



27<sup>TH</sup> MAY 2020 | **THE FUTURE OF MULTIGENERATIONAL NEIGHBOURHOODS LEADERS FORUM**



Image courtesy of Gensler



In association with





# One Size Does Not Fit All

Building Homes and Neighbourhoods for Healthy Ageing  
Paul Quinn, Clarion Housing Group







*“First life, then spaces,  
then buildings – the  
other way around  
never works”*

Jan Gehl



**CLARION**  
HOUSING GROUP

# Britain is one of world's most age-segregated countries, study finds

**Calls for urgent action to end age 'apartheid' to build trust between generations**

**Sally Weale**  
*Education  
correspondent*

Tue 7 Jan 2020  
06.00 GMT



**CLARION**  
HOUSING GROUP



**Older people**

# Older people widely demonised in UK, ageism report finds

**Older members of society mostly seen as incompetent, hostile or a burden, says report**

**Amelia Hill**

🐦 @byameliahill

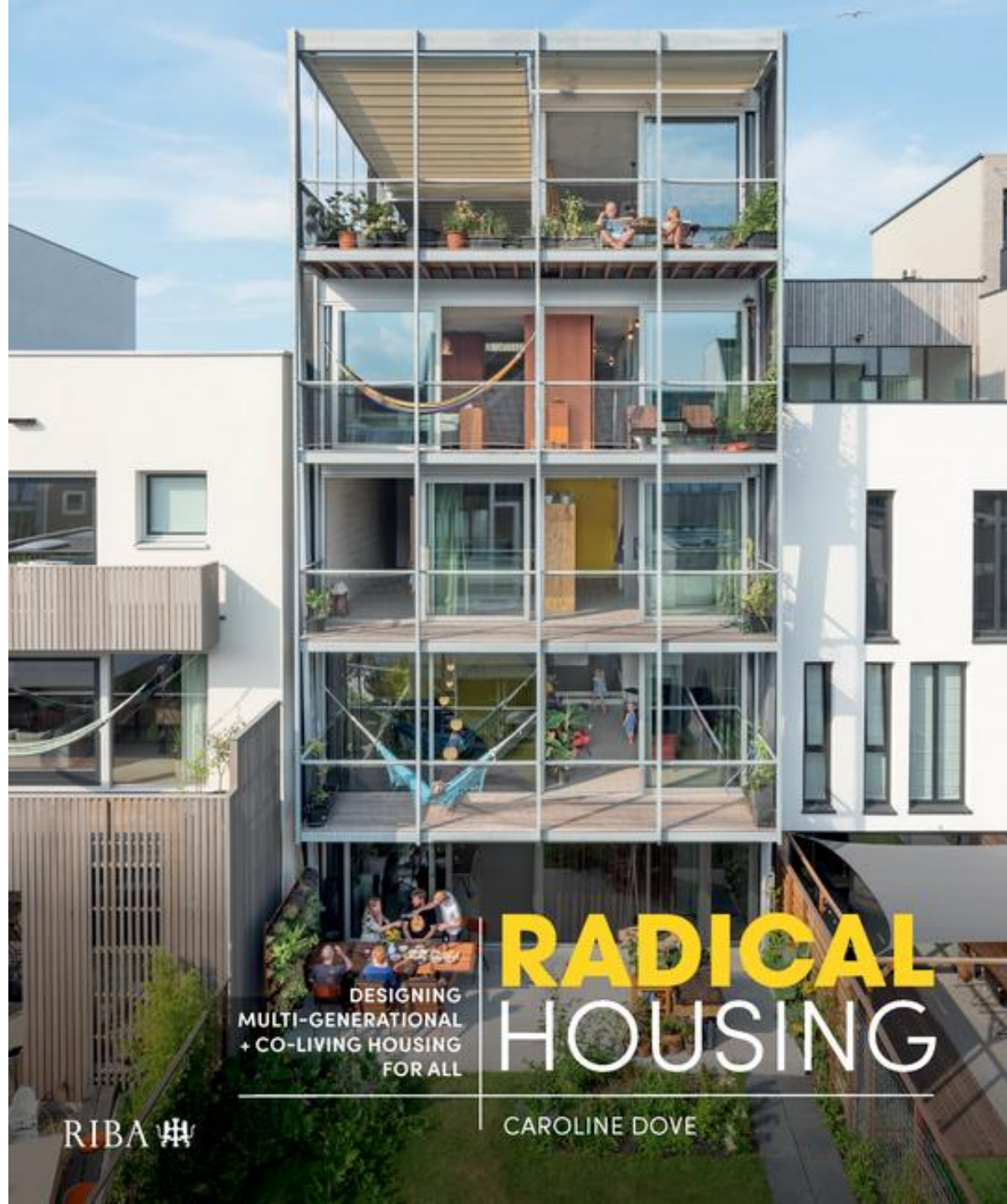
Thu 19 Mar 2020  
11.01 GMT



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CLARION  
HOUSING GROUP



DESIGNING  
MULTI-GENERATIONAL  
+ CO-LIVING HOUSING  
FOR ALL

# RADICAL HOUSING

RIBA 

CAROLINE DOVE

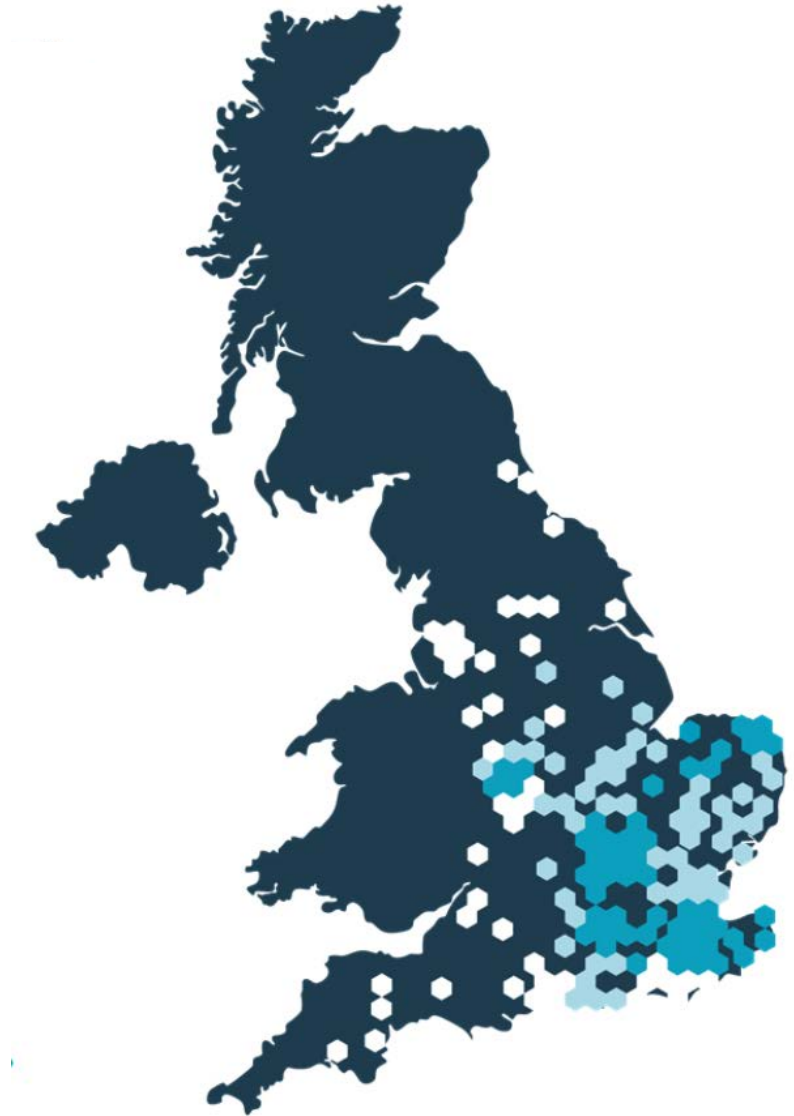


# Clarion Housing Group

- 125,000 homes owned and managed throughout UK
- We house 350,000 people
- Build around 2,700 new homes each year
- Target is 50,000 new homes in next ten years
- £4 billion regeneration programme



CLARION  
HOUSING GROUP



# Working at scale

- 7 major estate regeneration programmes underway
- 16 additional priority estates
- 42 small sites (fewer than 50 homes) being appraised
- Current programme:
  - 4,400 homes to be replaced
  - 2,300 extra new homes built
  - over £3 billion committed



**CLARION**  
HOUSING GROUP



*High Path, South Wimbledon. First 250 homes for existing residents currently under construction*



# Procurement

“Clarion is using its regeneration programmes to extend its understanding of and ability to offer homes and communities based on the principles of intergenerational living. We wish to avoid communities segregated by age and/or ability; or neighbourhoods and homes which have not been designed to anticipate people’s changing needs throughout their lifetime. We want to deliver homes and communities which:

- reflect society as a whole, including the changes underway to the nation's demographics
- cater for people of all abilities and ages
- help Clarion push the boundaries on models for intergenerational living

The design team will need to demonstrate a comprehensive understanding of design for intergenerational living and practical experience of designing homes and neighbourhoods reflecting these principles.

A good response would include, but not be limited to, the following:

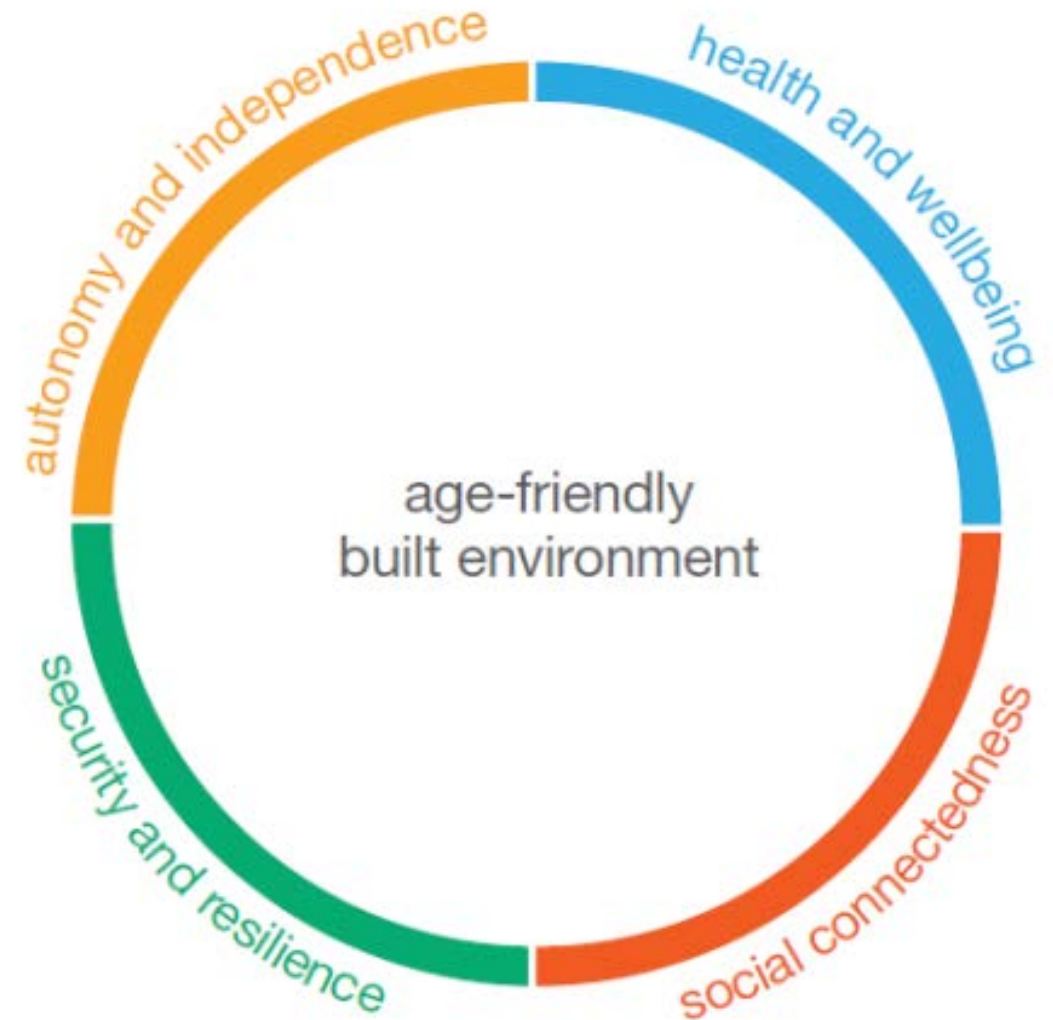
- proposals for the practical application of intergenerational living principles in this particular project
- examples of where you have previously worked on homes and/or communities reflecting intergenerational living principles
- confirmation of who will lead on this aspect of the commission and their suitability for this role”





# Principles of Intergenerational Living

- Autonomy and independence
- Health and wellbeing
- Security and resilience
- Social connectedness





# Why are we Interested in ISO?

- To help Clarion do better
  - Better homes and communities
  - Better services
  - Better standards
  - Better outcomes for our residents





# Why are we Interested in ISO?

- To help push our sector to do better
  - Help break the one size fits all business model
  - Disrupt the cloning of design
  - Help close the policy gap
  - Pay attention to change around us





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