



Towards Better Age-Friendly Housing Standards in the United Kingdom?

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United Kingdom- Demographics

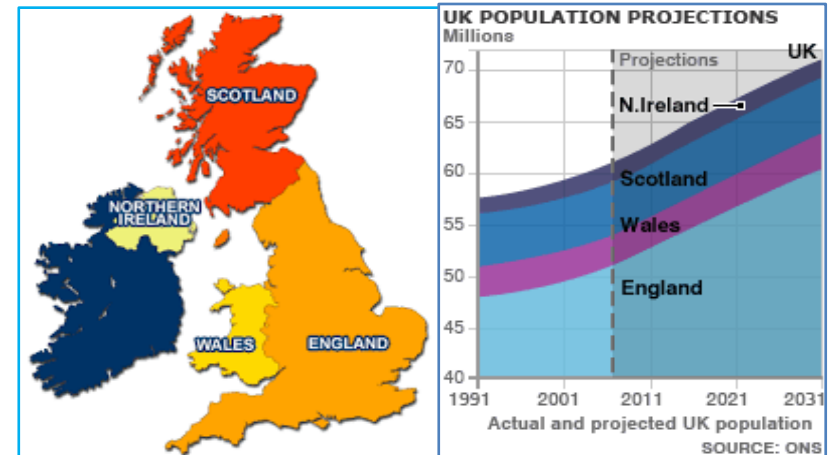
2014 UK Population 64.5m;

- England 54.3 (85%)
- Wales 3.1m (5%)
- Scotland 5.3 million(8%)
- Northern Ireland 1.8million(3%)

73.3 million predicted by 2037

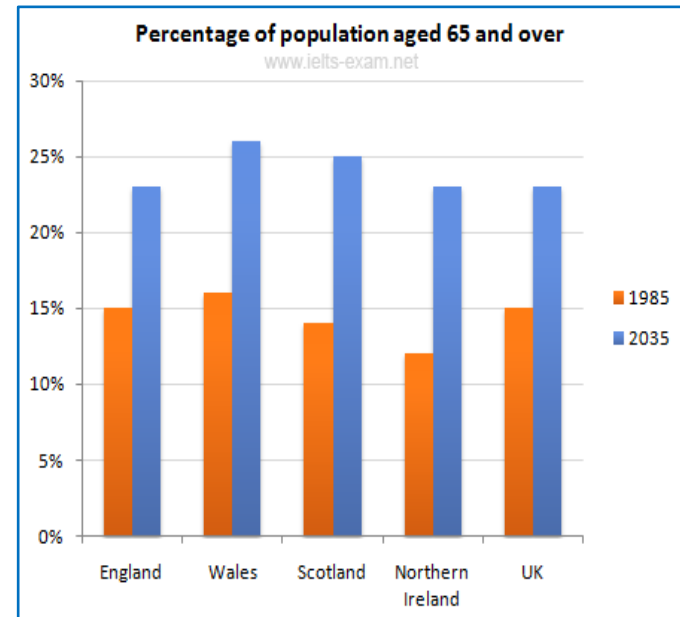
11 million + disabled people of whom;

- 45% over State Pension Age



UK Ageing Statistics

- Over the next 20 years the number of people aged over 60 will increase by over 40%
- Predicted between 2008 and 2033;
 - 65+ 9.7 million to 16.5 million
 - 85+ increase to over 3 million (fastest growing group)
- In 2013 there were 775,000 people over 65 with dementia.
- 1 in 6 people over 80 have dementia and of people born today, 1 in 3 will have dementia
- 94% of older and disabled people live in mainstream housing and most wish to remain
- 1 in 3 Housing Association tenants are over 65
- Evidenced need for ordinary housing to meet the long term needs of an ageing population



Historical Background - Access



<p>Homes for Today and Tomorrow (Parker Morris)</p> <p>Space standards for family housing retained in NI still</p>	<p>‘Designing for the Disabled – Technical Information</p> <p>Based on user studies (284 wh/ch users: external and home)</p>	<p>Mobility Housing – DoE Circular</p> <p>Design Standards - ambulant or P.T. wh/ch – prerequisite to LTH</p>	<p>Wheelchair Housing – DoE Circular</p> <p>Design Standards for wheelchair users</p>	<p>‘BS:5619 Design of Housing for the Convenience of Disabled People’</p> <p>First BS for housing based on Goldsmith et al/ DoE research</p>	<p>“Housing for the Elderly’ ‘Housing for the Disabled’</p> <p>Scottish Handbooks – Design Guidance First housing design guide</p>
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Historical Background – Access cont.



<p>ACE Review of Mobility Housing & 1992 'Building Homes for Successive Generations</p> <p>Recognised emergence of LTH Standards</p>	<p>'Part M of Building Regulations- Access & Facilities for Disabled People' & JRF Meeting Part M & LTH</p> <p>First time - regs for dwellings - Visitable not adaptable</p>	<p>Part S of Building Regulations- Access & Facilities for Disabled People Scotland</p> <p>Same as Part M</p>	<p>Part R of Building Regulations- Access & Facilities for Disabled People N. Ireland</p> <p>Same as Part M</p>	<p>'BS:8300 'The Design of Buildings & their approaches to meet the Needs of Disabled People</p> <p>Evidence based! Updated '05, (09 & 2010)</p>	<p>'Review of Technical Housing Standards Announced</p> <p>England – to streamline access standards</p>
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Background - Accessible/Adaptable Housing



<p>‘Lifetime Housing’ (Joseph Rowntree Foundation)</p> <p>Publicity brochure with the 16 design criteria</p>	<p>‘Designing Lifetime Homes’ (JRF)</p> <p>Formally published with 4 research documents/ evidence base</p>	<p>Northern Ireland adopted LTH (2002/12–17+ extra criteria)</p> <p>Adopted for DSD/ government funded housing</p>	<p>‘Housing for Varying Needs – A Design Guide Part 1:Houses & Flats’</p> <p>Scottish Government Design Guide updating ‘Barrier Free Housing’ 1993</p>	<p>Wales adopted LTH</p> <p>Adopted for Registered Social Landlords</p>	<p>Building Act Scotland – Technical Handbooks Environment/ Safety</p> <p>Design guidance – updated in 2007 using similar LTH principles</p>
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Background - Accessible/Adaptable Housing cont.



<p>‘London Plan SPG: Accessible London’ Mayor of London</p>	<p>‘Design Quality Standards’ Wales</p>	<p>DD:266 ‘Design of Accessible Housing, Lifetime’</p>	<p>‘Lifetime Homes 2010 (Habinteg/ Trademark)</p>	<p>Lifetime Homes Research published (7 docs)</p>	<p>BS:266 Design of accessible & adaptable general needs housing</p>
<p>Required 100% LTH & 10% Wheelchair all tenure</p>	<p>LTH with additional req’s e.g. ‘Housing Sight’RNIB</p>	<p>Steering group- LTH detail & BS8300 not housing</p>	<p>Revised to achieve higher level of practicability for builders</p>	<p>Published by new Govmt under FOI – analysis & costings</p>	<p>Detailed guidance supporting LTH</p>

Lifetime Homes Standards (2010)

Lifetime Homes adopt 5 key principles of inclusive design;
Inclusivity, Accessibility, Adaptability, Sustainability and Good Value

“Lifetime Homes are ordinary homes incorporating basic accessibility standards across 3 main areas – access, inside the home, and fixture/fittings. They also offer the potential for future adaptation, making them flexible enough to meet the needs of the household throughout the life course”

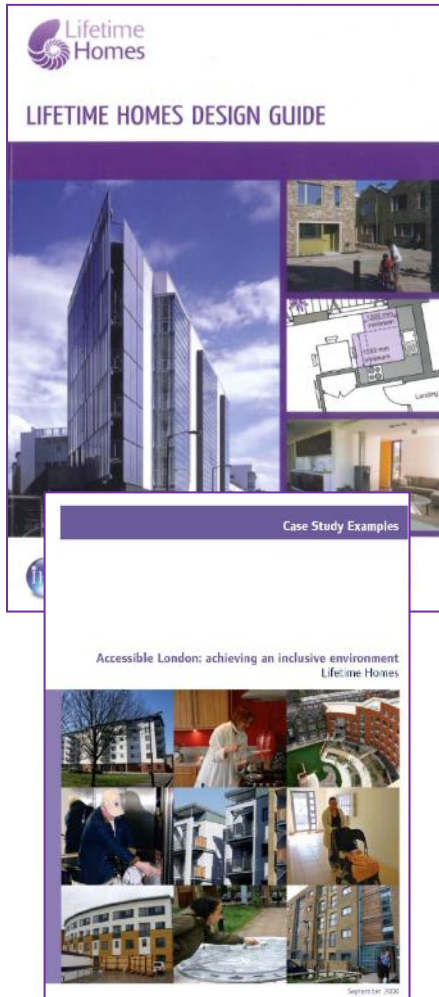
JRF, 1993

“It's just a brilliant idea... I have a stair lift, but there are other things about the property that make things better for me. Like wider doors for my wheelchair. Our living space and access is built around one space and in my opinion, no matter what a family's needs are, a Lifetime Home will fulfil them.”

Lifetime Homes Website, ‘Bob’s Case Study’

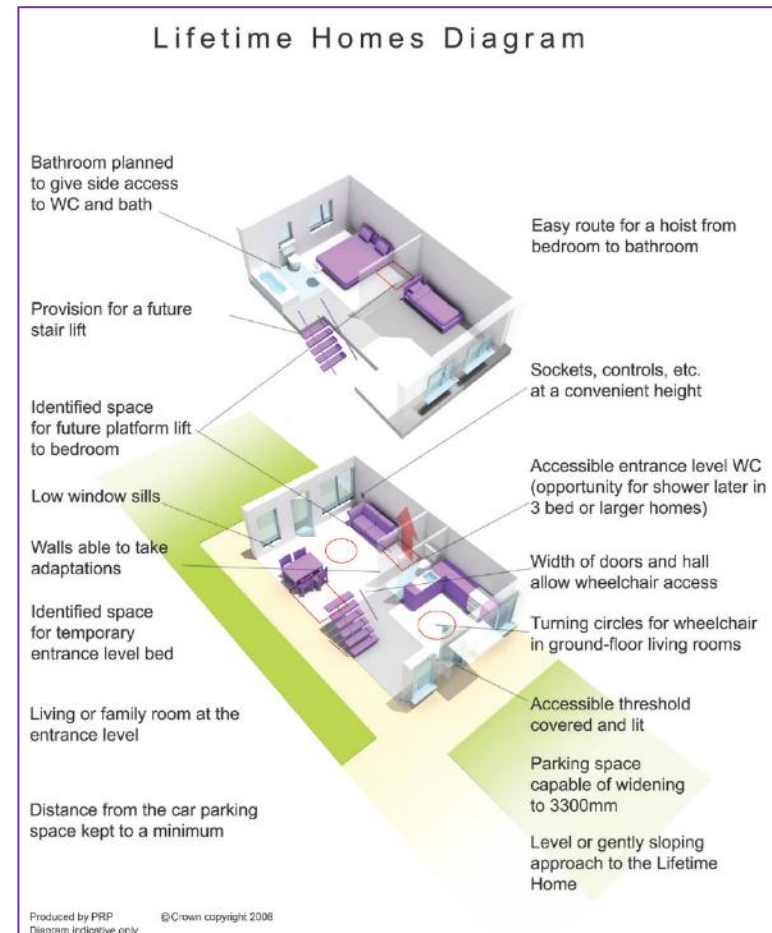


Lifetime Homes 2010 – Typology & Density

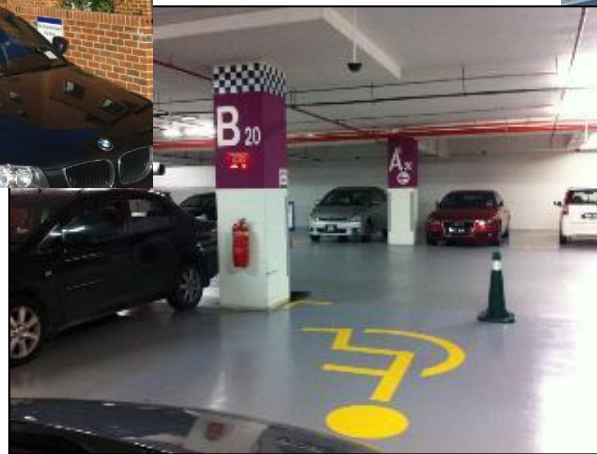


Lifetime Homes Standards (2010) Criteria

1. Car Parking Width
2. Access from Car Parking
3. Approach to All Entrances
4. Entrances
5. Communal Stairs & Lifts
6. Internal Doorways & Hallways
7. Wheelchair Accessibility/
Circulation Space
8. Entrance Level Living Space
9. Entrance Level Bedspace
10. Entrance Level WC &
Shower Drainage
11. Bathroom & WC Walls
12. Stairs & Potential Through Floor
Lift in Dwellings
13. Potential for fitting of hoists and
bedroom/bathroom relationship
14. Accessible Bathrooms
15. Glazing & Window handle heights
16. Location of service controls



Lifetime Homes Standards (2010) Criteria

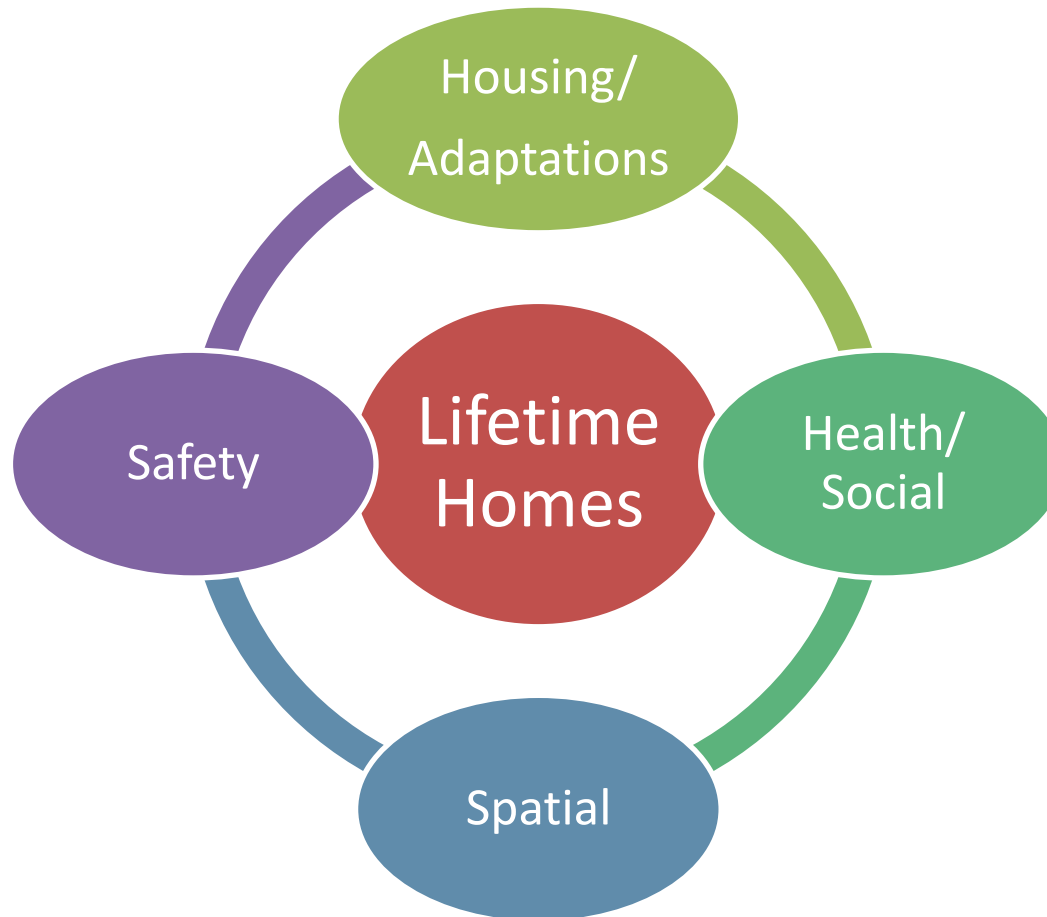


Lifetime Homes Standards (2010) Criteria





Lifetime Homes – Benefits





Lifetime Homes – Benefits

Housing/ Adaptations	Health/ Social	Safety	Spatial
<ul style="list-style-type: none">• £0-1000 flat/house HK\$ 0-1,2000• Reduced expenditure on major adaptations• Major Adaptation costs recouped within 3 -10 yrs• Reduced process costs as understanding increases• Reduced construction costs as industry adapts• Saves rehousing costs	<ul style="list-style-type: none">• Savings of £1600 (HK\$19,200) £6960 adapted (HK\$83,520)• Delayed moves into care• Reduced need for temporary residential care• Reduced need for homecare• Safe discharge to suitable home environment• Quality of life• Reduced isolation	<ul style="list-style-type: none">• Reduced accidents in the home• Potential savings of £515 to NHS over 60yr lifespan and• £194 more savings than a new home built to basic regs (HK\$ 6,180 and HK\$ 2,328)	<ul style="list-style-type: none">• Negligible if taken into account at planning/design stage• Consideration to lift/stair cores• 1-2 bed flats• 0-2 m square (low/medium density 30-60 dwellings per hectare, also later studies of 700 dwp/flats)



Lifetime Homes – Consumer Perspective

- 90% of residents felt the features should be incorporated into all homes (JRF 1997 survey of 1000 residents)
- 92% felt the LTH concept was a good idea (NI, 2002)
- Many residents unaware that their home had been designed to LTH (inclusive design but require knowledge for future adaptation)
- 9 out of 10 felt it would meet their changing needs over a lifetime and liked the idea that they would not need to move again.
- Support for level or gently sloped access, entrance WC/shower
- Majority supported wider hallways, corridors and smaller internal rooms (NI, 2002)
- 4 out of 5 residents felt it made a positive impact on their lives
- Majority of residents willing to pay more rent or higher purchase price for the benefits they feel a LTH property brings
- Residents welcome the additional space, light (low/large windows) convenience and flexibility
- Some wheelchair users preferred LTH as they did not need all the features of a fully wheelchair accessible home
- Negative aspects seemed to relate to child safety e.g. window locks and socket covers



Lifetime Homes – Industry Perspective

- Negative view often due to lack of understanding as they had perceived LTH as specialist housing.
- Following discussion with industry and explanation about facts such as demographics and potential minimal cost or spatial impact i.e. the case made for LTH, they were generally very supportive.
- Lifecycle costs were of little concern to builders and developers
- Builders felt only people over 50 would place a lot of value on LTH
- LTH, in addition to improved home safety/accident prevention were felt to be an additional marketing tool
- Support for a single, consistent set of access standards/technical guidance - need for training
- N.B. Many restrictive concerns raised in previous research were removed in later LTH design guidance to enable volume housebuilding
“If architects design them, building control approve them, we’ll build them” (NI, 2002)

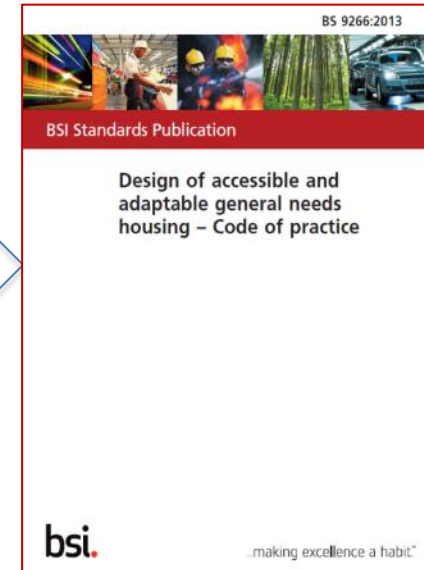
BS:9266 Accessible and Adaptable



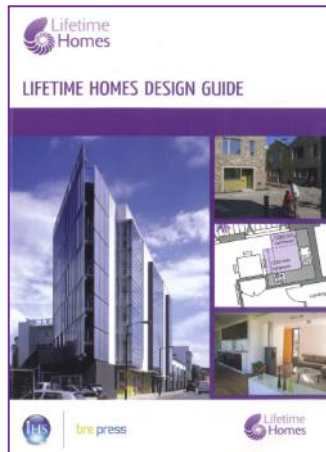
2009 - Housing



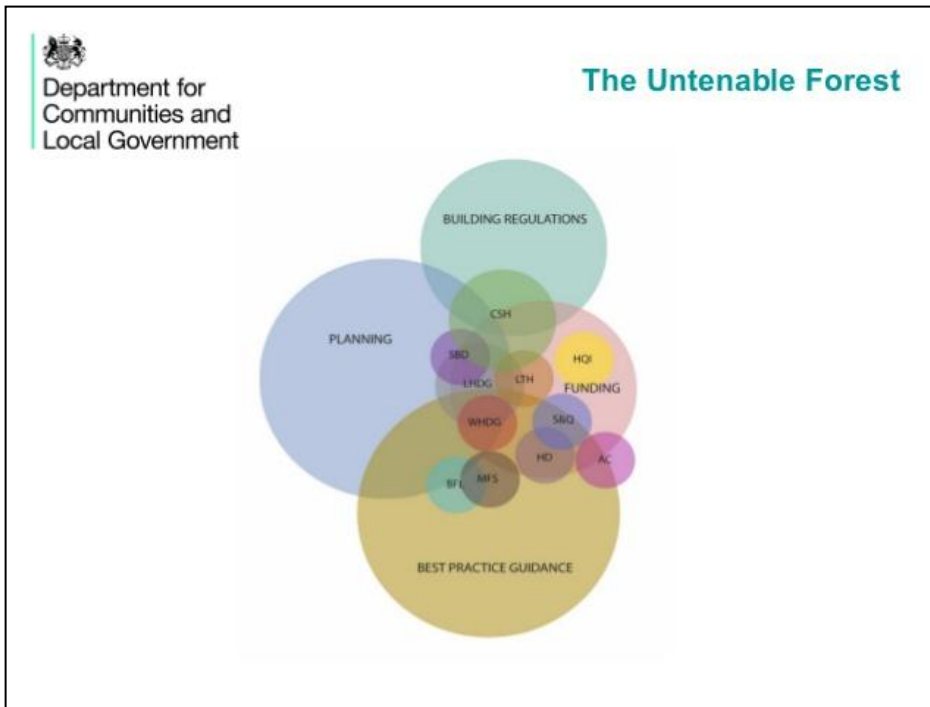
2007-13



Need to update

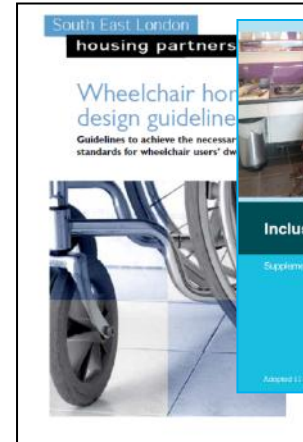
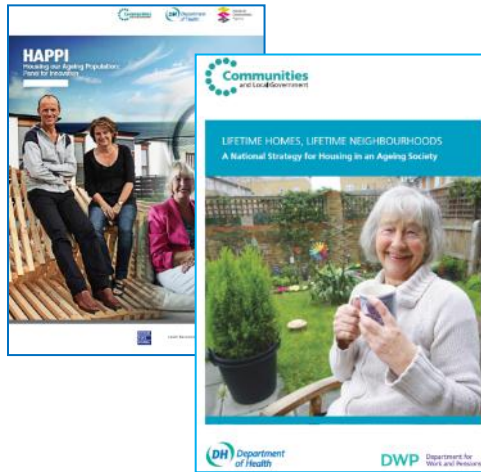


Housing Standards Review - England



- 2010 Industry Led Examination of Housing Standards(England)
- 2011 Harman Review – need to;
 - rationalise & streamline
 - remove confusion/contradiction
 - provide clear divide between Planning and Building Regulation
- 2012 Housing & Construction ‘Red Tape Challenge’
- Launch of Housing Standards Review
 - Space
 - Access
 - Energy
 - Water
 - Security
- Finance & EU led

Technical Housing Standards Review - Access



Housing Standards Review – Part M ‘Dwellings’

Process/Limitations

- Accessibility Technical Sub Group (2012-15) range of key stakeholders, not users
- Driven by Government, Red Tape Challenge and need to promote housebuilding
- Benefits of OT involvement
- 2 national consultations which set out;
 - proposed options (standards/regulation),
 - technical guidance and drawings,
 - financial impact assessments
- Fit for purpose/Evidence base
- Category 2 baseline & linked to Space Standards - not taken forward by Ministers
- Wider social/welfare/safety benefits acknowledged latterly - not costed
- Building Regulation format not user-friendly e.g. limited use of colour indicators, diagrams confusing, lack of detail/limited information.

Outcome : BUILDING REGULATION (ENGLAND)

- 3 Categories of ADM Volume 1 (4);
 - M4 (1) Category 1: Visitable Dwellings
 - **M4 (2) Category 2: Accessible & Adaptable (based on Lifetime Homes)**
 - M4 (3) Category 3: Wheelchair user
 - (3)(a) Adaptable – default requirement
 - (3)(b) Accessible – only if PA require
- M4 (1) mandatory for all new dwellings
- Cat 2 & 3 ‘optional requirements ‘
- Optional requirements set by Planning Authority (PA) and can change on a site by site basis.
- PA to evidence local need/viability for Cats 2 & 3
- Where approach is shared between different categories, the highest category will apply
- Diagrams now indicate drainage/pipework and permissible ‘boxing-in’ within overall space

LTH & Category 2 Comparisons

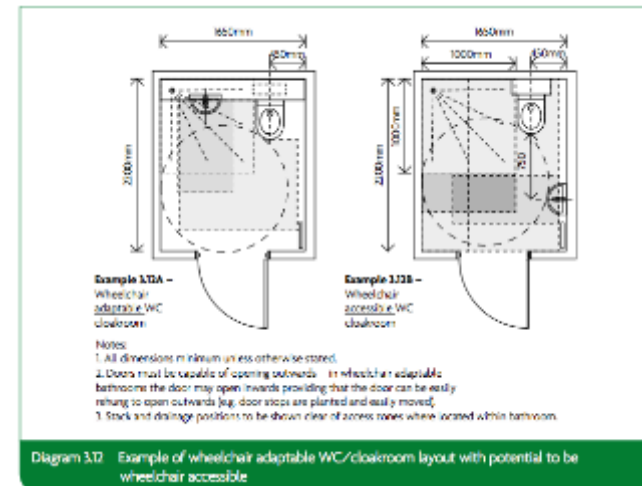
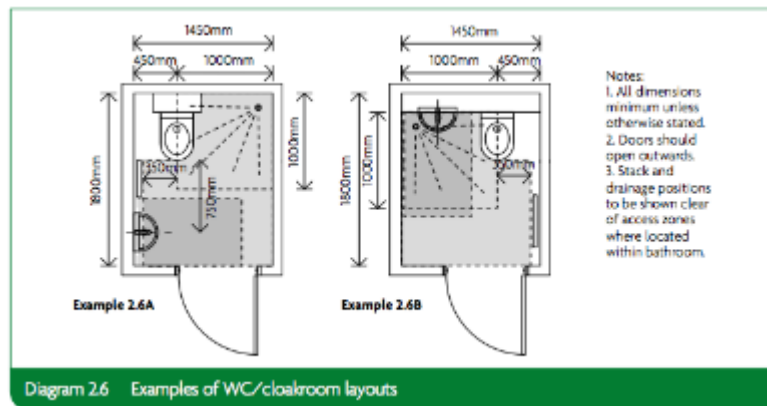
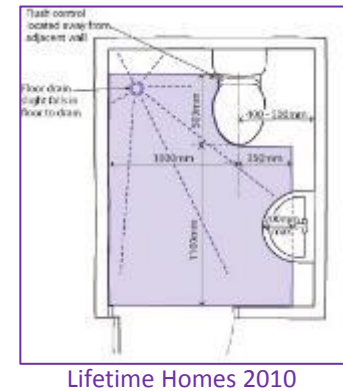
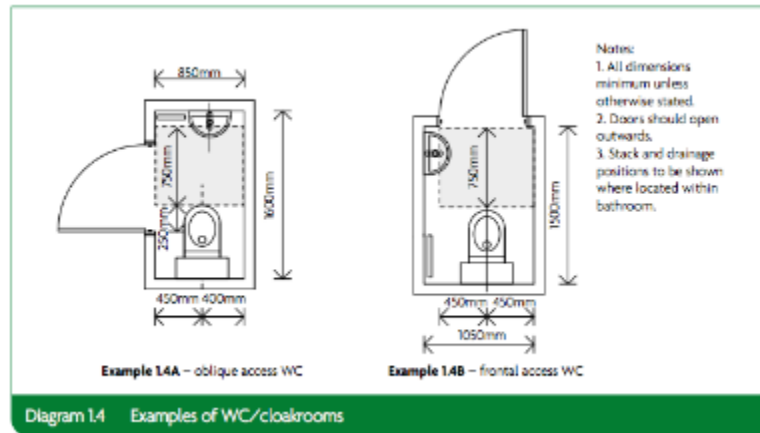
Additional Requirements

- 850mm COW principal communal & private entrance
- Step-free access i.e. a lift if above ground floor (unless can evidence non-viability)
- Entrance storey to provide future shower drainage
- Only 500mm encroachment permitted on one side of shower area
- Access to window handle to living area or remote control device
- Consumer unit 1350-1450mm
- Boiler timer controls & thermostats 900-1200mm or separate controls at same height

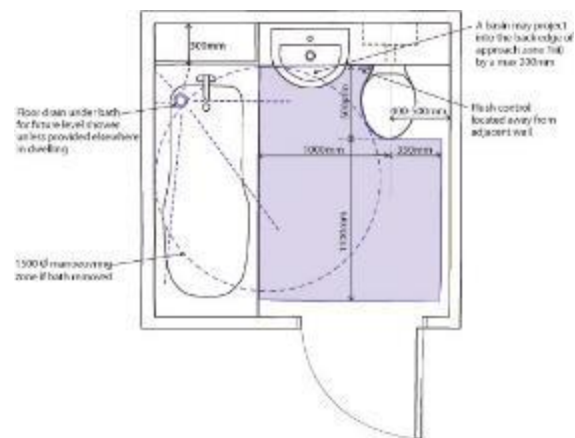
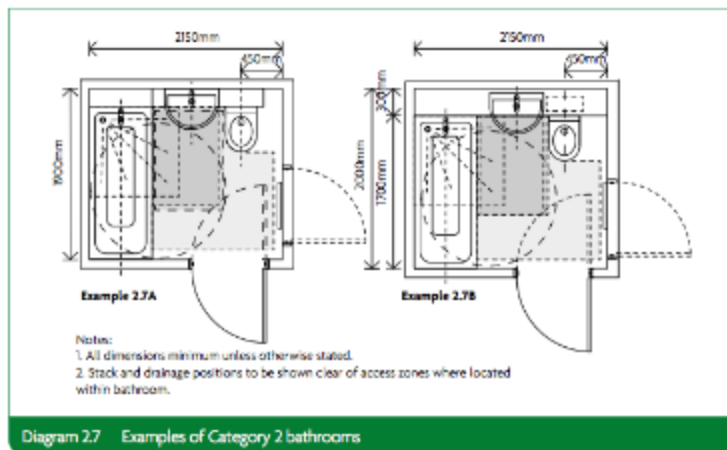
Removal/Amendment

- No requirement to indicate position of Through Floor Lift (TFL)
- No requirement for knock-through for TFL in concrete floors
- Narrower internal stair – 850mm
- No requirement for ceiling support in bathroom and bedroom
- Direct relationship between bathroom and bedroom not required
- Larger basin permitted (can encroach access zone by 300mm)
- Turning circle can overlap shower area by 750mm
- No requirement for bed space on entrance level

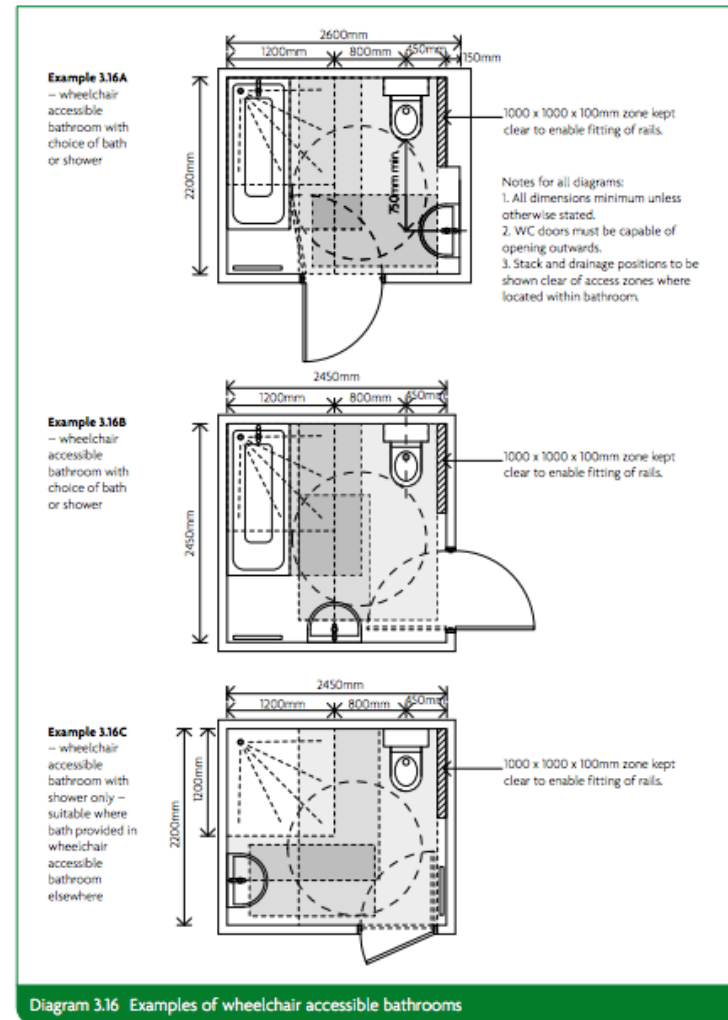
WC/Shower Layouts Comparison



Bath/Shower Layout Comparison



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Evidence Base – Fit for Purpose?

Inter-Departmental Review of Housing Adaptations Services

Adaptations Design Communications Toolkit

Department for Social Development
www.dsdni.gov.uk

Department of Health, Social Services and Public Safety
www.dhssps.gov.uk

Adaptations Design Communications Toolkit

Design Space Standards Matrix

ROOM	LEVEL 1 DESIGN TEMPLATE 1	LEVEL 2 DESIGN TEMPLATE 2	LEVEL 3 DESIGN TEMPLATE 3
A WC	1500mm x 2000mm (3.00m ²) 900mm x 1500mm (without walking aid) (1.35m ²)	1800mm x 2000mm (3.60m ²)	2000mm x 2200mm (4.40m ²)
B WC / Shower Room (wet floor option)	1700mm x 1900mm (3.23m ²)	2300mm x 2200mm (5.00m ²)	2500mm x 2500mm (6.25m ²)
Bedroom			
C Single Standard Bed	3000mm x 3600mm (10.80m ²)	3300mm x 3800mm (12.54m ²)	3800mm x 3600mm (13.68m ²)
D Single Hospital Bed	3100mm x 3900mm (12.00m ²)	3400mm x 3800mm (12.92m ²)	4100mm x 3700mm (15.17m ²)
E Double	3800mm x 3600mm (13.68m ²)	3900mm x 3900mm (15.21m ²)	3950mm x 4200mm (16.59m ²)
Twin Room			
F 2 Single Beds standard	3900mm x 3800mm (14.82m ²)	4200mm x 3800mm (15.96m ²)	4500mm x 3800mm (17.10m ²)
G Hospital Beds (1 standard bed & 1 hospital bed)	4000mm x 4100mm (16.40m ²)	4300mm x 4100mm (17.63m ²)	4600mm x 4100mm (18.86m ²)

Lessons Learnt & Suggestions

- Engage key stakeholders to promote understanding and a willingness to take proposals forward in a practical and pragmatic way
- Find ways to increase the marketability of a 'lifetime home' e.g. introduce labelling of access/adaptable features (similar to space, energy efficiency)
- Need for robust, wide-ranging evidence base to
 - a) Obtain Government AND Industry 'buy-in'
 - b) Ensure proposals are fit for purpose
- Provide cost comparisons between current regulation e.g.
 - structural/construction costs
 - analysis of wider health/social care/safety benefits
- Have clearly defined, easily understood standards applicable across tenure & typology
- Implement standards at planning/design stage to minimise construction/adaptation costs
- Regulation (industry will accommodate/find cost effective ways to comply)
- Consider the inter-relationship of space, in addition to other key issues such as daylight

*“Design for the young and
you exclude the old, design
for the old and you include
everyone”*

Age Concern, UK

Thankyou for listening

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Appendices provide references to Lifetime Homes Standards evidence based research/publications and the historical background relevant to accessible/adaptable housing design in the UK

Appendix 1: Evidence Base Documents

- 1997 LTH Research (out of print) ; Residents Perceptions of LTH, Designing LTH, A Cost Benefit Analysis of LTH, Costing LTH
<http://www.lifetimehomes.org.uk/pages/history.html>
<https://www.jrf.org.uk/press/lifetime-homes-match-higher-building-standards-long-term-cost-effectiveness>
- 2001 Consumer and Industry Views of LTH <https://www.jrf.org.uk/report/consumer-and-industry-views-lifetime-homes>
- 2002 LTH in NI 'Evolution or Revolution' (out of print)
- 2004 London Plan 'SPG – Accessible London'
https://www.london.gov.uk/sites/default/files/archives/spg_accessible_london.pdf
- 2006 Mayor of London 'Accessible London: achieving an inclusive environment: LTH Case Studies'
<http://legacy.london.gov.uk/mayor/strategies/sds/docs/lifetime-homes.pdf>
- 2007 DCLG 'future of the Code for Sustainable Homes'
<http://webarchive.nationalarchives.gov.uk/20120919132719/http://www.communities.gov.uk/documents/corporate/pdf/Makingaringmandatory.pdf>
- 2008 Lifetime Homes, Lifetime Neighbourhoods – A National Strategy for Housing in an Ageing Society'
<http://webarchive.nationalarchives.gov.uk/20120919132719/http://www.communities.gov.uk/documents/corporate/pdf/Makingaringmandatory.pdf>
- 2010 Why the Private Sector should build to LTHS' – A Business Case by the Northern Ireland Housing Council
<http://www.nihousingcouncil.org/CMSPages/GetFile.aspx?guid=95e1f58e-1f51-4cfc-823b-921ce882db8f>
- 2010 Lifetime Homes Standard – case studies/evidence <http://www.lifetimehomes.org.uk/index.php>
- 2012 – DCLG Published research commissioned by previous parliament
<http://www.housinglin.org.uk/siteSearch/index.cfm?page=doSearch&keywords=lifetime+homes+>
- DCLG England 2013-15 Housing Standards Review Consultations, Responses, Costings/Impact Assessment
<https://www.gov.uk/government/consultations/housing-standards-review-technical-consultation>
- 2014 An Alternative Age-Friendly Handbook (Ageing in a Contemporary City) [http://www.cpa.org.uk/cpa-lga-evidence/Manchester-Age-Friendly-Neighbourhoods/Handler\(2014\)-An-Alternative-Age-Friendly-Handbook-Large-print-version.pdf](http://www.cpa.org.uk/cpa-lga-evidence/Manchester-Age-Friendly-Neighbourhoods/Handler(2014)-An-Alternative-Age-Friendly-Handbook-Large-print-version.pdf)
- 2015 Building Regulations Part M (England) 'Access to and use of Buildings' – Volume 1 – Dwellings
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partm/adm/admvol1>

Appendix 2: History – Access/Disability

- 1961 *Homes for Today and Tomorrow* (Parker Morris)
- 1963 *'Designing for the Disabled - Technical Information'* (Selwyn Goldsmith)
- 1967 *British Standard CP96 'Access to Buildings in Public Use – Good Practice Guide'*
- 1970 *Chronically Sick and Disabled Persons Act (Sections 3,4,5,6)*
- 1974 *Department of Environment (DoE) Circular 'Mobility Housing'*
- 1975 *DoE Circular 'Wheelchair Housing' & 'Housing for People who are Physically Handicapped'*
- 1978 *British Standard:5619 'Design of Housing for the Convenience of Disabled People'*
- 1979 *British Standard:5810 'Access for the Disabled to Buildings – Code of Practice'*
- 1979-81 *Scottish Handbooks 'Housing for the Elderly' and 'Housing for the Disabled'*
- 1981 *Disabled Persons Act (re-enforcement & extension of 1970 CSDP duties)*
- 1985 *Part T Building Regulation 'Access & Facilities for Disabled People' (public)*
- 1987 *Part M Building Regulations (extended remit of Part T)*
- 1989 *BS:6523 Access to Movement within and around Buildings & Certain Facilities for Disabled People*
- 1989 *Access Committee for England (ACE) tasked to review Mobility Housing*
- 1992 *Part M Building Regulations 'Access & Facilities for Disabled People' definition widened to include hearing/sight impairment*
- 1994 *Part T Building Regulations/Technical Standards (Scotland) updated as per Part M*
- 1995 & 2005 *Disability Discrimination Act*
- 1999 *Part M Building Regulations - now applicable to dwellings but only 'visitable' – covered Means of Access, Entrance Storey circulation, Accessible Switches, Passenger Lifts and Stairs*
- 2000 *Part S (Scotland) 'Access to and Movement within buildings' (replaced Part T)*
- 2001 *Part R introduced in NI (equivalent to Part M) & now Part S in Scotland*
- 2001 *BS: 8300 'The Design of Buildings and their Approaches to meet the Needs of Disabled People – Code of Practice' – updated 2005, 2009 & 2010.*
- 2004 *ADM 'Access to and Use of Buildings' (ID terminology) minor revisions, hoped for more LTH aspects*
- 2009 & 2012 *Housing for our Ageing Population: Panel for Innovation*
- 2010 *United Nations Convention on the Rights of Disabled People*
- 2010 *Equality Act (combined various anti-discriminatory legislation)*
- 2010 *Review of Housing Standards in England announced*

Appendix 3: History – Accessible/Adaptable Housing

- 1980's *Lifetime Homes* concept & Standards introduced by HHF & Habinteg HA
- 1990 'Lifetime Homes -Flexible Housing for Successive Generations' Seminar (HHF)
- 1992 'Building Homes for Successive Generations'(ACE) Criteria for Accessible General Housing
- 1993 *Lifetime Housing (JRF)* publicity brochure with 16 design criteria
- 1995 'The Design of Barrier Free Housing' (Scottish Homes)
- 1997 'Designing Lifetime Homes' & 4 research documents (Joseph Rowntree Foundation)
- 1998 LTH Adopted for government funded housing in Northern Ireland
- 1998 'Housing for Varying Needs – A Design Guide Part 1: Houses & Flats' (Scotland)
- 1999 *Meeting Part M and Designing Lifetime Homes (JRF)* – comparison document
- 2002 LTH Adopted for RSL's in Wales
- 2002 LTH Adopted for all RSL's in Northern Ireland with additional requirements
- 2002 'Evolution or Revolution' Evaluation study of benefits of LTH in NI (JRF)
- 2003 'Housing Sight-A Guide to Building Accessible Homes for people with Sight Loss' (Wales)
- 2004 *Building Act Scotland – Technical Handbooks (Environment, Safety)* similar to LTH
- 2004 Mayor of London 'Spatial Development Strategy' – 100% LTH/10% Wh/ch across tenure
- 2005 'Design Quality Standards' (Wales) – LTH for HA's with additional requirements
- 2007 *Building Standards/Technical Handbooks (Scotland)* updated in line with LTH concepts
- 2007 DD:266 *Design of Accessible Housing. Lifetime Home – Draft for Development*
- 2008 *Lifetime Homes, Lifetime Neighbourhoods–National Strategy for an Ageing Society 2010 Lifetime Homes (Habinteg – trademark)* updated from previous standards
- 2010 *Lifetime Homes (trademark)* – revised version following technical review
- 2011 'A Strategy for Housing for Scotland's Older People' - Review of BS/LTH
- 2012 LTH research (2009) & 'Assessing the Health Benefits of LTH (BRE/DCLG)
- 2012 LTH – changes to additional requirements for social housing in Northern Ireland
- 2012 Harman Report published and Housing Standards Review announced
- 2013 BS: 266 'Design of accessible and adaptable general needs housing – Code of Practice'