A Design for Life

Urban practices for the Age-Friendly City

Dr Mark Hammond
**Context: Ageing and Housing**

Older population is undergoing massive shift.

Not just growing, but more diversity and unequal, with changing expectations and circumstances.

Most don’t want to move*, but there is still unmet housing need/demand across the board.

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*B: Italicised to denote a point of consideration or note.
Housing preference of over 55 by LCA

- Group One: 1.1m Prefer to move, 1.5m Prefer to stay
- Group Two: 0.7m Prefer to move, 2.5m Prefer to stay
- Group Three: 0.8m Prefer to move, 2.6m Prefer to stay
- Group Four: 0.7m Prefer to move, 2.9m Prefer to stay
- Group Five: 0.9m Prefer to move, 6.1m Prefer to stay
• 76% said the right type of home wasn’t available in the areas they wanted to live
• 52% say the options they want aren’t available in the right tenure for them
• 41% don’t have enough equity

Of the other 48%...

52% of those who want to move say there is nothing stopping them doing so*
• Older people (50+) who do move, a significant number didn’t want and didn’t expect to move

• Health changes, but increasingly issues such as divorce, employment and financial reasons for moving in later life
Downsizing/’freeing up family homes’? Not really...

<table>
<thead>
<tr>
<th>Before move</th>
<th>After move</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>29.2%</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>26.7%</td>
</tr>
<tr>
<td>Terraced</td>
<td>21.6%</td>
</tr>
<tr>
<td>Apartment</td>
<td>18.0%</td>
</tr>
<tr>
<td>Other</td>
<td>4.5%</td>
</tr>
</tbody>
</table>
Framework for Creating Age-friendly Homes in GM

- Embedding ageing in housing strategy and delivery plans
- Resetting the conversation ‘valuable, not vulnerable’
- Support projects, guidance and resources that make an impact
- Promoting ‘improve or move’
- Celebrating good practice
A Design for Life

Written by myself and Nigel Saunders (Pozzoni Architecture)

Contributions/case studies from: MSA, University of Manchester, Salford University, GM Health and Social Care, Care and Repair UK

Available at: www.msa.ac.uk/ageing
Developed as part of the Housing Planning and Ageing group at GM Ageing Hub.

For architects, policy-makers, planners, developers.

Various provocations and 30 case studies (ageing in place, and new housing/neighbourhoods).
Life!
The experience of living, expressed through the ability to think, learn, create, share and emote

Design for Life
To create environments that enable older people to do the things that make their life meaningful and enjoyable
Patient?

Sees ageing as a ‘problem’ that needs fixing.

Accessibility is vital, but real inclusion is much broader – social, economic, cultural.
Customer?

Accounts for taste, desire, aspiration...

..but potential to reinforce simplistic stereotypes?

What about those who aren’t a profitable market?
Citizen!

Embracing the complexity of later life but enabling people to have a great say in their environment.

Often requires new, coordinated ways of thinking/working
1 / Ageing is not a ‘problem’ or a ‘timebomb’.

2 / Age is a part of our identities, but so is our ethnicity, sexuality, religion, class, politics, jobs etc.

3 / We cannot plan and design based on stereotypes or ‘putting ourselves in older people’s shoes’.
A Design For Life means valuing what makes life good. It’s not about a place to live from birth until death, it’s about supporting social life, cultural life, community life, family life, night life, an active life, the quiet life and all lives in between.
Thank You

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