



Technology Enabled Care and Housing : the Future of Housing

**ITEC24 - Birmingham
19 March 2024**

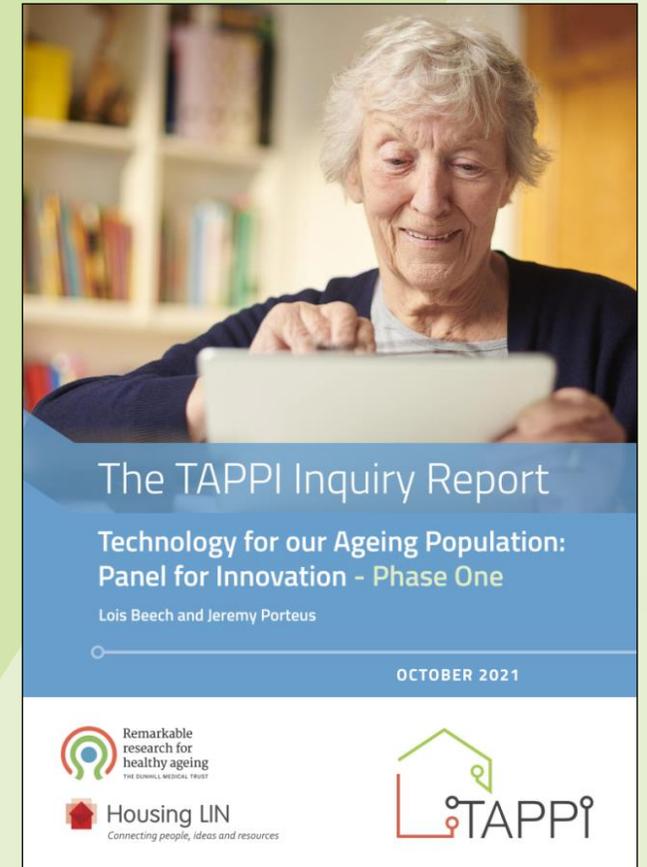
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About the Housing LIN

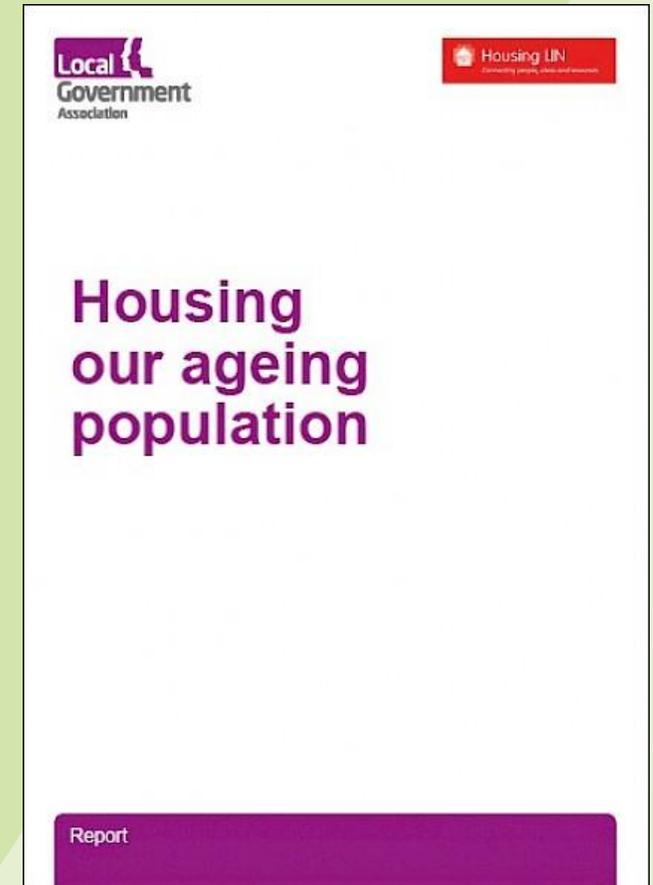
- Formerly in the **Change Agent Team** in Department of Health, leading on Extra Care Housing and Building Telecare in England
- Sophisticated network bringing together housing, health and social care professionals in England, Wales and Scotland to exemplify innovative housing with care and technology-enabled solutions for older and disabled adults
- Recognised by government and the housing with care industry as the 'go to' knowledge hub on specialist housing and independent living championing both the **HAPPI** and **TAPPI** principles
- A member of the **Older People's Housing Taskforce** and Secretariat to the **All-Party Parliamentary Group on Housing and Care for Older People** current inquiry on '*Regenerating outdated Sheltered Housing*'
- We connect over 20k people, ideas and resources to inspire, inform and improve the range of contemporary housing choices for older and disabled adults from retirement living to cohousing.



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Opportunity Age

- Older people over 65 live in a third of all dwellings
- In 2017, 18% of the UK population was aged 65 or over. This projected to grow to one in four by 2037 or 16.7m people
- Of particular relevance to housing with care, the number of people over 85 in the UK is predicted to more than double in the next 25 years to over 3.2 million
- There are c720,000 units of retirement housing (75% affordable sector)
- We need to build at least 34,000 new age-designated homes annually to keep up with age profile (currently c5-7,000 across all tenures)



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Why where we live matters



"The shortage of purpose-built housing for older people is 'bed-blocking' the housing market."



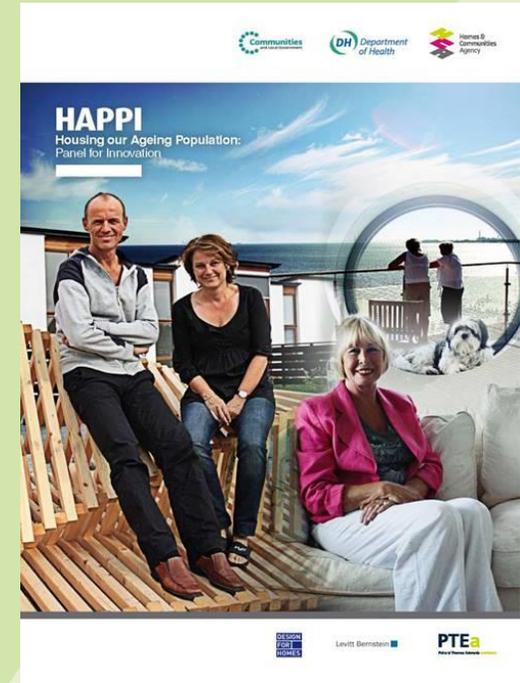
"We need to shift the housing narrative from one of building new houses and estates for first time buyers to building homes and communities that include last time movers"



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Why is Technology-enabled care so important within a housing context?

- **Smarter housing:** Offering a *'greener deal'* – housing sector is rapidly addressing net zero agenda: Modern Methods of Construction and Off-site Manufacturing to combat climate change, fuel poverty and develop sustainably
- **Futureproofing for independent living:** Being more *'care ready'* – designing our homes so that they are smarter and future-proofed for an ageing population: better accessibility, greater adaptability, improved efficiency and affordability
- **Making the link between health and housing:** Creating a *'healthier home'* – ensuring that the environment is right to prevent an unnecessary hospital admission or readmission, can support a timely transfer of care and offers a secure and safe place to live that meets health and wellbeing needs



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Older People's Housing Taskforce

Chaired by: Professor Julienne Meyer



- *Terms of reference:* commissioned by DLUHC and DHSC to review the older people's housing market (low-mid market) and make recommendations on:
 - the appropriate level of older people's housing;
 - the enablers for and barriers to boosting supply;
 - options to increase the range and tenure types of housing available to older people, from specialist to mainstream
 - How to retrofit/adapt existing stock, including resilient to climate change and being 'digi-ready'
 - Adopting more integrated approaches to improve system reform and deliver more person-centred outcomes
 - Initially 3 work streams to inform recommendations: **People** (Awareness, Info, Advice and Advocacy); **Place** (age-friendly planning and land); and **Products** (design & technology; tenure diversity, inward investment)



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Housing & Ageing Alliance 15-point Plan

1. A national older people's housing strategy should be developed by central government.
2. Older people should have access to independent information and advice around housing and care options in later life.
3. Government should establish a Cabinet-level Minister for older people and ageing.
4. An Older People and Ageing Commissioner should be appointed.
5. Local authorities should develop older people's housing strategies that map existing housing for older people across all types and tenures, its availability and condition, and where there are notable gaps.
6. All older people should have the right to access practical, affordable housing repair and adaptation services.



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Housing & Ageing Alliance 15-point Plan

7. Government should stimulate a greater range of financial products and develop a strategy to encourage homeowners and landlords to invest in improving, maintaining and adapting homes.
8. Radically improve the speed and efficiency of Disabled Facilities Grant delivery and consult on the means test, upper limit and funding allocation.
9. Local and national planning guidance should increase the supply of housing for older people, including a requirement to assess and then plan for specialist housing for older people across all types and tenures in Local Plans and encourage delivery.
10. The National Planning Policy Framework should have stronger direction on older people's housing.



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Housing & Ageing Alliance 15-point Plan

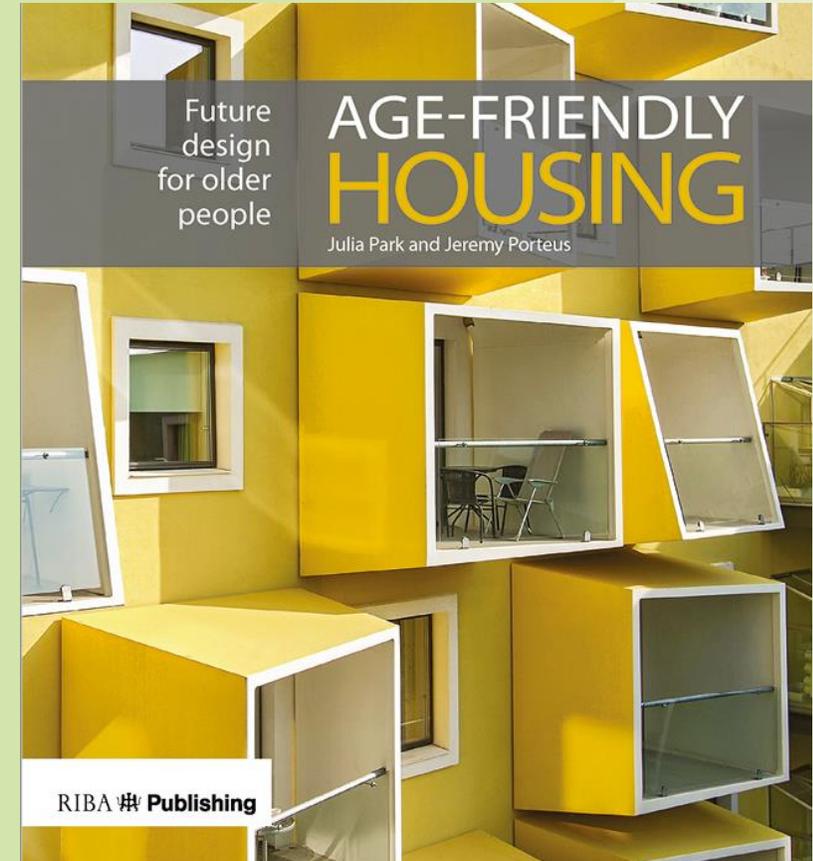
11. Government should implement without delay its commitment to increase accessibility standards of new homes.
12. 10% of Homes England's grant programme should be for older people's housing.
13. Planning for specialist homes should encourage common spaces in new-build developments, tackling isolation.
14. Research is needed to tackle the issues and barriers to extending shared ownership for older people in mainstream and specialist homes.
15. Government and local authorities should engage with the recommendations of the TAPPI Inquiry and Smarter Homes for Independent Living to increase access to technological solutions



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From HAPPI to TAPPI: core ingredients for age-friendly homes

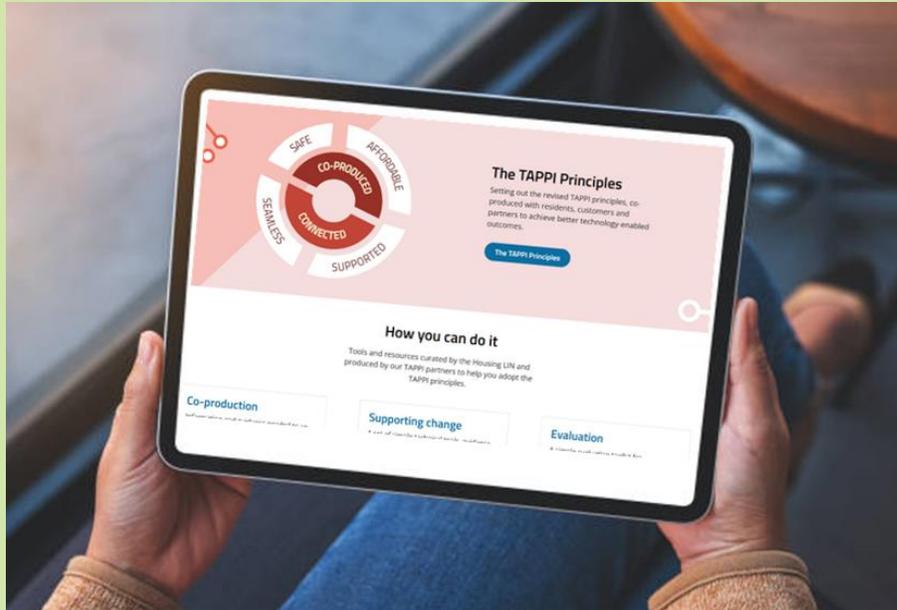
- Outcome-focussed extra care housing that promotes health and wellbeing
- An affordable and attractive lifestyle/HAPPI style retirement housing 'offer'
- Retirement Villages, provide scale and balance of care but towards 'hub and spoke' model and integrated into the wider community
- Improve, retrofit or adapt existing accommodation to enable independent living
- Codesign smarter technology enabled services eg to facilitate the delivery of person-centred care and support and provide greater environmental control in the home
- Adopt more consumer owned solutions eg co-housing, mutuals, community-led approaches, collaborative care networks
- Age-friendly neighbourhoods and dementia-friendly communities



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Find out more at

www.housinglin.org.uk/TAPPI



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