

Paul Smith,
Director of Foundations.

Sheila Mackintosh,
Visiting Fellow, University
of the West of England

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Retrofit and Remodel

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Paul Smith – Director Foundations, National Body for Home Improvement Agencies in England

Sheila Mackintosh - Visiting Fellow, Centre for Public Health and Wellbeing, University of the West of England, Bristol

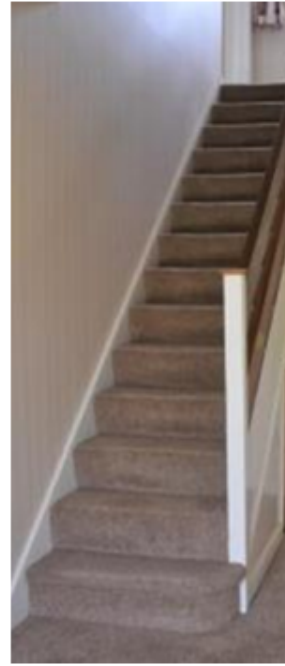
Why focus on retrofit?

- 14.1 million disabled people in the UK
- Survey by Habinteg - 24% of disabled people of all ages don't have a home that meets their access needs.
- English Housing Survey - at least 18% of households headed by people over 65 lack the adaptations they require.

- People of all ages are moving less – in the 1970s 55% moved home over a decade, by the 2000s that had fallen to 45%.
- For those who need adaptations, the desire to move decreases with increasing age and is least likely for homeowners.

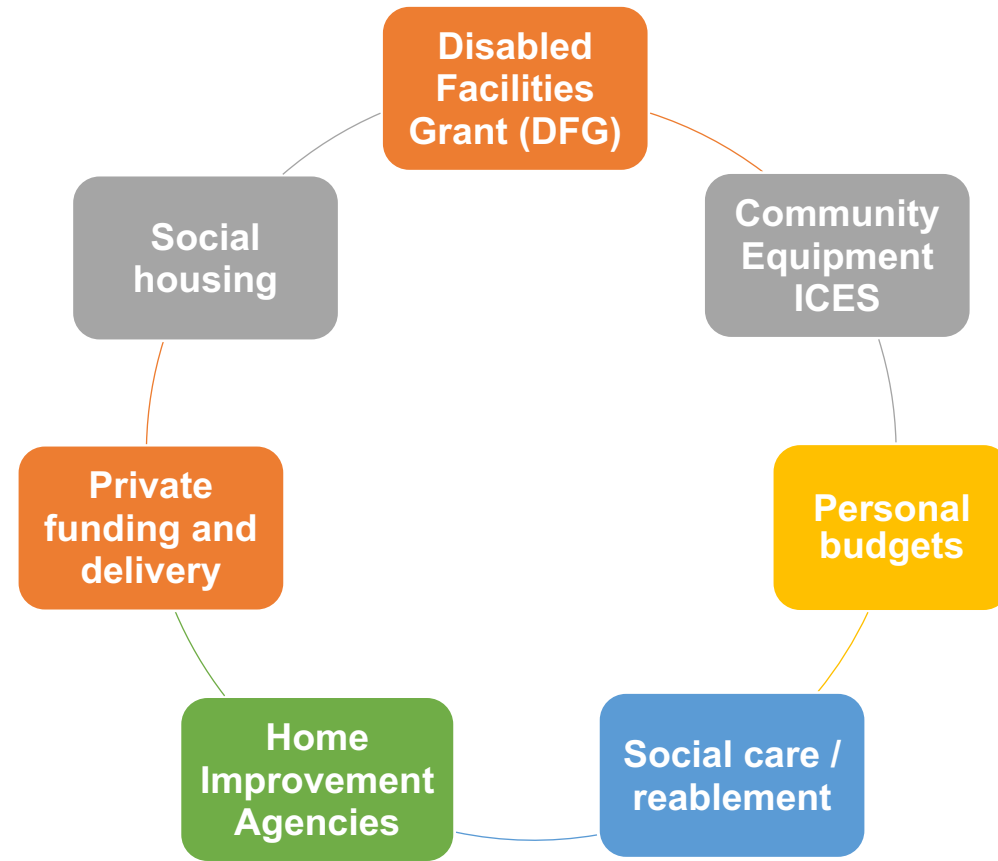
- New homes only add 1% to the dwelling stock per year
- Most homes we will live in over the next 50 years are already built.
- Outside London, only 23% of new homes due to be built by 2030 are planned to be accessible.

- Most people live in ordinary housing.
- Very few homes are planned for older people – most is extra care, or retirement villages (with high service charges) not general needs housing.
- Existing specialised housing is concentrated in the social housing sector (and much is now quite old) but 78% of older people are currently homeowners.

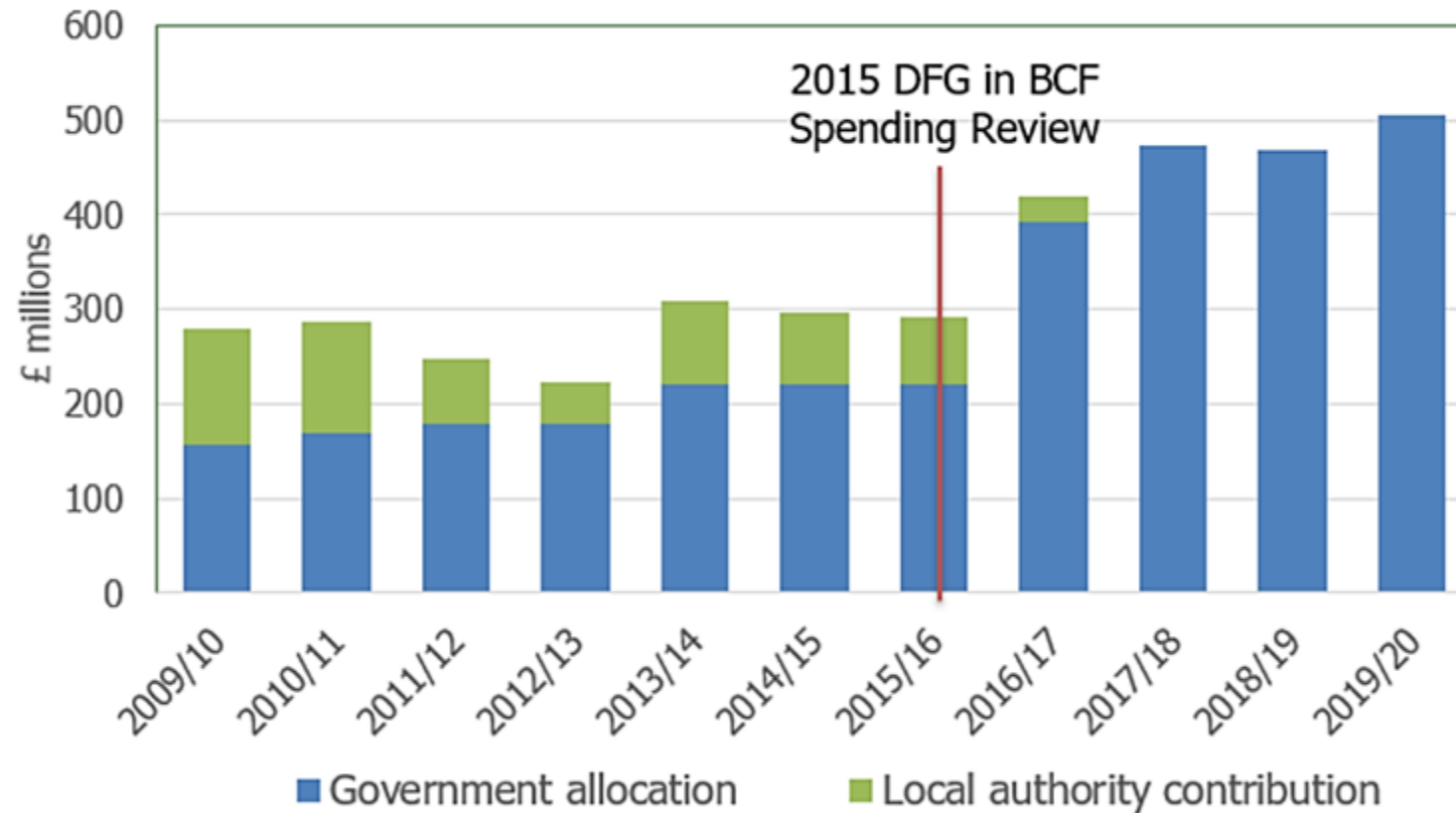


Key areas of the home

Sources of funding and delivery for home adaptations - England

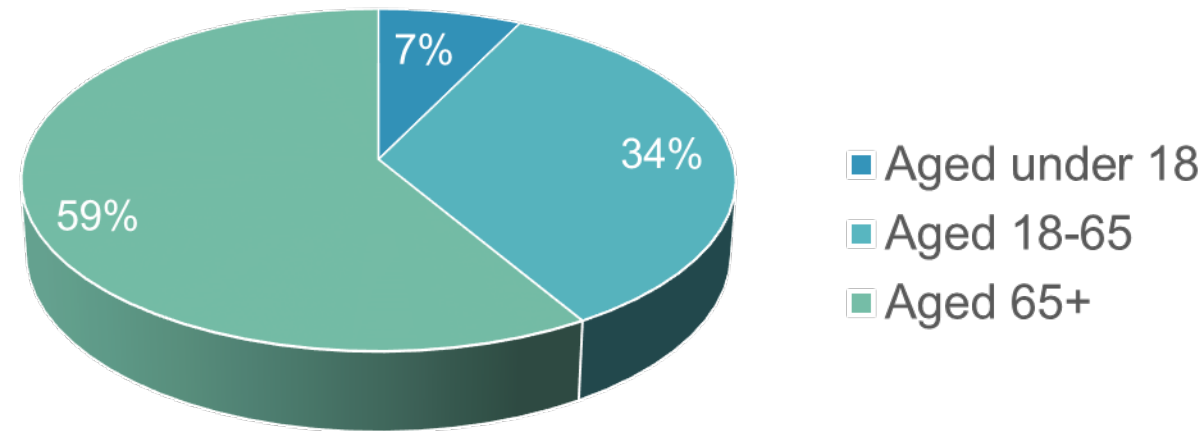


DFG allocations [update]



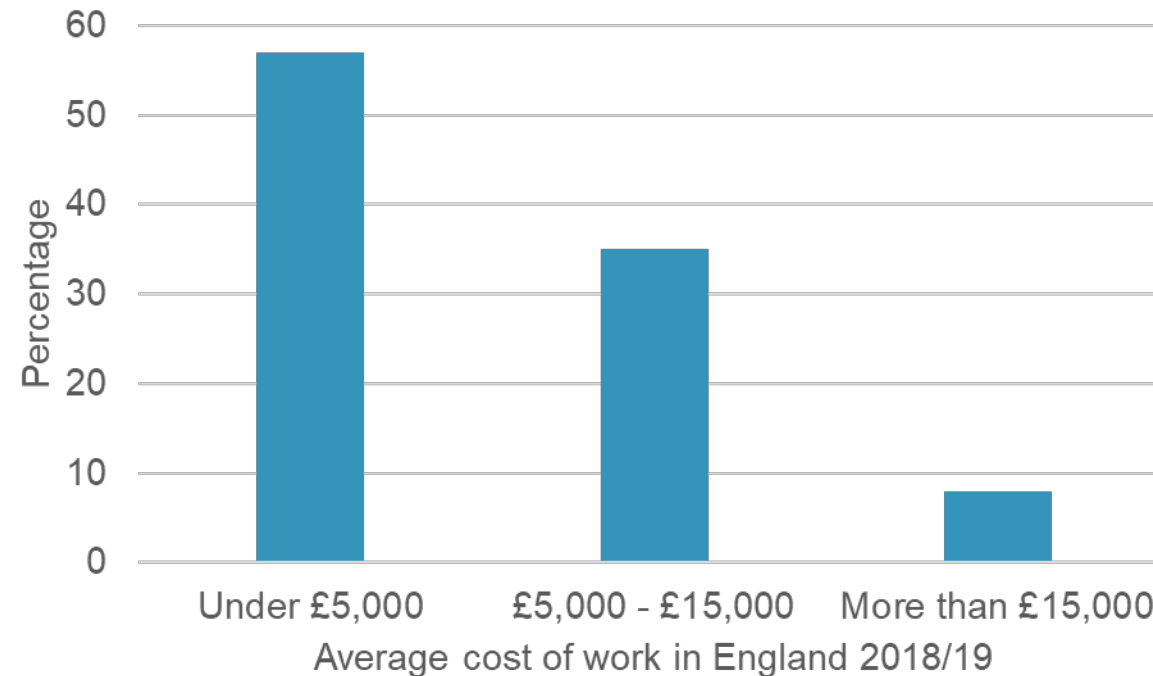
The 2015 Comprehensive Spending Review significantly increased the allocation of DFG funding to local authorities, reached **£505 million** in 2019/20 and 2020/21

Age of DFG Applicants



Average of all local authorities in England 2018/19

Value of work using the DFG



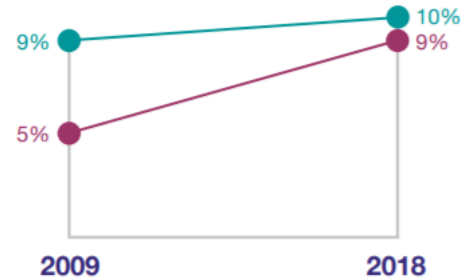
Most grants are under £10,000

The most expensive grants are often for children

The most common adaptations are showers (55%) and stairlifts (25%)

Gradual improvement

Changes in adaptations and accessibility



- Homes in England with at least one adaptation for a person with a disability
- Homes in England with all four accessibility features

Room adaptations

7%

Adapted bathroom

1.7 million homes



3%

Adapted kitchen

634,000 homes



Adapted homes

The survey recorded the prevalence of five adaptations for disability and whether rooms have been adapted.

In 2018, 2.3 million English homes had at least one adaptation for a person with a disability.

8%

Grab rails

1.8 million homes



2%

Electrical modifications

410,000 homes



0.4%

Hoists

108,000 homes



2%

Stair lifts



505,000 homes

2%

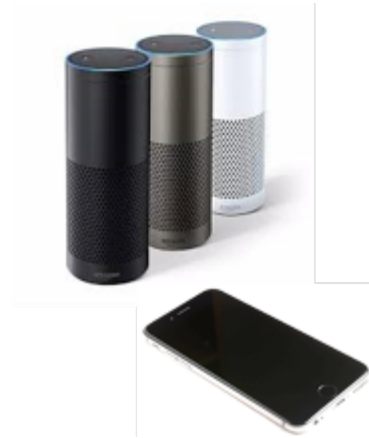
Ramps

413,000 homes





For examples of good design see <https://www.motionspot.co.uk>



Challenges

“People delay making vital changes to their homes because of the clinical appearance of adaptations and their association with vulnerability and loss of independence.”

Bailey, C., Hodgson, P., Aitken, D., Wilson, G. (2018) Primary research with practitioners and people with lived experience: to understand the role of home adaptations in improving later life, London: Centre for Ageing Better.

“The challenge facing brands is to engage an audience that feels ten years younger than their age with products associated with becoming older.”

MIRA Showers research - <http://attoday.co.uk/research-suggests-almost-three-quarters-of-over-65-year-olds-prioritise-style-over-function/>.

For housing associations – to engage with adaptations funding and delivery when responsibility is seen to lie with the local authority – operational not strategic.

For local authorities – are home adaptations welfare or investment? The answer influences the solution.

Stages in decision-making



A good service, or a good product, starts with people being able to find it – they need to know what to search for.

Finding a new language

- Life time homes
- Inclusive design
- Universal design
- Barrier-free design
- Design for all
- Design for the lifespan
- Transgenerational design
- Accessible design
- 'Easy to use' and 'for everyone'
- Disabled Facilities Grant???

How could an ISO standard help for retrofit/remodelling

- Promote a different way of thinking about “adaptations”.
- Based on home being suitable for all ages and abilities
- Makes the case of investment in enhancing usability and versatility for the long term
- Encourage better design to meet these principles
- With economies of scale from large scale adoption

Contact details

Foundations

<https://www.foundations.uk.com>

Paul Smith

PaulS@Foundations.uk.com

Sheila Mackintosh

sheila.mackintosh@uwe.ac.uk

