

# Research Agenda in Healthcare and Real Estate

**ERES Industry Seminar**

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<https://www.brookes.ac.uk/research/networks/healthy-ageing-and-care/>

Recent research projects

- ESRC UK and Japan Research Network Project: Integration between Housing and Healthcare
- ESRC UK and South Korea : Ageing in Place Research Network project
- Improving Resilience and Productivity for Older People Working From Home

## Research Agenda

1. Ageing, Housing and Healthcare Facilities
2. 'Ageing-in-Place' framework :  
Building Age Friendly Homes and Places
3. Creating 'Healthy Places' where **Healthcare** meets **Real Estate**

# 1. Ageing, Housing and Healthcare Facilities

- We are living in an aged society !
  - In 2018, **18%** of the UK population were **aged 65 +** → **23%** by 2035 (about 16 million, ONS 2019 based)
  - B 2041 the population of the UK will rise by 6.6 million, with 76% of this increase in the 65 and over age group.
- Cost of inappropriate housing for over 55s is like to rise to nearly £1 billion per year by 2041
- Benefits of living in age-exclusive homes ( care home and nursing home)

# 1. Ageing, Housing and Healthcare Facilities

## What the older people want?

- 24% of people over the age of 55 are considering moving home
- 49% of this group said that they were prevented from moving by the lack of housing options
- 3 in 5 over 55s that are considering moving are at least partially motivated by the desire to move to a smaller home.
- 65% of over 55s said that moving to housing that is better designed for their needs is a strong consideration in their decision.

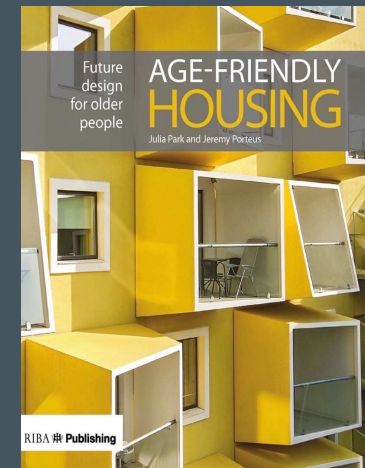
## Policy Changes

### ‘Integration between housing and healthcare’

- The Care Act 2014
- Improving Health and Care through the home: A National Memorandum of Understanding, February 2018
- Working closer between the NHS, local authority planning teams, developers, public health professionals, voluntary sector organisations and communities themselves!

## 2. 'Ageing-in-Place' framework : Building Age Friendly Homes and Places

- 'Ageing in Place'
  - Age- Friendly home, cities and place!
  - Creating Healthy Cities and Towns
- 
- definition



# Types of age-friendly housing in the UK

## extent of HAPPI influence

### mainstream housing

**Individual homes** to buy or rent – not designated for any specific user group though Lifetime Homes includes age-friendly features and wheelchair housing is specially designed. Personal care, support, other services and amenities available within the community.



Planning: current use class C3 'dwelling houses'

### specialised housing

**Groups of homes** (usually flats) to buy or rent – designated for older people (typically 55+). Personal care and support usually arranged or provided within the development together with shared facilities and activities.



Planning: currently classified as C2 or C3 - would a new class or classes be useful?

### care homes

**Residential care rather than independent living.**



Planning: current use class C2 'residential institution'

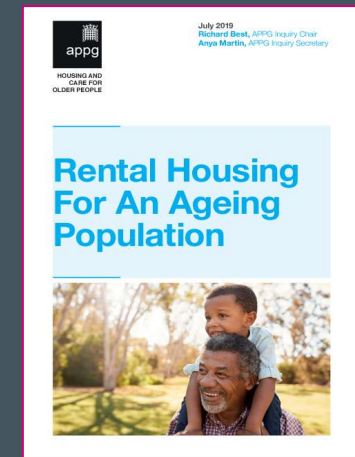


- New & innovative housing models for older people

- Community-led
  - Resident-led
- Private developer-led
- Age exclusive housing models, i.e. Extra Care Housing :
  - Provided by public ( LA & HA) & private
  - In mixed tenure
    - social renting, market renting, owner-occupation & **shared ownership**

# Research, research, research!

## Housing our Ageing Population Panel for Innovation (HAPPI)



- The HAPPI principles are based on 10 key design criteria.
- They have particular relevance to the spectrum of older persons' housing needs
  - to offer an attractive alternative to the family home,
  - To be able to adapt over time to meet changing needs.

## Good case studies:

### More and better housing options for the older

- Local Authority led Extra care village 135: in Manchester
- Co-housing for older women in London : provided by HA
- Private developer led Halton Court: Private Rented from Berkeley group
- Affordable homes for older people: Phoenix HA Retirement home  
Shared ownership & affordable rent in Cambridge  
by MaCarthy & Stone plc
- Intergenerational living community
- Less institutional solutions
- Greater emphasis on well-being and sustainability
- Inclusive community
- Increasing use of technology

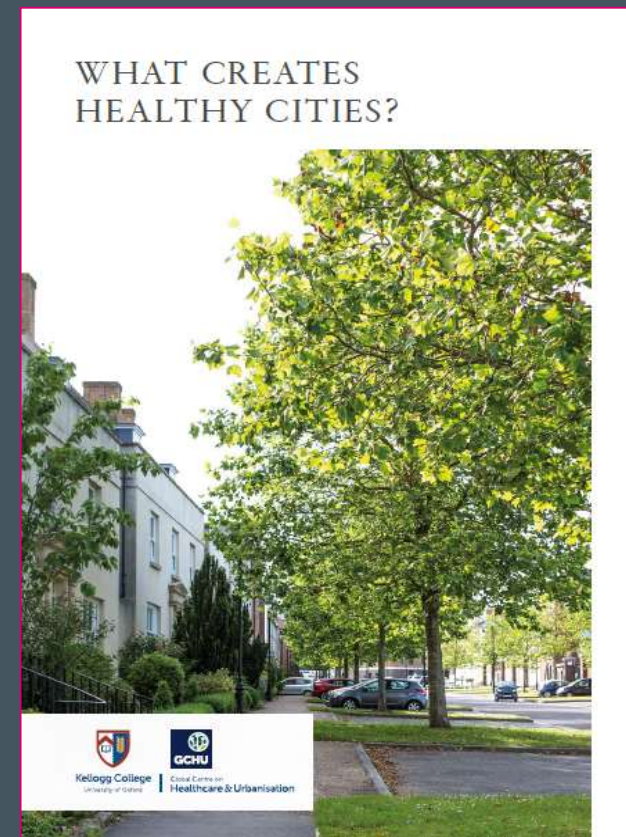
# Research, research, research!

## Technology for our Ageing Population: Panel for innovation (TAPPI) project



TAPPI project aims to improve the way technology is used in housing and care for older people.

### 3. Building 'Healthy Places' where Healthcare meets Real Estate



- NHS England's Health New Towns Programme

### 3. Building 'Healthy Places' where Healthcare meets Real Estate

- What makes Healthy places?
- How to create healthier new communities?
- How put healthcare into place?
- What can we learn from other countries?
- Japan's
- South Korea's Classic 500 urban

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# A Social Experiment in Kashiwa : “Aging in Place” Suburban Tokyo



*Source: The Guardian 2019*

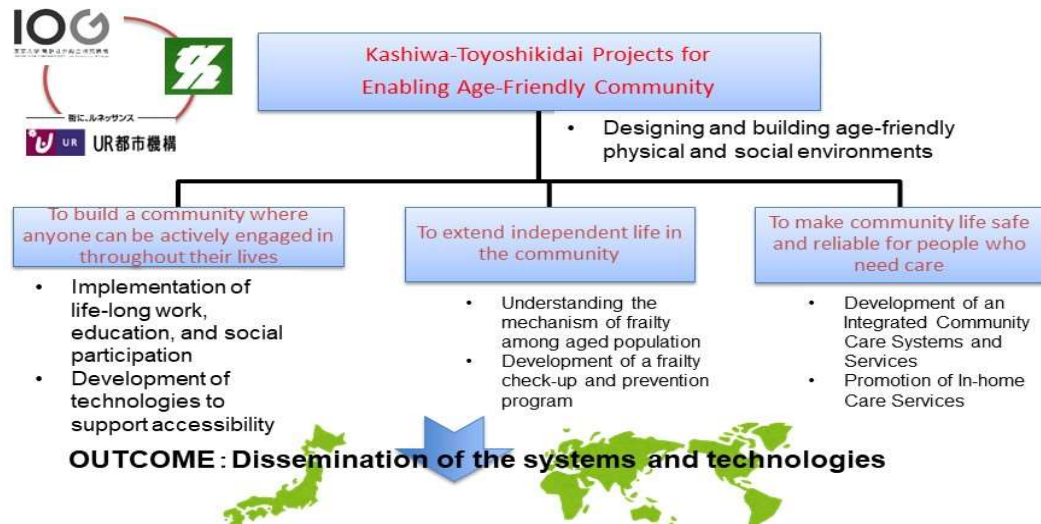
- Atago apartment blocks in Tama city, the suburbs of Tokyo
- 1,698 units across five blocks
- Two thirds of the residents of blocks are over 65yrs
- Tokyo’s social housing blocks have become retirement homes → focal point for a phenomenon “solitary deaths” (about 20 people died alone at Atago in 2018)

## Enabling Age-friendly Communities

## Specific projects

### Kashiwa-Toyoshikidai Projects

Action research projects to understand issues rapidly aging local communities are facing today and to solve these issues with multi-stakeholder partnership



1. Promoting after-retirement jobs and social participation
2. Building Community-based frailty prevention program
3. Promotion of home-care and integrated community care

Source: University of Tokyo

# A Social Experiment in Kashiwa : “Aging in Place”



- Community revitalization through improved housing
- Large-scale social experiment in Toyoshikidai district of Kashiwa City.
- Multi-professional collaboration system model
- Combined with the Long-Term Care Insurance Act from year 2015.

Source: Community for 2030



# Image of the community

Current

2030 and beyond



## South Korea The Classic 500 senior living model



- The first senior living combined leisure, medical care, hotel service
- In partnership with an University Medical School, Graduate School of Real Estate,
- Seniors can choose work suited to their state of healthy and their own personal preferences



**Thanks for your attention**

**Discussion**