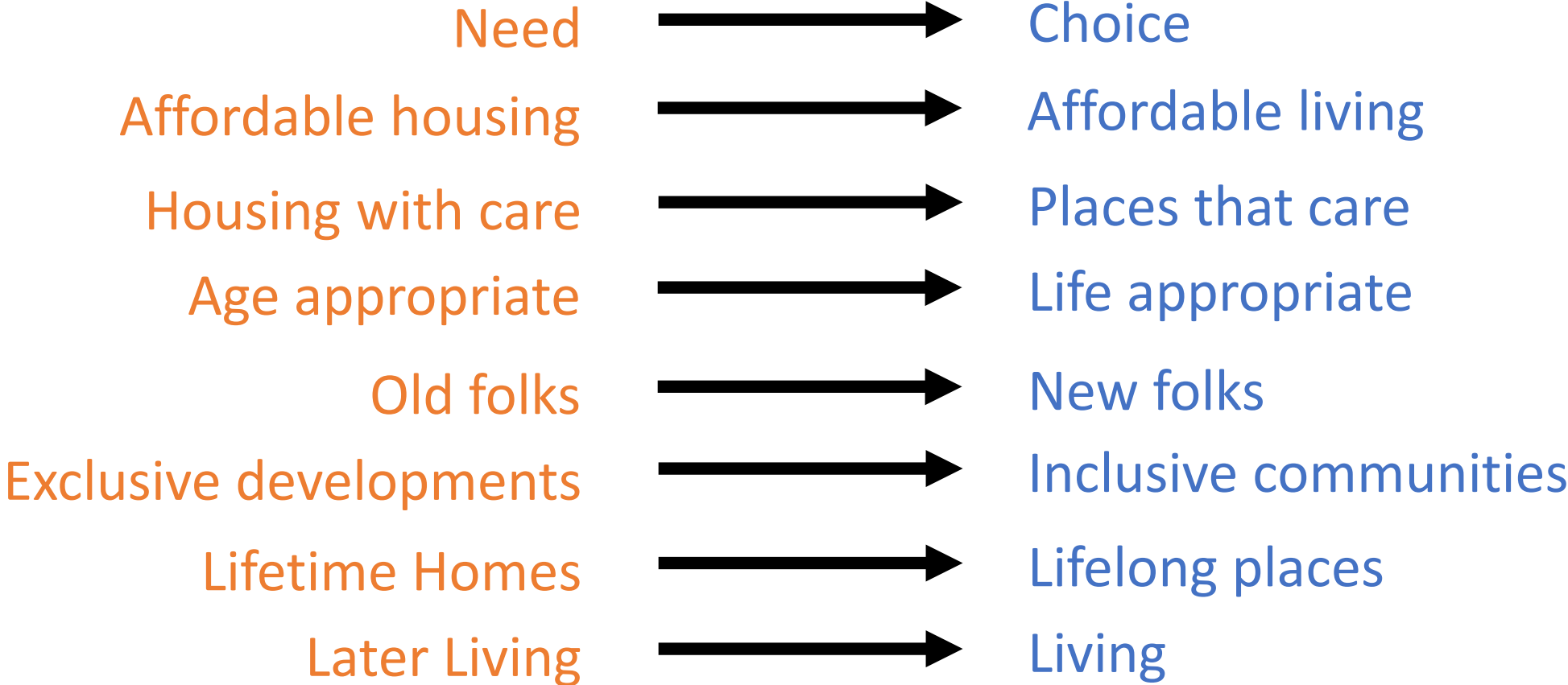




Lovell's placemaking approach



Redefining choices ...



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“Thus, though we cannot make our sun stand still
Yet we can make him run”

Andrew Marvell