

Specialist Housing & Care: HAPPI Update



FROM PRP'S SPECIALIST HOUSING TEAM

On 20 June 2012 PRP was successful for the 3rd year running in winning a Housing Design Award within the recently established 'HAPPI' Category.

Since this new category was launched PRP has won 4 Awards, including one for our completed 'Trees' scheme in Highgate, and has had another 6 projects shortlisted.

This newsletter showcases these projects, all of which demonstrate how the HAPPI principles are being realised. You will notice that each design is distinctive in its response to our client's brief and its context in terms of location. However, all of them embrace the key principles of good design to provide high quality attractive housing for older people which is less institutional, more delightful, and of course enabling to compensate for the increasing dependencies of our older age.

An APPG (All Party Parliamentary Group) has been initiated by Lord Best and is currently meeting on a monthly basis to discuss evidence of how the HAPPI principles are being implemented and how they have informed emerging designs in the sector. The schemes shown here by PRP should provide an important aspect of this evidence.

With the paradigm shift to new models of housing and care provision, we can assist our clients and local authorities who are looking for the right model to suit their demographics and particular circumstances. We would be happy to come and present our schemes in detail if you would like to know more and to explore potential new models with you.



The HAPPI Report (Housing our Ageing Population Panel for Innovation), commissioned by CLG and the DoH through the Homes and Communities Agency, was published in December 2009. The report set out the expert panel's recommendations for the future shape of our housing for older people. In 2010 the Department of Health became an awards partner for the annual Housing Design Awards which have included a special award each year for a project offering the most attractive housing for our ageing population.

PRP is delighted to have been recognised in this category every year since the award was instigated with accolades from the judges for our projects that have included 'setting the benchmark for all housing for older people' and 'the best in Europe'. The recommendations from the HAPPI Report are now a feature for all our new projects.

2010

Introduction of the HDA HAPPI Award

*2010 Project Winner
Kidbrooke Extra Care Housing*

*2010 Completed Shortlisted
Rosmini House*

*2010 Completed Shortlisted
Hartfields Retirement Village*

*2010 Completed Shortlisted
Hurst Gardens*

2011

*2011 Completed Winner
Trees Extra Care Housing*

*2011 Project Winner
St Bedes, Bedford*

*2011 Project Shortlisted
Christopher Boone's Almshouses*

2012

*2012 Project Shortlisted
The Oaks*

*2012 Project Shortlisted
Prince Charles House*

*2012 Project Winner
Pilgrim Gardens Assisted Living*

2012 HAPPI Winner

PILGRIM GARDENS, EVINGTON, LEICESTER

31 new 'State of the Art' assisted living apartments will replace 14 dated existing bungalows located on a site with an existing residential and nursing care home. Pilgrim Gardens already has a strong community focus which will be reinforced by the provision of a new multipurpose communal lounge and activity space which are part of the new development.

Client: Pilgrim Homes

Project HAPPI Winner, Housing Design Award 2012



- Dual aspect apartments, optimising orientation, ventilation and natural light.
- Generous balconies and winter gardens are provided within all apartments.
- The majority have the benefit of deck access.



An enclosed, calm, secure 'Japanese inspired' courtyard garden between the existing Care Home and the new Assisted Living provides two separate spaces for residents to wander and enjoy. The design avoids internal corridors through the use of colonnades and external walkways, offering connection to the garden and aiding orientation.

2012 HAPPI Shortlisted

THE OAKS, LONDON BOROUGH OF MERTON

An existing sheltered housing scheme is being replaced with 51 contemporary, spacious, innovative and flexible apartments suitable for current and future generations of older people designed around the principles of the HAPPI report. The scheme, which is dementia friendly, is seamlessly integrated into the heart of a residential community and is located adjacent to an existing day centre.

Client: Merton Priory Homes / Circle

Shortlisted for a Housing Design Award 2012



Flats are open plan and have full width balconies (or terraces at ground level), part of which are glazed to create winter gardens providing good quality natural light and good ventilation.



The building is approached through a small formal court into a light and welcoming double height gallery foyer. Balconies and wintergardens face onto the street providing an active building frontage.

2012 HAPPI Shortlisted

PRINCE CHARLES HOUSE, ST AUSTELL

One of the first 'demonstrator' projects for the Cornwall Clay Country Eco-town. The new BREEAM Outstanding sheltered housing scheme provides 31 supported flats for older people at the heart of the community. This highly sustainable scheme incorporates many of the HAPPI principles providing exemplary (100%) affordable older persons housing, sharing facilities with the wider community.

Client: Ocean Housing

Shortlisted for a Housing Design Award 2012



Typical flat plan showing open plan design. All flats have balconies with the south facing flats benefitting from winter gardens (see below).



Winter gardens & balconies (south facing).



Main entrance (centre) & communal/ public space (right) to encourage shared facilities with the wider community.

2011 HAPPI Winner

ST BEDES, BEDFORD

This high quality, mixed tenure, extra care housing scheme providing 104 apartments, is sensitively integrated into the community and the surrounding conservation area. The generous space standards and private amenity combine with vibrant communal spaces and a variety of beautiful gardens. The design provides flexibility that enables changes to be made easily in the future.

Client: Orbit Homes

Project HAPPI Winner, Housing Design Award 2011



The majority of apartments have a generously proportioned private external balcony or terrace.



There are five separate external communal areas which includes a main communal garden, residents sensory garden / activity garden for horticultural projects and an intimate cloister garden which is at the rear of the existing buildings where there is also open deck access to the apartments. A large atrium space is located close to the resident's lounge creating a vibrant and naturally lit communal space at the heart of the scheme.

2011 HAPPI Winner

TREES EXTRA CARE HOUSING, HIGHGATE

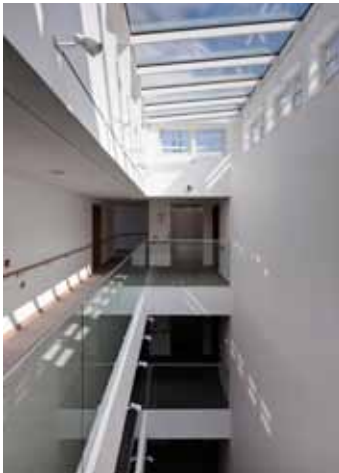
This high quality affordable housing scheme for older people provides 40 extra care flats in a beautiful setting. The design was conceived prior to the HAPPI report, yet displays many of its recommendations and was described by the HDA Judges as 'setting the benchmark for all housing for older people in the UK' and by the Housebuilder Awards Judges as 'the best of its kind in Europe, with every aspect of the development researched and applied'. The high quality development incorporates key design features to meet the needs of older people both now and in the future.

Client: Hill Homes & One Housing Group

**Completed HAPPI Winner, Housing Design Award 2011
Winner Best Design, Housebuilder Awards 2011**



High quality and attractive accommodation for older people providing 100% affordable housing.



Internal atrium providing natural light which assists with orientation.



Private balconies to all apartments with enough space for table, chairs and plants.



The circulation areas are designed as meaningful shared spaces encouraging casual social interaction. The communal and circulation areas maximise the use of natural light.

2010 HAPPI Winner

KIDBROOKE EXTRA CARE

The scheme responds to the recommendations of the HAPPI report, setting a precedent for attractive contemporary retirement apartments at the heart of urban regeneration. The design challenges the central corridor Extra Care typology with a core and cluster arrangement.

Project HAPPI Winner, Housing Design Award 2010

Client: Berkeley Homes Urban Renaissance



The attractive contemporary design provides generous sheltered balconies to all apartments, many of which are dual aspect. Extensive communal facilities are provided at the ground floor which are designed to enable access by the wider community to create a 'community hub'.

A Truly HAPPI Future for Older People?

Since the HAPPI report was published in December 2009 its impact has been very considerable in terms of lifting the design quality of older persons' housing.

However, whilst many of the recommendations within the report can and have been successfully applied to different housing typologies for younger older people such as Extra Care and Nursing Homes, we believe that the main thrust of the HAPPI principles should be directed towards **generating a new housing typology** that provides high quality, spacious, flexible, adaptable housing where older people can live independently.

We would suggest the following to include and expand upon incorporating the HAPPI design recommendations as suitable criteria for the design of the (HAPPI) housing typology:

- A site **location which constitutes a Lifetime Neighbourhood** in terms of accessibility to transport, retail and other amenities and facilities that older people need.
- **Accessibility** to Wheelchair 'Lite' standards i.e. in excess of Lifetime Home Standards - lift access to all apartments.*
- **Space standards** that are in excess of 'minimum' and will be dictated by meeting the accessibility requirements*
- Incorporation of **adequate storage** for downsizing including individual lock-up stores on site.
- Limited to **typologies that are suited to the user group** i.e. apartments or single storey dwellings (or dwellings which provide self-contained accommodation on one level).*
- **Care ready apartments** that will easily accept the addition of aids and adaptations to suit individual needs.*
- **Communal facilities** to promote social interaction but probably limited to a single multi-functional space with ancillary accommodation.*
- **Housing tenure and a management regime** that will give a measure of control to the residents eg a TMO.
- **Smart technology/telecare etc***

Furthermore the product should embody:



- High levels of **energy efficiency** to minimise energy costs*.
- Good **security** arrangements*.

* Essential features

Other essential aspects to the successful development of 'HAPPI' housing would include its location which should be at the heart of residential communities and close to the range of facilities that older people may require easy access to including shopping in a 'Lifetime Neighbourhood'. Older residents should also have easy access to health, leisure, community facilities and public transport. Care and support must be available to residents in their own apartments as and when it is needed.

Our **challenge**, looking to the future, is whether we can successfully communicate the need for a new generation of 'independent living' HAPPI housing to housing developers, local authorities and policy makers and then, whether they can be persuaded of the need to facilitate its development through financial incentives and/or concessions such as relief from Stamp Duty and dispensations in terms of Community Infrastructure Levy, Section 106 Agreements and the like. **Time will tell!**

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