



APPG Inquiry

‘Regeneration of Outdated Sheltered Housing’

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How can we make older existing stock desirable?

Reflections of the APPG Inquiry into the 'Regeneration of Outdated Sheltered Housing'.

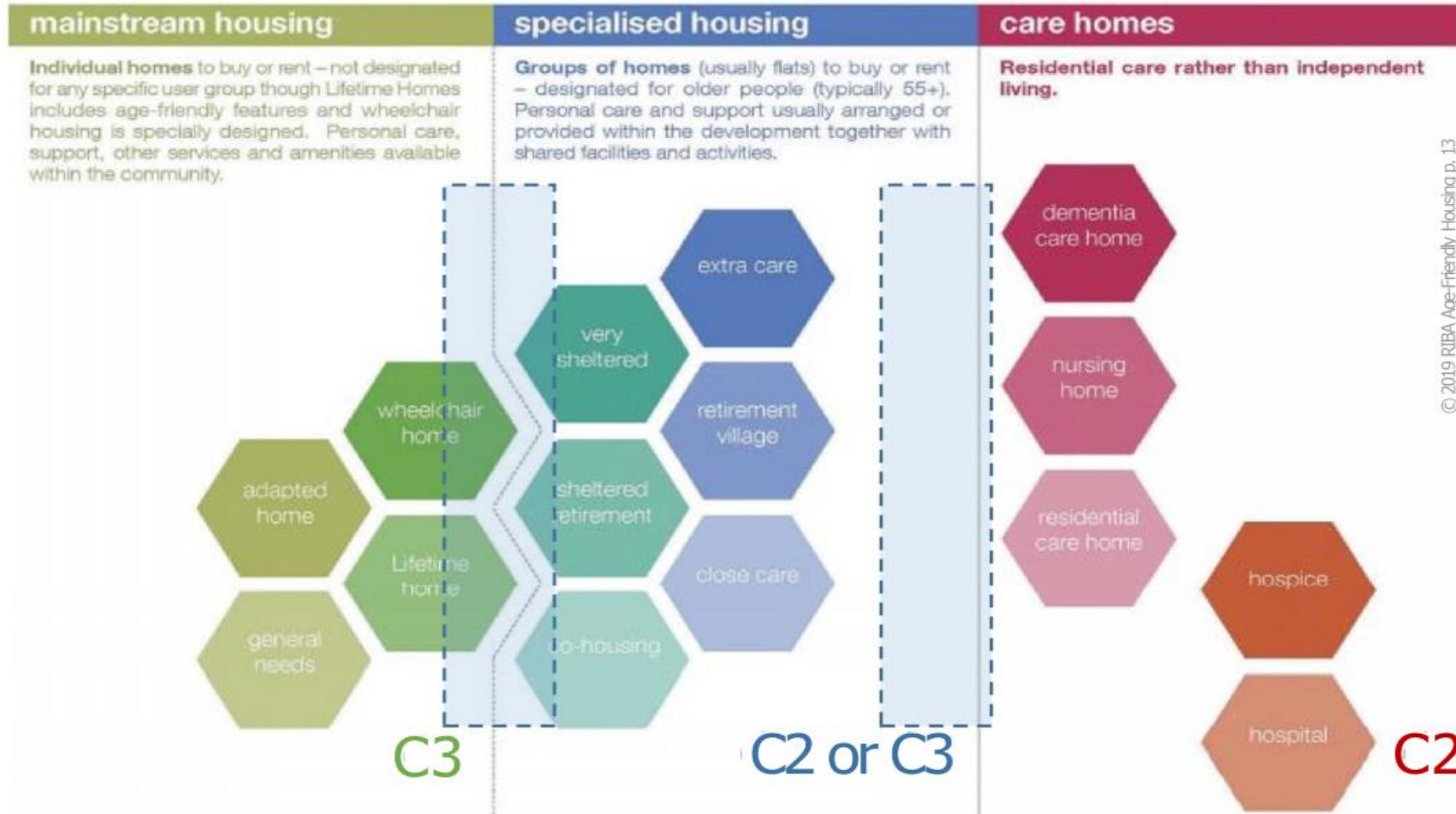
Housing options for a non-homogenous group of older people

Cover the following areas:

- Why this is important for Abbeyfield and the sector?
- Where we are?
- What did we discover?
- Where next?

INTRODUCTION

pioneering design for later living | knowledge transfer partnership



© 2019 RIBA Age-Friendly Housing p. 13

"95% of mainstream housing lacks basic accessibility."
Age UK 2015

"Planning use class is determined by local authorities, but there is no consistency on this point in the UK."
Stirling P., Burgess G. 2021

"These are designed under the planning use class for residential institutions".
Stirling P., Burgess G. 2021

Government urged to regenerate the UK's sheltered housing stock

- A Panel of Parliamentarians and experts are calling for urgent action to regenerate a significant proportion of the estimated c.527,000 sheltered housing properties in the UK, to provide good quality, accessible homes for people in later life that meet contemporary standards and expectations.
- The Inquiry gathered evidence from a wide range of contributions from social housing and care providers, private sector operators of retirement housing, architects and surveyors specialising in regeneration projects and residents of sheltered housing schemes.
- The evidence presented during the Inquiry highlighted the positive impact of living in sheltered housing for residents. So, with the current state of existing sheltered housing, the aim must be not only to grow this sector but also to give a new lease of life to the precious assets we already have.





All-Party Parliamentary Group
on Housing and Care
for Older People



- **Paul Tennant, CEO at Abbeyfield:**

- *“At Abbeyfield, we understand the importance of high-quality housing to the lives of older people, and the role for providers such as ourselves to help ensure that an increasingly ageing population is catered for. We also have experience first-hand of the challenges facing those owning and operating homes that require significant investment to meet future needs and standards.*
- *This report highlights the vital contribution that existing sheltered housing is making in communities for older people. It also underlines that for many providers, particularly smaller ones facing multiple financial pressures, these assets are under threat. There is an urgent need for a clear plan for the future which includes access to funding and investment opportunities geared towards the refurbishment, upgrading and maintenance of existing housing stock as a viable alternative to simply building new developments.*
- *The recommendations set out clear and effective ways in which the government and providers can address these challenges and protect this precious asset for future generations”.*

- **Lord Best, Chair of APPG for Housing & Care of Older People:**

- *“Sadly, a lot of the sheltered housing of the 1960’s and 1970’s is now past its sell-by date and ready for a serious upgrade. Bed-sits – let alone shared bathrooms – are no longer acceptable..*

- *If this accommodation becomes hard-to-let or is sold off, the nation will lose a precious asset that will be hugely expensive to replace. So now is the time for a significant programme of imaginative regeneration of outdated sheltered housing that can provide much-needed affordable, accessible, sociable homes fit for our ageing population for decades to come.”*

- **Jeremy Porteus, CEO at Housing LIN:**

- *“We are immensely proud of the Housing LIN’s role as Secretariat to this important APPG Inquiry. It has shown that sheltered housing still provides a safe and secure home for tens of thousands of older households in the UK.*
- *From council and housing association stock to almshouse charities and Abbeyfields, it is also the single largest designated accommodation type available for older people.*
- *However, we have discovered that the sector is encountering significant operational challenges in maintaining this valuable asset. Much of the housing stock needs improvement, and there are increasing cost pressures on services.*
- *But with technology advances, modern construction materials and methods, as well as older people’s housing preferences changing too, we believe the timing is right to generate a contemporary sheltered housing offer that takes the ‘sheltered’ out of ‘sheltered housing’ and provides an attractive housing choice in later life for future generations instead.”*

Where we are...ageing stock, sector and demographic changing

SUPPLY SIDE:

- 527,000 sheltered homes
- 124,000 age restricted
- Tenure: 71% affordable, 27% MS, 2% SO
- 73% built pre-1990, 27% post 1990
- Built c7K homes, require c30-50k p.a.
- Too few and outdated
- Post 1990 private sector 59% of all build
- c2,000 demolished p.a. for last 20 years

CHOICE & CHANGE GO HAND IN HAND:

- Sell by date of stock coming
- Challenge of Standards – EPC, Carbon
- Regeneration focus by HE but ‘additionality’
- Fewer providers of homes (financial pressures...transferring, closing, demolishing, selling)
- Needs of residents and communities changing
- Retention case is strong, *but if it is reinforced*
- Remember the people and their homes

Affordable Housing actual completions since April 2021 - Summary

| Programme | Grand Total | Older People | Supported | Total | % Older People/Supported |
|-------------------------------------|---------------|--------------|--------------|--------------|--------------------------|
| SOAHP 16-21 | 35,398 | 4,401 | 764 | 5,165 | 15% |
| AHP 21-26 | 9,018 | 870 | 705 | 1,575 | 17% |
| Total CME | 44,416 | 5,271 | 1,469 | 6,740 | 15% |
| % Older or Supported | | 78% | 22% | | |
| Strategic Partnerships 16-21 | 19,023 | | | 542 | 3% |
| Strategic Partnerships 21-26 | 5,638 | | | 124 | 2% |
| Total Strategic Partnerships | 24,661 | 0 | 0 | 666 | 3% |
| Grand total | 69,077 | 5,271 | 1,469 | 7,406 | 11% |

*Based on 31 March 2024 official housing stats (*published July 2024*)

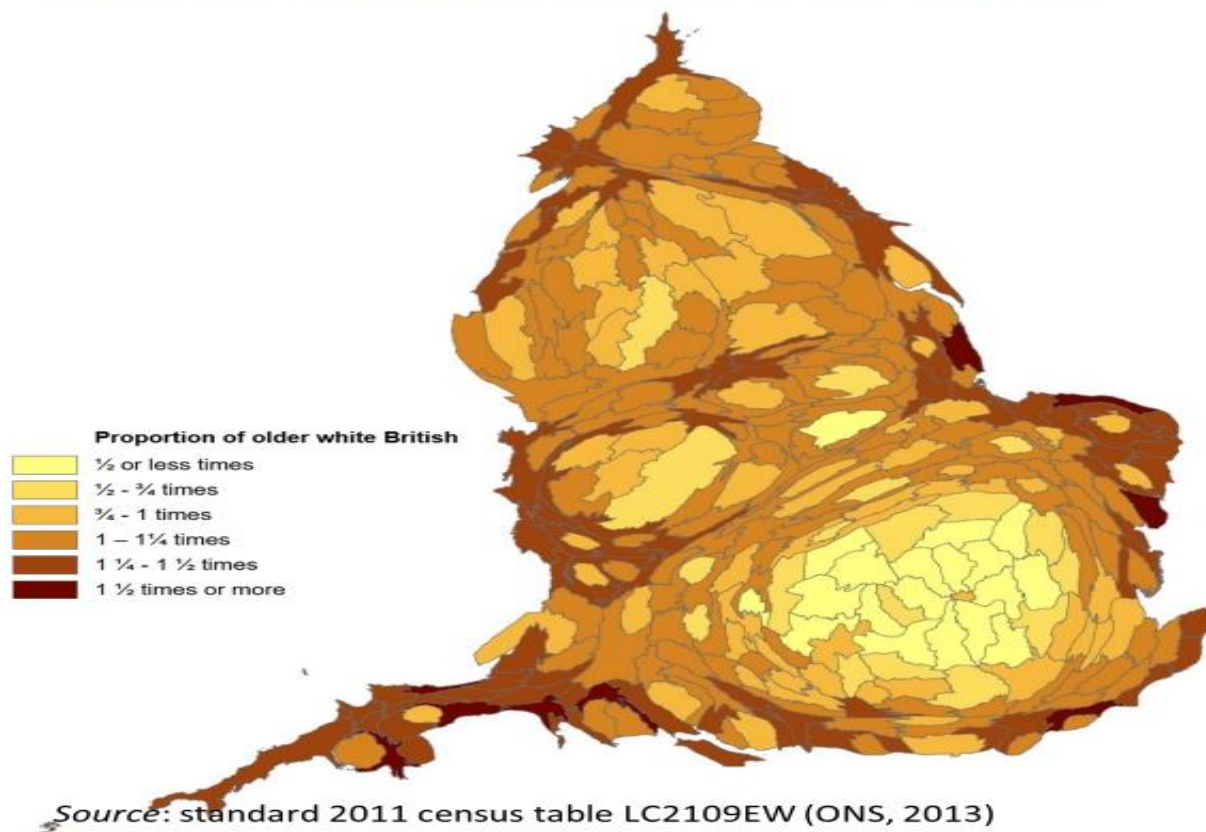
Affordable Housing actual completions since April 2021 – by Region (CME delivery only – no SPs)

| Region Name | Grand Total | Older People | Supported | Total Older People/Supported | % Older People/Supported (within region) | % Older People/Supported (vs other regions) |
|--------------------------|---------------|--------------|--------------|------------------------------|--|---|
| East Midlands | 3,333 | 262 | 129 | 391 | 12% | 6% |
| East of England | 6,080 | 406 | 229 | 635 | 10% | 9% |
| North East | 3,376 | 692 | 114 | 806 | 24% | 12% |
| North West | 10,201 | 1,376 | 252 | 1,628 | 16% | 24% |
| South East | 8,971 | 670 | 294 | 964 | 11% | 14% |
| South West | 4,285 | 415 | 99 | 514 | 12% | 8% |
| West Midlands | 4,908 | 887 | 126 | 1,013 | 21% | 15% |
| Yorkshire and The Humber | 3,262 | 563 | 226 | 789 | 24% | 12% |
| Total | 44,416 | 5,271 | 1,469 | 6,740 | 15% | 100% |

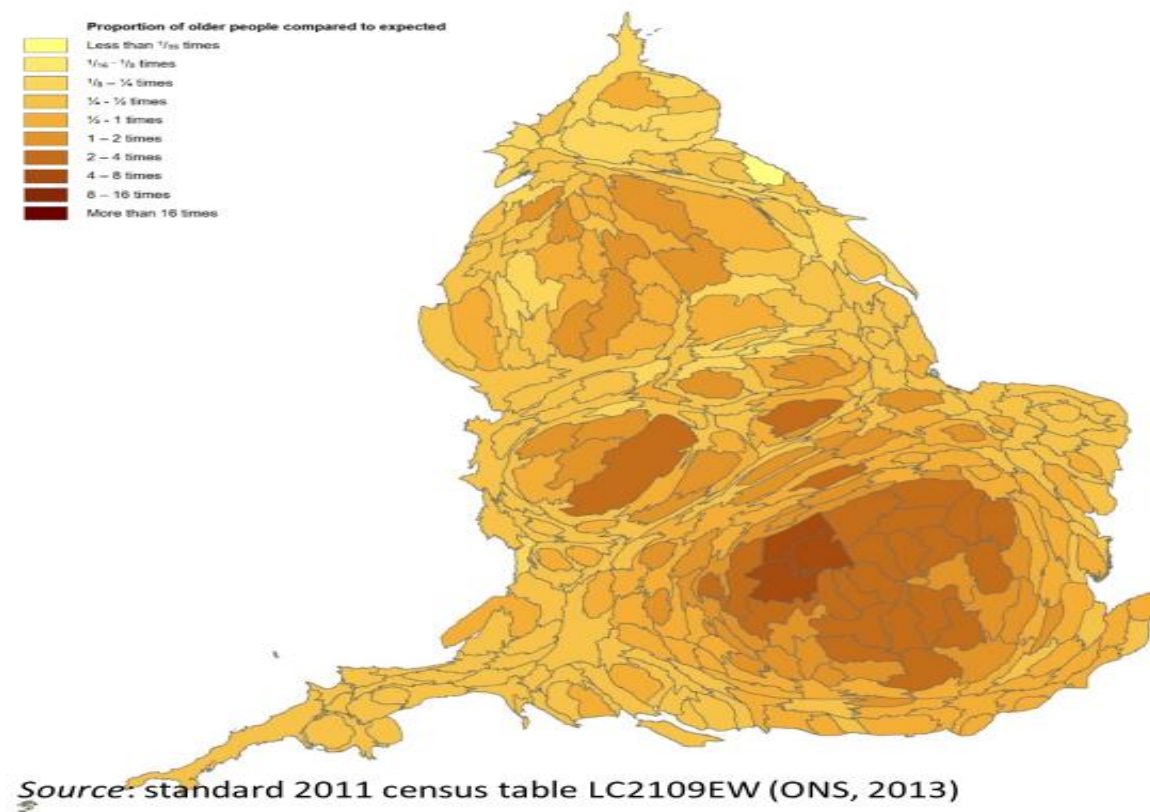
What we found...effective examples and insights

- Regenerate, refurbish, repurpose, dispose of homes
- Build new or redevelop next generation of homes
- Involve residents in the discussions
- Contemporary service model for Standards, expectations, branding (15), & funding
- Meet diverse needs
- Remember the people
- Opportunity to tailor culturally appropriate solutions through:
 - Diverse staff groups
 - Cultural experience of staff
 - Connections to amenities
 - Diets
 - Language and terminology
 - Support services competence
 - Celebrate cultural events
 - Social activities

Standardised comparison of White British over 50s by LAs



Standardised comparison of BAME over 50s by LAs



Noronha (2019), Housing and the older ethnic minority population in England, Race Equality Foundation

Concentrated in urban areas ...

Where next...make better use of what we have

- Remember the value of sheltered housing
- Regen and refurb to create contemporary homes/ market
- Design to meet current design, regulatory and fire risk service standards
- Homes tailored to meet the broad range of residents needs
- Address the contemporary model and brand for homes

27 key recommendations in the report with three key cohorts:

- A. Overarching Recommendations (1-5)
- B. MHCLG, DHSC, Homes England and GLA (6-14) – revenue funding, support standards and review
- C. For Local Government (15-20) – to review Needs, capital / revenue support and support standards and, review
- D. Social and Private Housing Providers (21-27) – to review stock, asset action plans, engage widely, meet the challenge and adopt a ‘retention’ attitude (Charter for Disposal)

Can we make older existing stock desirable?

- Examples show it can work
 - Improve the service model
 - Better for residents
 - Use land better - more economic
 - Innovate – technology etc
 - Demand is huge
 - New build supply is stagnant and worsening
 - Use or lose existing homes which compounds the challenge
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- Act on the recommendations
 - Review your plans
 - Think of the residents

Remember the objectives:

Provide homes that are:

- Warm, safe, comfortable, secure
- Accessible, efficient, suitable

Provide an offer of:

- Companionship, community
- Tackle loneliness, connections
- Dignity, control, voice

Achieve:

- Happy, healthy, longer lives
- Better VFM for Government

Thanks

- More details at: <https://www.housinglin.org.uk/Re-HAPPI>
- ALS website: <https://www.abbeyfieldliving.org.uk/appg-inquiry-sponsorship/>







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Living Society