**Housing and Ageing Alliance representation to the 2025 Spending Review**

**Who we are**

The Housing and Ageing Alliance (HAA) is made up of a broad spectrum of people from local and national organisations working together with a single objective; to bring about improvements to the housing and living conditions of older people. We believe that homes, communities and housing related services should be planned and designed in ways that enable choice, control, inclusion and independence in later life.

Members include representatives from organisations including Age UK, the Centre for Ageing Better, Chartered Institute of Housing, National Housing Federation, Associated Retirement Community Operators and specialist providers in the social, charity and private sectors. Our [15-point plan](https://www.housinglin.org.uk/Topics/type/HAA-Manifesto/) sets out our manifesto for creating the homes we want to grow old in.

**In summary: Better housing for older people benefits all: raising living standards and productivity, building 1.5m homes and ending hospital backlogs**

The urgent implementation of the Older People’s Housing Taskforce recommendations could fast-track the Government’s missions for better living standards and boosting productivity, building 1.5m homes and ending hospital backlogs.

Improved provision of later life housing will increase disposable income and GDP and enables active participation in local economies for longer. Construction fuels the economy and good housing can reduce the need for unpaid carers, enabling family members to start and stay in paid employment.

Appropriate housing for older people is a fundamental part of building an inclusive housing market and the taskforce recommendations should also be considered as part of the reform agenda for social care announced at the start of the year.

Greater provision of housing with care and support and good, well designed mainstream housing coupled with better information and advice, and support for aids and adaptations, can speed up the hospital discharge process significantly, and means people are less likely to go into hospital in the first place. This includes the provision of specialist housing where supply barely touches 8,000 annually while the need is between 30,000-50,000.

The need for swift action is more pressing than ever. The UK’s ageing population is growing rapidly and becoming increasingly diverse. Delaying the implementation of the Taskforce’s recommendations will only increase the strain on health and social care systems and further marginalise older people.

**HAA representation:**

We believe implementing the wide-ranging recommendations of the Older People’s Housing Taskforce, many of which do not come with significant cost, will support at least three of the Government’s milestones:

**Raising living standards and productivity:** Improved provision of housing for those in later life, including more specialist housing, adapting existing homes and ensuring new mainstream housing is suitable for ageing will drive measurable increases in disposable income and GDP. Construction fuels the economy while ensuring housing meets our ageing society’s needs – and enables active participation in local economies for longer, as consumers and through employment and volunteering. Appropriate housing with support can also drive improvements in productivity - reducing the need for unpaid carers, enabling family members to take on more paid employment opportunities, stay in work, and progress their careers – supporting the wider agenda for growth. Trusted ‘housing options’ information, advice and advocacy for older people would be a quick and low cost way of empowering and encouraging people to ensure that their homes, existing or new, will suit them as they age.

As [Demos](https://demos.co.uk/research/home-improvement-a-triple-dividend-part-one-boosting-the-british-economy/) reports, serious hazards in people’s homes cause £300 million per year in lost economic output, equivalent to 9,000 full-time jobs. This figure would be much higher if all hazards were included. Fixing unsafe homes would boost the economy by creating jobs in local communities and improving labour market retention and productivity.

A national strategy to make homes warm and safe could create 300,000 jobs in the energy efficiency retrofit space alone, according to the [IPPR](https://www.ippr.org/articles/all-hands-to-the-pump), plus many more in local economies through home repair services.

**Building 1.5 million homes:** Theforthcoming Housing Strategy, Planning Bill and Affordable Housing Programme provide crucial opportunities to implement the taskforce recommendations. Doing so, such as through a pro-growth planning system, will demolish barriers currently preventing new adaptable mainstream and specialist housing for older people, contributing significantly to the 1.5 million target.

Our members’ experience is that the current planning system actively militates against the provision of a greater choice of specialist housing for older people, preventing people from moving out of homes that are too large for their needs and expensive to heat and maintain.Ensuring older people have access to homes that are not only affordable but also designed for accessibility and safety is a fundamental part of building an inclusive housing market. However more investment is needed to increase total supply, which is barely touching 8,000pa across all tenures when the real need is 30,000-50,000pa, and retain and improve the quality and sustainability of existing homes for future generations to enjoy.

**Ending hospital backlogs:** A lack of appropriate care or support in the home is a major cause of delayed discharge from hospital. Greater provision of housing with care and support, coupled with better information and advice and support for aids and adaptations, as recommended by the Taskforce, can speed up the process significantly. Appropriate housing also means people are less likely to go into hospital in the first place. As Housing Minister Matthew Pennycook said when the report was launched: “It can enhance the wellbeing of our senior citizens and reduce demand on adult social care services and the National Health Service”. This could be a major contributor to meeting the NHS standard of 92 percent of patients in England waiting no longer than 18 weeks for elective treatment.

Our view is that the Government is to be congratulated for ambitious and measurable goals in the *Plan for Change: Milestones for mission-led government*.

However, it is crucial change benefits all members of society. With almost one in five of the UK population aged 65 or over and the proportion increasing rapidly, supporting older people to live independently for longer also helps wider families and communities, aligning closely with the government’s broader policy ambitions for all generations.

Poor housing for older people often also impacts younger generations; both in terms of the impact on their wellbeing of juggling work with supporting older family members and tax to fund the increased cost of health and care services.

The need for swift action is more pressing than ever. The UK’s ageing population is growing rapidly and is increasingly diverse. Delaying the implementation of the Taskforce’s recommendations will only increase the strain on health and social care systems and further marginalise older people.

As we have indicated above, housing is also central to social care and the taskforce recommendations should be considered as part of the reform agenda for social care announced at the start of the year.

We would be delighted to discuss our views and share our knowledge to help progress this important agenda.