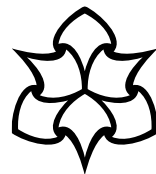


A Design for Life

Urban practices for the Age-Friendly City

Dr Mark Hammond

**MANCHESTER SCHOOL
OF ARCHITECTURE**



**Manchester
Metropolitan
University**

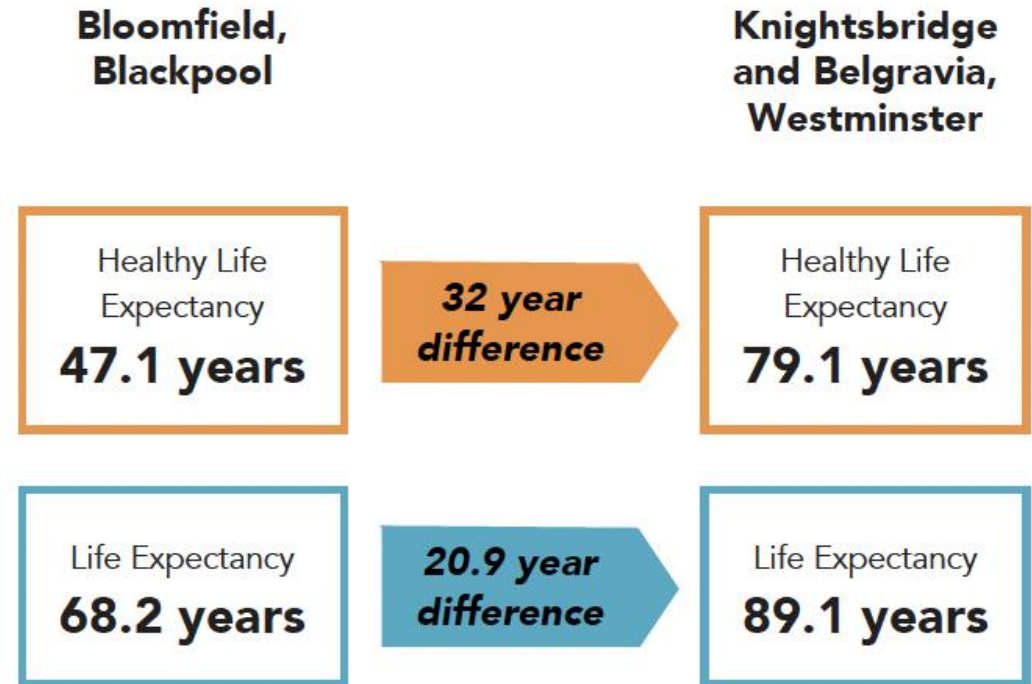


Context: Ageing and Housing

Older population is undergoing massive shift.

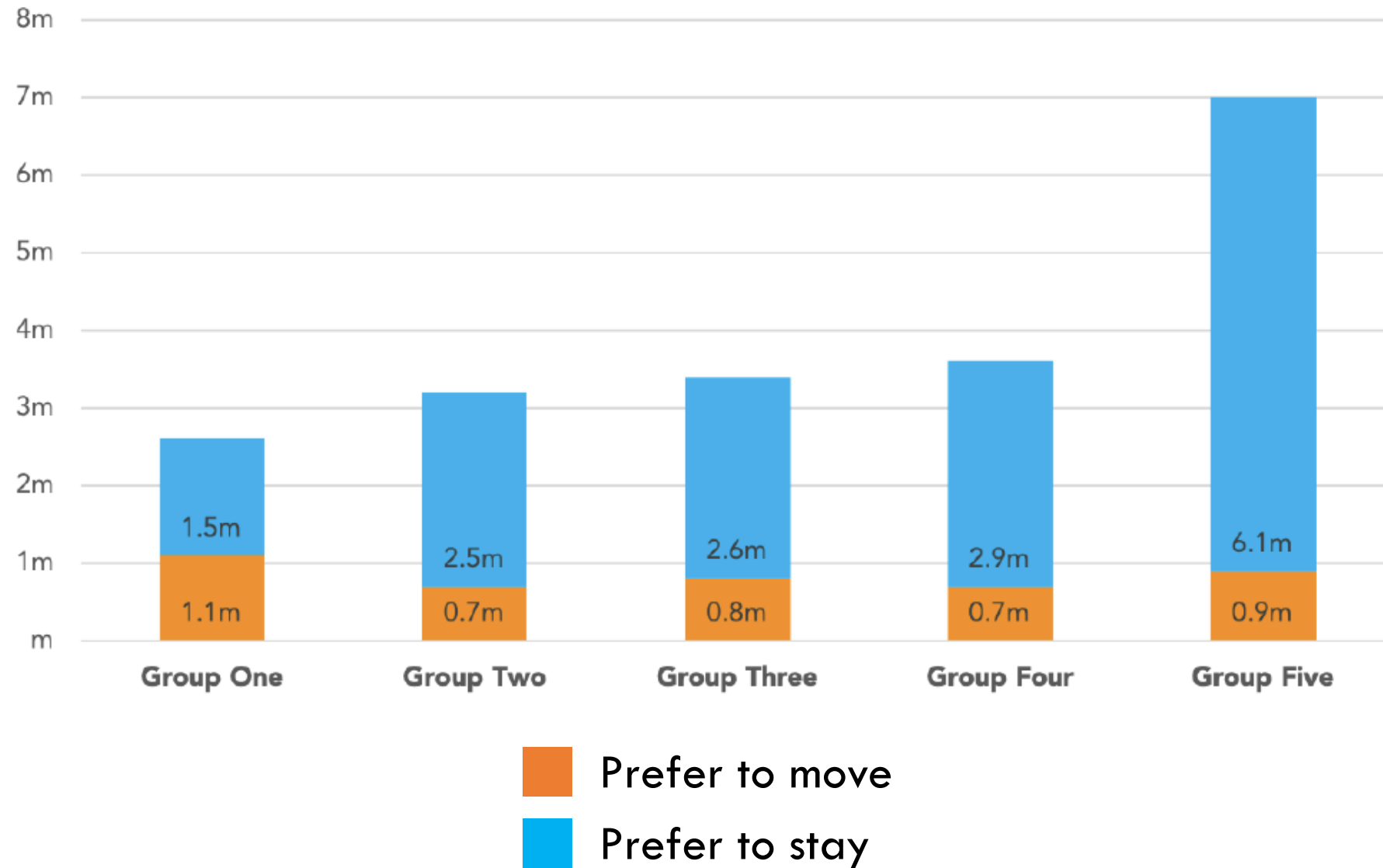
Not just growing, but more diversity and unequal, with changing expectations and circumstances.

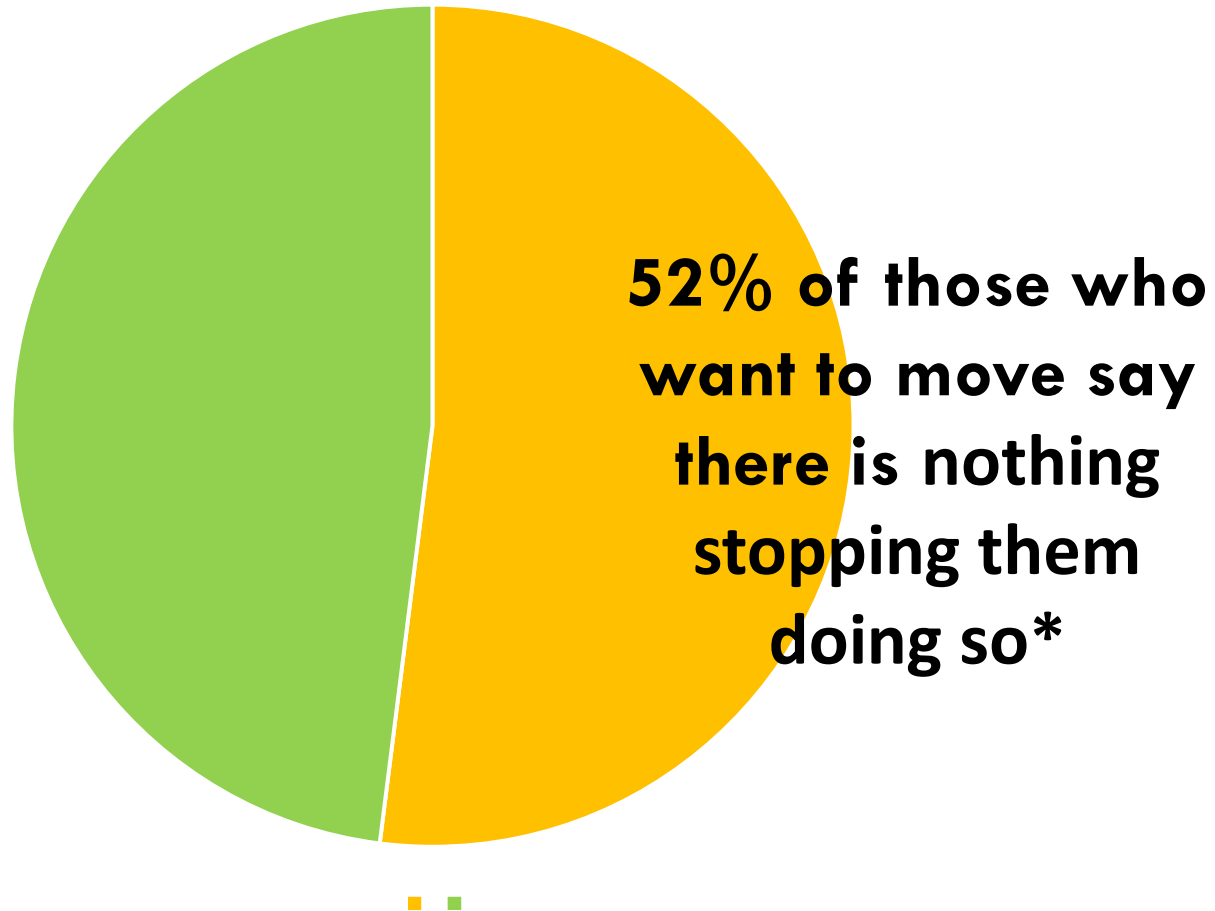
Most don't want to move*, but there is still unmet housing need/demand across the board



Source: Office of National Statistics

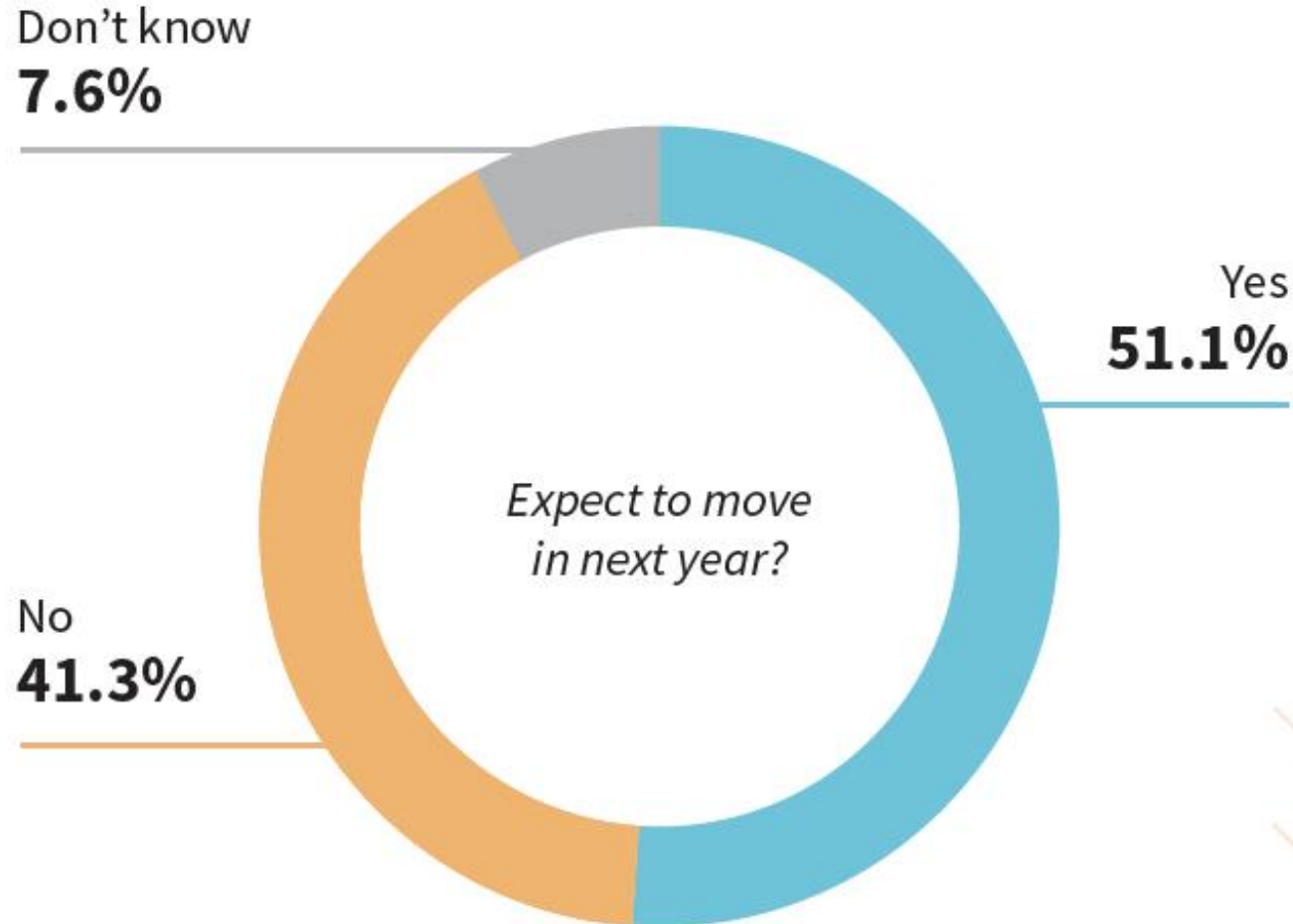
Housing preference of over 55 by LCA





Of the other 48%...

- 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



- 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

Before move:

Detached 29.2%

Semi-Detached 26.7%

Terraced 21.6%

Apartment 18.0%

Other 4.5%

After move:

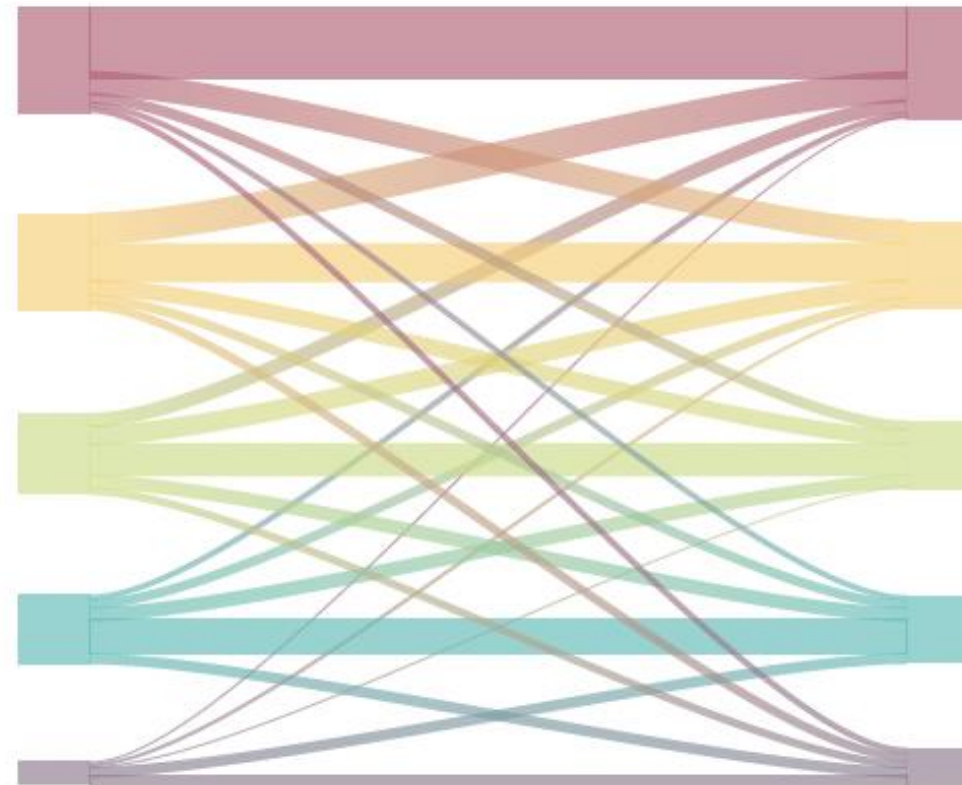
29.8% **Detached**

23.0% **Semi-Detached**

18.0% **Terraced**

19.3% **Apartment**

9.9% **Other**



Downsizing/'freeing up family homes'? Not really...

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

**GREATER
MANCHESTER**
DOING AGEING DIFFERENTLY



Framework for
Creating Age-Friendly
Homes in Greater
Manchester, 2021-2024

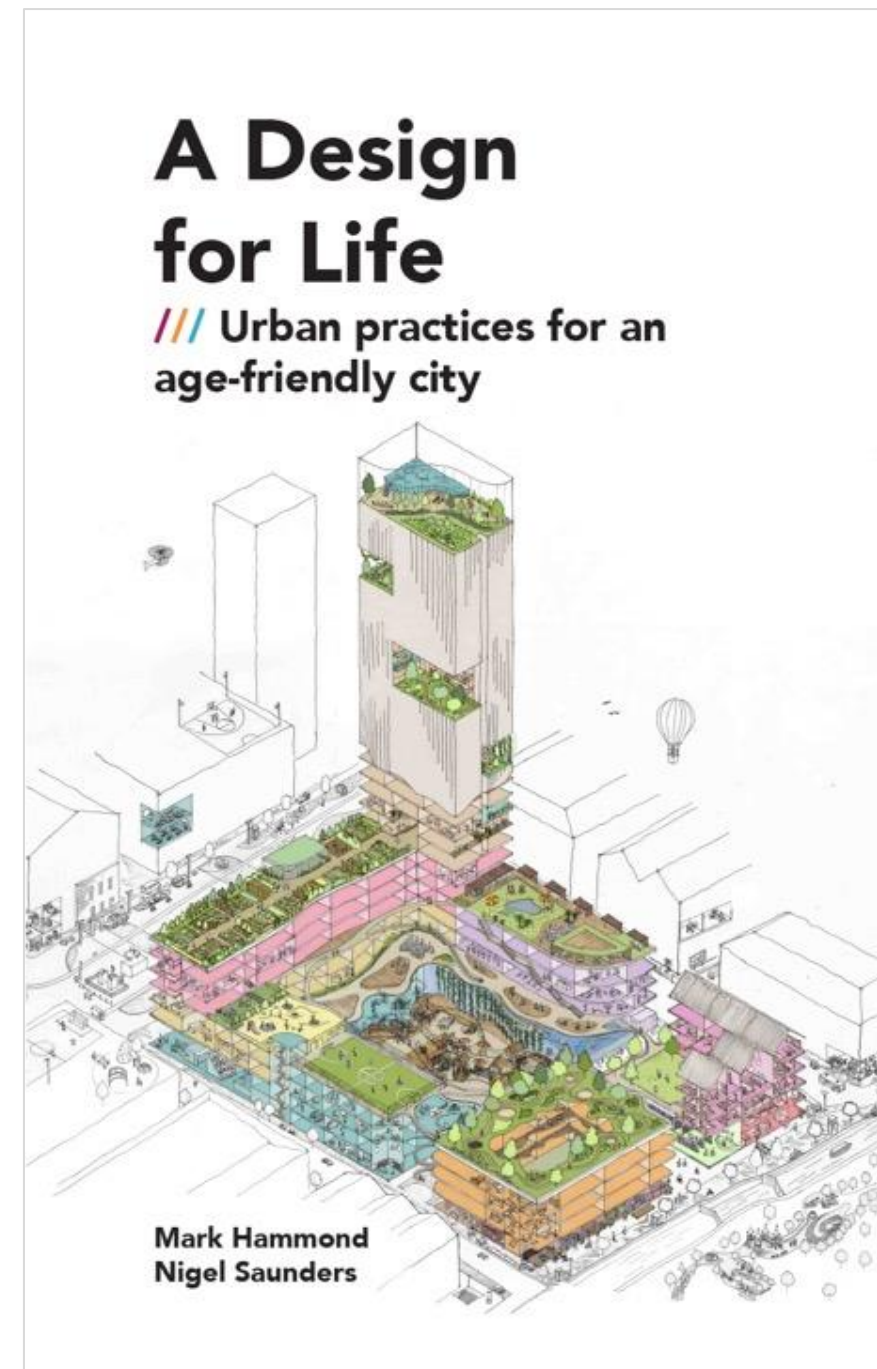
Valuable not vulnerable

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).



23 / Maison BILOBA Huis Brussels, Belgium

Ensuring that aspirational housing options are available to all

Maison BILOBA Huis is a cohousing community, social resource and daycare centre in the Schaerbeek district of Brussels. The western side of Schaerbeek has a large BAME population, primarily Turkish and Moroccan migrants, and high levels of economic deprivation. In 2007, three charities came together to develop a social programme of older migrants, setting up a social enterprise (E.MM.A) to develop a community resource

to bring together older people of different ethnic backgrounds.

E.MM.A recognised that many older migrants were living in substandard accommodation and that residents of all ethnicities were often in a precarious economic position, and set out to create an inclusive, multicultural housing community for older people in the neighbourhood. The subsequent development converted an existing, dilapidated building into 15 dwelling cohousing community with a public community space and daycare facility. Each individual dwellings all have their own kitchens and living rooms, but there is also a communal kitchen and living room to enable resident to eat and socialise together.

Whilst most cohousing communities are initiated, developed and run by a group of residents, this model



Life!

**The experience of living,
expressed through the
ability to think, learn,
create, share and emote**



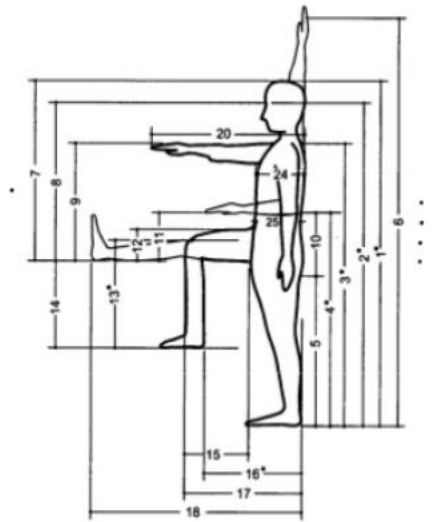
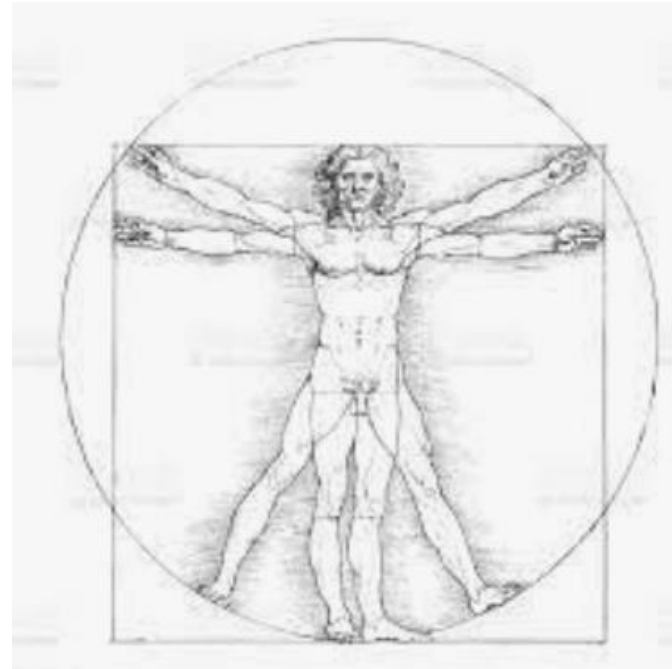
Design for Life

**To create environments
that enable older people to
do the things that make
their life meaningful and
enjoyable**

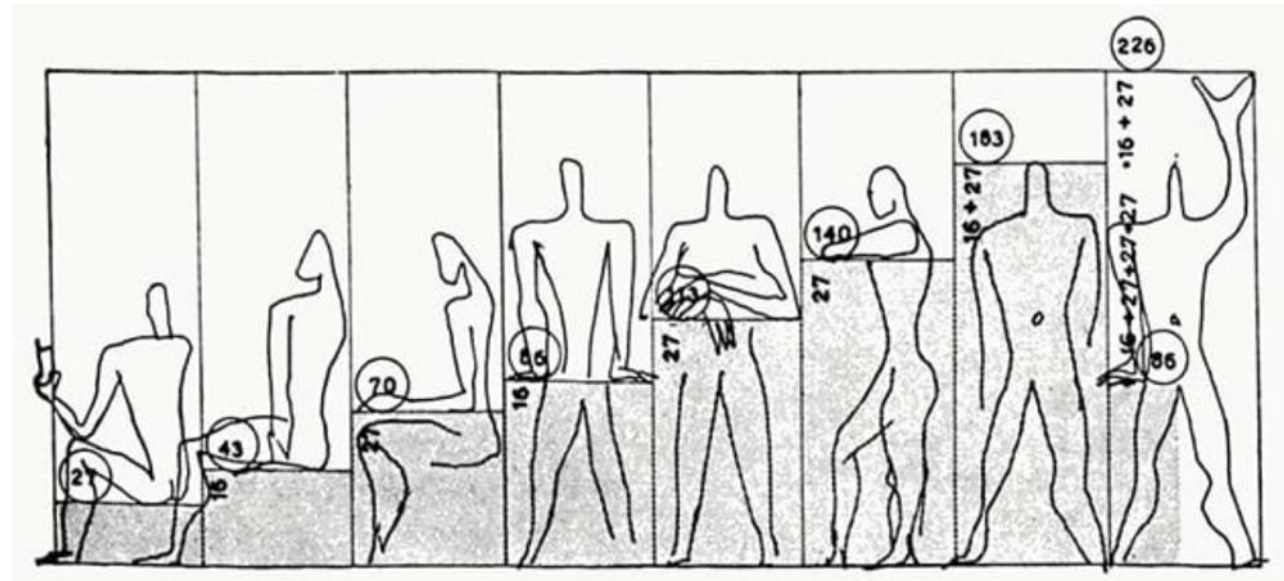
Patient?

Sees ageing as a 'problem' that needs fixing.

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



2.4 Key dimensions listed in Table II. These figures are based on surveys of unclothed volunteers, and in using them allowances should be made for the wearing of clothes and shoes (see Table III). Dimension references marked * are most commonly used



Customer?

Accounts for taste, desire,
aspiration...

..but potential to reinforce
simplistic stereotypes?

What about those who aren't
a profitable market?



Audley Cooper's Hill

Citizen!

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

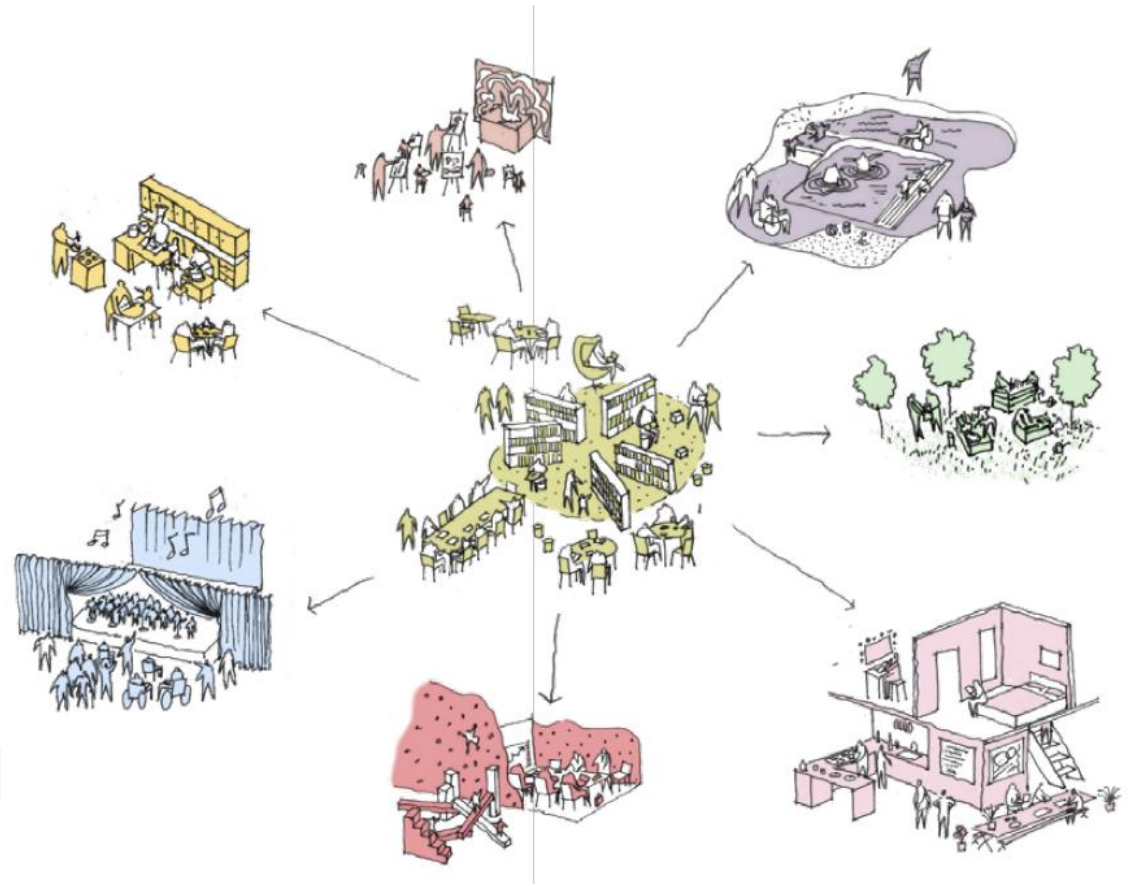
Often requires new, coordinated ways of thinking/working



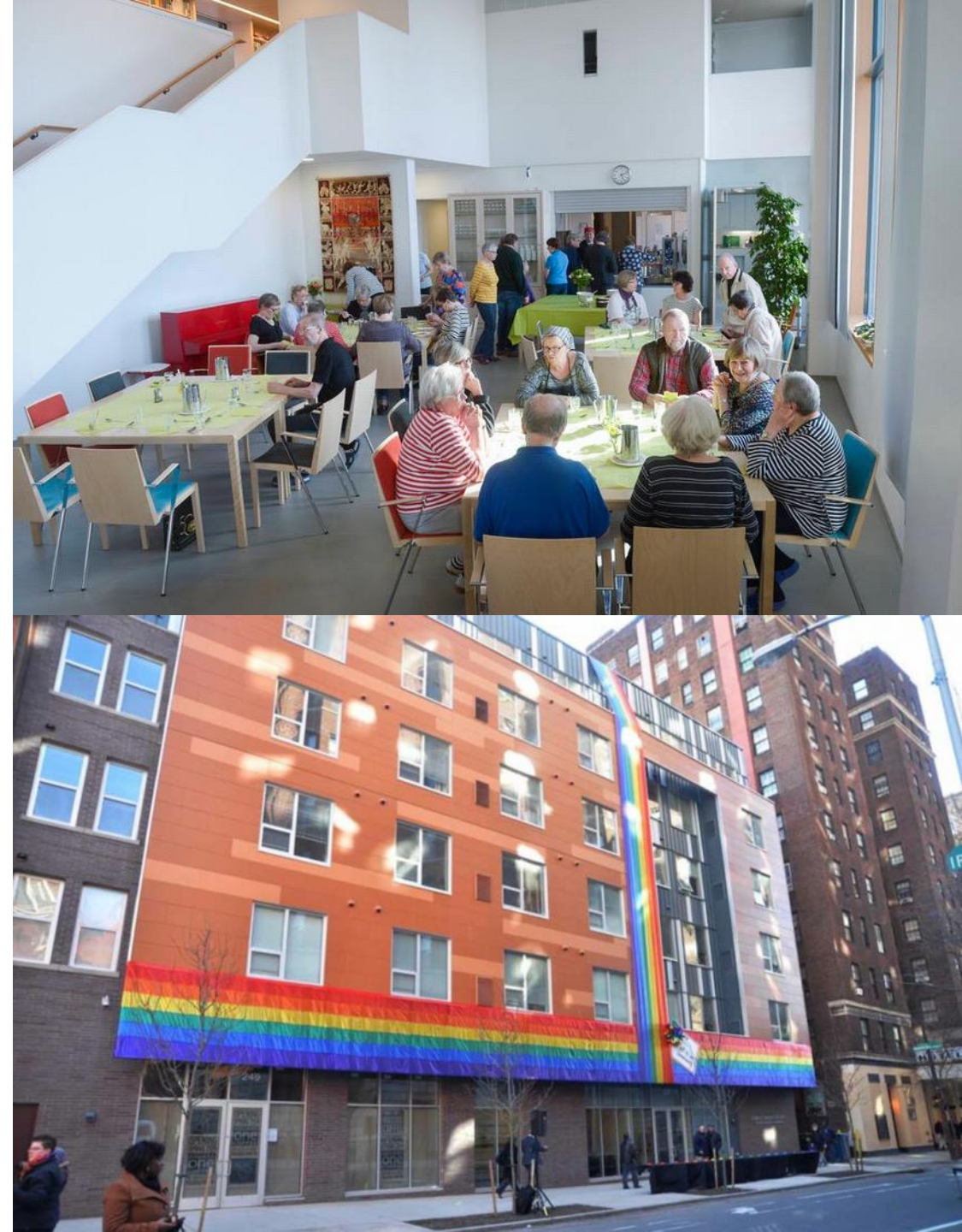
1 / Ageing is not a 'problem' or a 'timebomb'.

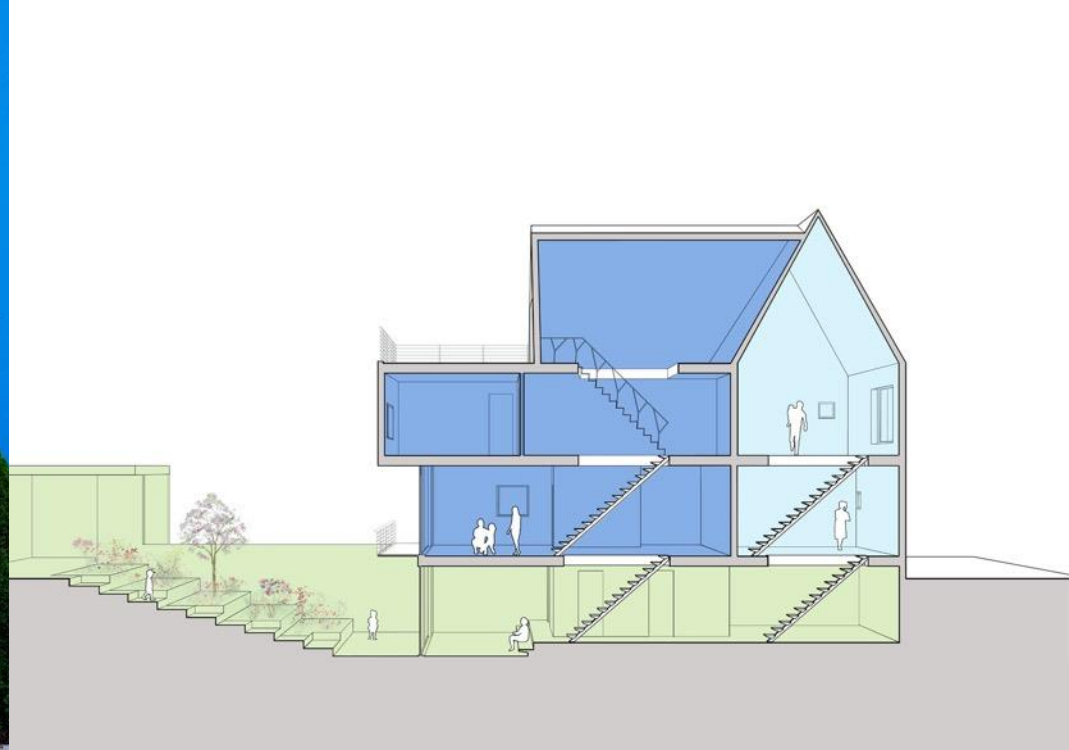
2 / Age is a part of our identities, but so is our ethnicity, sexuality, religion, class, politics, jobs etc.

3 / We cannot plan and design based on stereotypes or 'putting ourselves in older people's shoes'.



4 / 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.







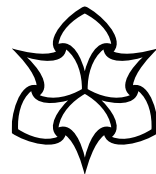
Thank You

www.msa.ac.uk/ageing

www.designforlife.substack.com

m.hammond@mmu.ac.uk

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