# Rethinking intergenerational housing

This summary has been published following a year-long grant-funded research project to rethink intergenerational housing. Our goal has been to explore whether and how people of all ages and backgrounds can live independent lives in housing that supports the sharing of skills, knowledge and experience. These following pages outline our findings; if you want to find out more, please get in touch.
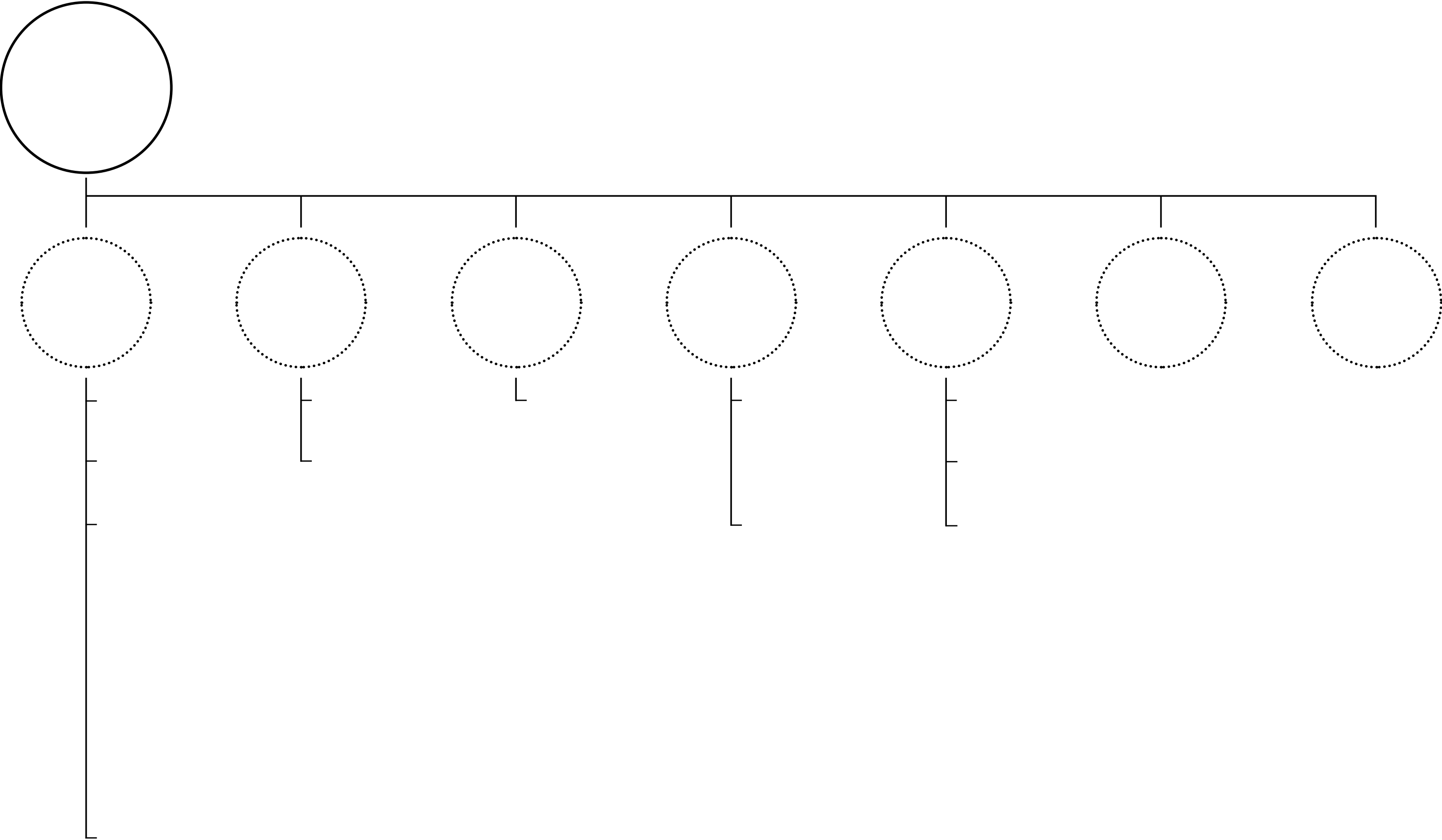
People are increasingly living isolated lives; a key way to tackle this is to build housing that brings together social benefit, design and management.

Housing in the UK is highly **segregated**, inflexible and often unsuitable, creating emerging crises in special needs and care, **affordability** and **loneliness**. These have major impacts on people's health, increasing **costs** for society.

The term intergenerational housing has been widely used to describe schemes that bring together younger and older people to **share** activities and to socialise. They have been found to deliver great benefits through tackling **isolation**, but tend to be ad-hoc and encounter practical difficulties. Our aim has been to learn from these examples and to **rethink** how they could work as part of a strategic option for **mainstream** housing.

The key to this is to consider social benefit, design and management together at the outset.
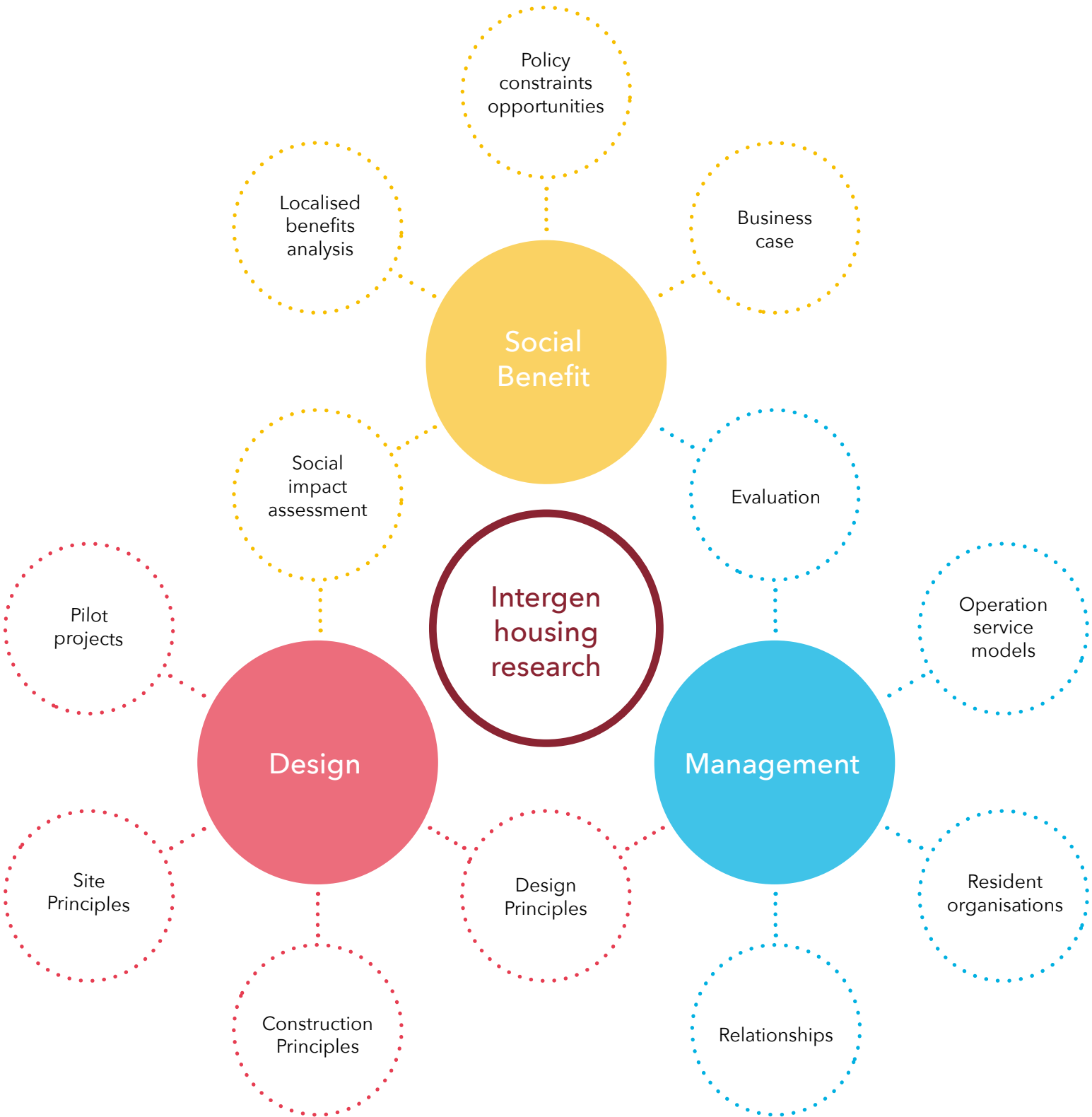
This research was made possible by Innovate UK and a range of partnering housing and policy organisations.

1. Social benefit

2. Design

3. Management
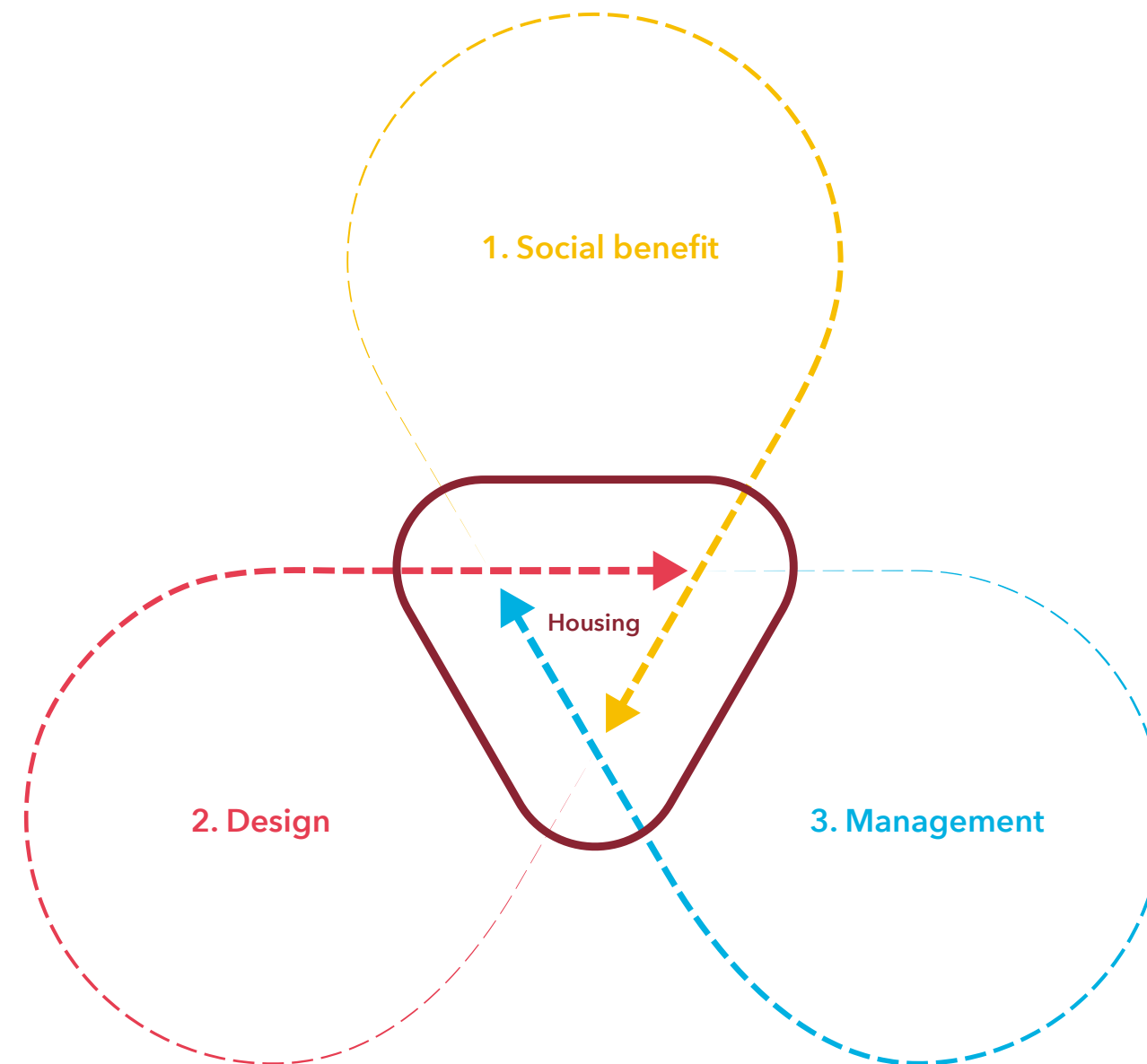
Housing

This map shows the areas covered by our research project. For a map of the contents of this web resource, please go to the   .

Policy constraints opportunities

Localised benefits analysis

Business case

Social Benefit

Social impact assessment

Evaluation

Intergen housing research

Pilot projects

Design

Management

Operation service models

Site Principles

Design Principles

Resident organisations

Construction Principles

Relationships

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Segregation in housing is contributing to isolation, unhappiness and ill health

Housing is a victim of its own success. Over the past century, housing has directly contributed to dramatic improvements in health and life expectancy. Supported and care housing now enables people to live **independently** into older age.

This in turn has enabled greater mobility of working age people, but has also had **unintended** consequences: specialist housing has often been developed in enclaves, especially outside of urban centres, whilst general housing has become **expensive** and sought after in other areas; adaptability and flexibility have been lost as housing has become either more specialised, or marketed to a **narrower** customer base. As our population ages and both employment and housing for younger people becomes increasingly **fragile**, we find ourselves locked into an **outdated** housing model. New thinking is **needed**.

Sources:
Homes and aging in Englang, BRE 2015
The Cost of Poor Housing Briefing Paper, BRE 2015
YouGov Plc via http://england.shelter.org.uk
Evidence Review: Loneliness in Later Life, AgeUK, 2014
Discharging Older Patients from Hospital, NAO, 2016
http://www.cpag.org.uk/campaigns/child-poverty-london
Data compiled by management consultancy the Hay Group
A New Generational Contract, Intergenerational Commission
Mental Health of Children and Young People in England, 2017

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Over 1 million homes occupied by over 55's pose risk to health; treating avoidable illnesses/injuries in older people costs the NHS over £600m a year

By 2040, nearly a quarter (24.2%) of all people in the UK will be over 65

2.7 million bed days for older patients no longer needing care costs the NHS £820m

Lonely people are twice as likely to develop Alzheimer's disease

Loneliness can be as harmful to health as smoking 15 cigarettes a day

Nearly half (49%) of all people aged 75 and over live alone

Private rented households pay 40% of their gross incomes on rent

Mental health issues are increasing in younger people

Young people have increased pessimism about their prospects

37% of all children in London live in relative poverty as a result of housing costs

London parents spend 34% of their salaries on childcare costs

Children have 5% chance of having someone aged over 65 living in their area compared to a 15% 1991

Around the world, intergenerational housing schemes are emerging; a sample has been analysed to understand their benefits and limitations

Currently, some good examples of schemes that **bring together** people of different ages do exist with new ones continuing to emerge. Each has a **specific** purpose, tackling a particular issue and arising from **unique** circumstances. As a result, none offer a universal model and each has limitations whilst focusing on the benefits to its own residents.

To facilitate analysis, we have categorised the examples studied into common themes.

i. Rent-a-room

ii. Students supporting older people

iii. Purpose-built mutual development

iv. Adoptive families

v. Older people supporting children

vi. Co-housing

vii. Mixed community

Analysis

Summary findings

i. Rent-a-room

Support given to older homeowners by younger people renting a room in their home

Older people with a spare room can let or sub-let the room at low rent or rent-free, in exchange for companionship and/or some light support. Schemes often have sophisticated pairing systems that match the requirements and preferences of both parties.

Benefits
Mutual and direct benefits to both parties – the tenant receives affordable housing; the homeowner receives some support they need; both parties benefit from a new relationship which helps reduce feelings of isolation and loneliness. Feedback systems can manage and evaluate user experiences.

Limitations
These benefits are limited to individuals, rather than directly reaching the broader community or helping to form an extended community family. These may not be suitable for many people and specific requirements make it harder to find suitable matches. Due to the nature of this model it is difficult to implement on a larger scale. One of the key identified challenges is early recognition of a need for help for older people.

Homeshare UK

ii. Students supporting older people

Students given accommodation within specialist homes in exchange for supporting older residents

Students are given low-rent or rent-free accommodation within existing care homes, in exchange for providing light support. This is usually stipulated within the tenancy agreement but feedback suggests that students spend more time interacting than is required.

Benefits
Students receive affordable housing; older people receive company and support. Students are supported by professional care workers so if any issues arise, they are able to seek help. Feelings of isolation/loneliness in older people are reduced, whilst life experience and skills can be gained by the students; feedback from existing schemes reveal that both parties felt they benefited from the relationship.

Limitations
Small numbers of young people (typically 3-5% of total units) means the balance is heavily in favour of support for older people, rather than providing significant assistance to students. These tackle only specific groups of people and have limited wider benefits for the community. Limited to students.

Humanitas, Netherlands

iii. Purpose-built mutual development

Single occupancy units with younger people and students providing a required amount of support services as well as voluntary 'good neighbour' arrangements

Affordable rented accommodation specifically built for young and older residents. Young residents are required to provide light support to older residents (contracted in tenancy agreement) and act as 'good neighbours'. Mixed-use developments can incorporate public facilities like gyms, medical centres, nurseries that can improve community cohesion.

Benefits
Affordable housing provision for all; older people receive company and support. Feelings of isolation/loneliness in older people are reduced, whilst life experience and skills can be drawn upon by the younger residents. Older people can stay independent for longer, opportunities for in-house medical centres can provide further care if needed.

Limitations
Limited to young and older residents, rather than supporting all (in-between ages and families are excluded). These examples only allow for rent tenure due to the requirements to provide support written into the tenancy agreement, making these temporary living solutions for younger people.

Ayuntamiento de Alicante

iv. Adoptive families

Older people providing support and care work for younger families and younger people

Older residents offer support/coaching to younger people who may be struggling with new situations. Some examples feature foster and adoptive families where older residents pay affordable rent in exchange for being 'honorary grandparents' providing voluntary 6 hours a week of child-care and mentoring. A scheme in Houten, Netherlands brings together women of older and younger generations for mutual benefit and affordable housing. Older residents act as good neighbours in providing support.

Benefits
Affordable housing for older residents and mutual benefits in reducing effects of loneliness and isolation. These schemes do not typically have any contractual requirements for support care, and community cohesion happens more naturally.

Limitations
Benefits are limited to those that the scheme can accommodate. Only a small number of older residents and sometimes these are selected for their skills and experiences. Schemes target a specific group of people and are difficult to scale up.

Hope Meadows, Illinois

v. Older people supporting children

Older people supporting children either by adopting family members or providing voluntary support in their care home

Currently there are examples all over the world, mostly documented in Japan and Germany, that feature centres that function both as a care home and daycare centre. In the US, Grandfamily housing is an organisation that assists older people taking care of children who are related to them. They provide legal and financial support as well as organising activities and events. In the UK, Apples and Honey Nightingale is a nursery set up in a care home where older people can volunteer to help.

Benefits
Well documented and supported evidence of benefits for interactions between older people and children. Evaluations show increase in physical activity and general happiness in older people. Both older people and children can participate in a variety of activities together which are enjoyed by both.

Limitations
These are challenging to set up without support of the local authority or government policy interventions. Limited to developments in existing care homes. Limited to extreme ends of the age range.

Apples and Honey, UK

vi. Co-housing

A community of private homes clustered around a shared space and community facilities that is managed by the community

There are a number of new housing developments that are built as a community within individual, independent homes, but formed around some shared space and shared resources. They encourage greater interactions between people and are self-governed. Whilst they are not inherently intergenerational they often have people of different generations and are mixed. In more successful schemes communities can act like extended families.

Benefits
Living costs can be reduced through shared resources. More social opportunities and informal support from neighbours reduce feelings of isolation and loneliness. Residents have input to community arrangements adding further to feelings of community, increased feelings of self-worth and improved friendships.

Limitations
Though living costs are reduced, these still may not be truly affordable for people on lower incomes. Offer of support is voluntary and limited, some people may not be able to get the support they need. Usually arising from special circumstances and not easily scalable.

LILAC, UK

vii. Mixed community with informal support

A community of different tenures share facilities and services for mutual benefit

These examples are not exclusively intergenerational schemes but are self-governing mixed communities that are intergenerational by nature. They can have different housing types suitable for different households and a variety of amenities and services. They have mixed tenures, rental, affordable, full market sale. Usually they have a management organisation that runs activities and manages assets. New Earswick is a good example of a mixed community developed by the now Joseph Rowntree Housing Trust.

Benefits
Shared facilities and services within close proximity reinforces community cohesion. Residents have some control over governance arrangements which help to make them feel more of a part of the place they belong to.

Limitations
Support not formalised and community interaction is not encouraged enough. Requires a high level of capital investment to create a completely new community; cost of land in urban locations is a key barrier to development.

Joseph Rowntree Housing Trust New Earswick, York

Existing intergenerational housing schemes demonstrate a range of potential benefits that could be offered more strategically

Existing examples summary findings

Much can be learned from these examples, but what would a strategically designed model look like?

Lack of wider vision; schemes tend to target specific groups of people

Insufficient public sector support and housing policies to drive change

Lack of significant interest from developers and private sector investment - seen as 'niche'

Require heavy management and administration to sustain intergenerational exchanges

Schemes are anecdotally good but, no continual evaluation for comparison and improvement

**Generally not purpose-built** and therefore limited by the constraints of the existing spaces

?

Companionship, company - from the Latin word companio 'one who eats bread with you'

Many current examples of intergenerational housing schemes focus on younger people supporting or caring for older people. Everyone **needs** and **benefits** from companionship though and everyone has something to **offer**, regardless of age in this respect. We believe that any realistic mainstream housing option must be **mutually** beneficial to people of all ages and backgrounds. More than simply a basis for transactional exchange, intergenerational housing has to support a **community** of mutual benefit.
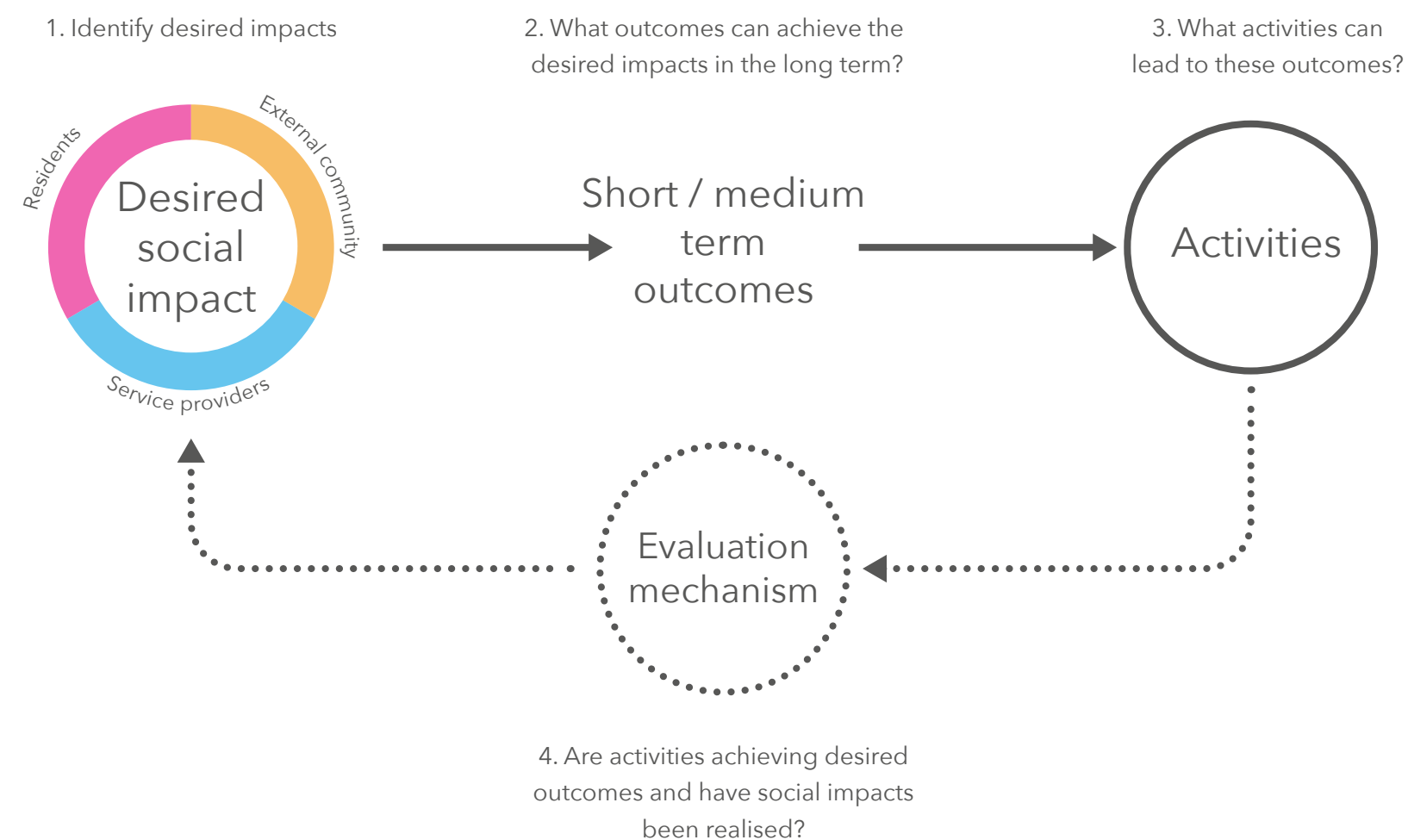

Community
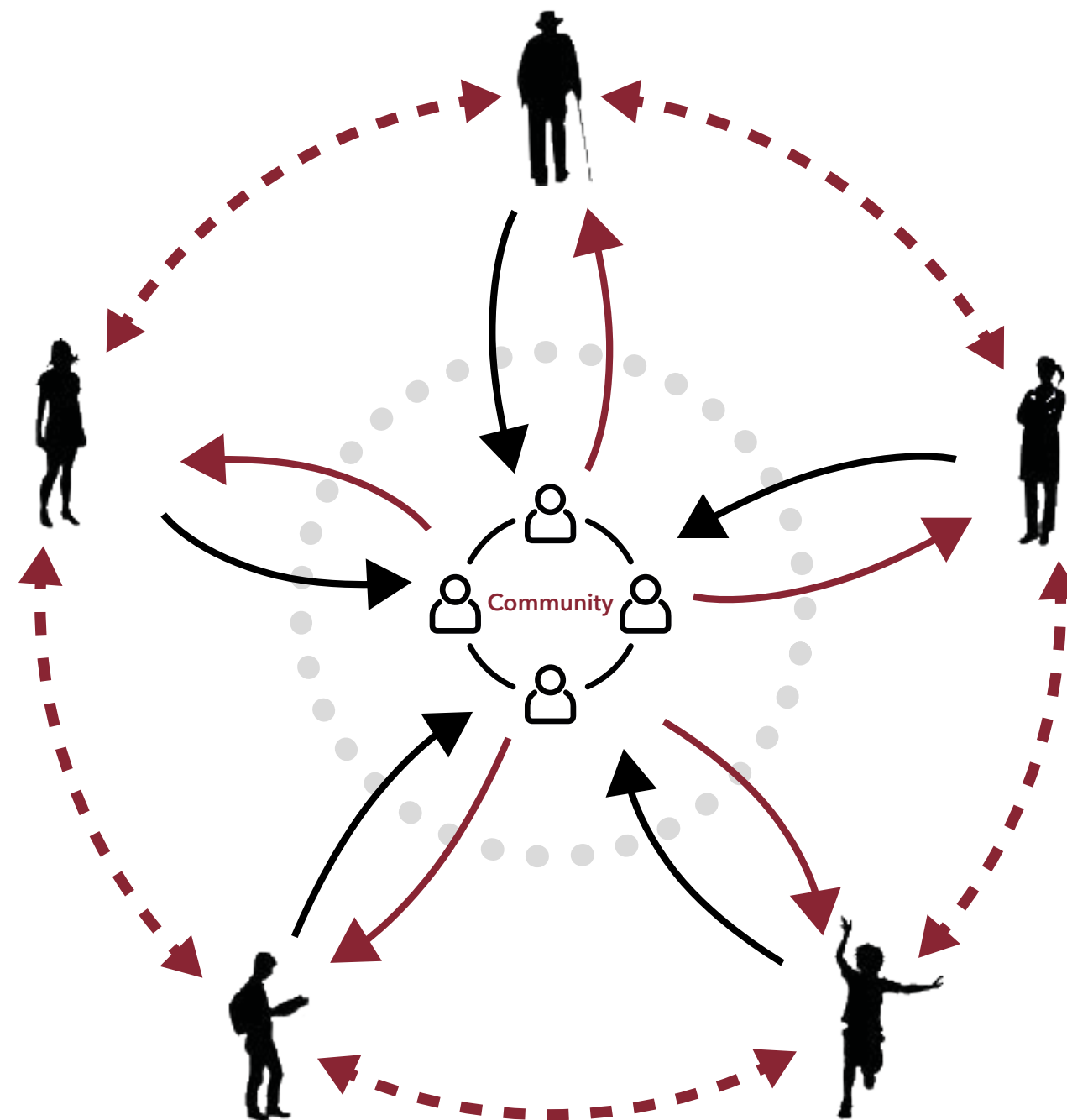
Housing Companionship

Theory of change is a specific methodology for planning, participation and evaluation that is used to promote social change

The impetus for intergenerational living lies in the promised social benefits and so this must be at the heart of any **strategy**. A theory of change approach identifies these future **changes** and works backwards in time to **define** activities and therefore a **brief** for projects.

Whilst these will differ in each circumstance, the **methodology** is common.

Working in this way may enable access to **social impact funding** in future, though more likely once pilot schemes are shown to be successful. Local authorities and housing associations that deliver social services can identify 'proxy **savings'** immediately using this methodology to build a case for schemes.

A comparable means of continual **evaluation** will be necessary to access social impact funding in future, but will also help to refine the operation of schemes as they develop over time through '**continual** learning'.
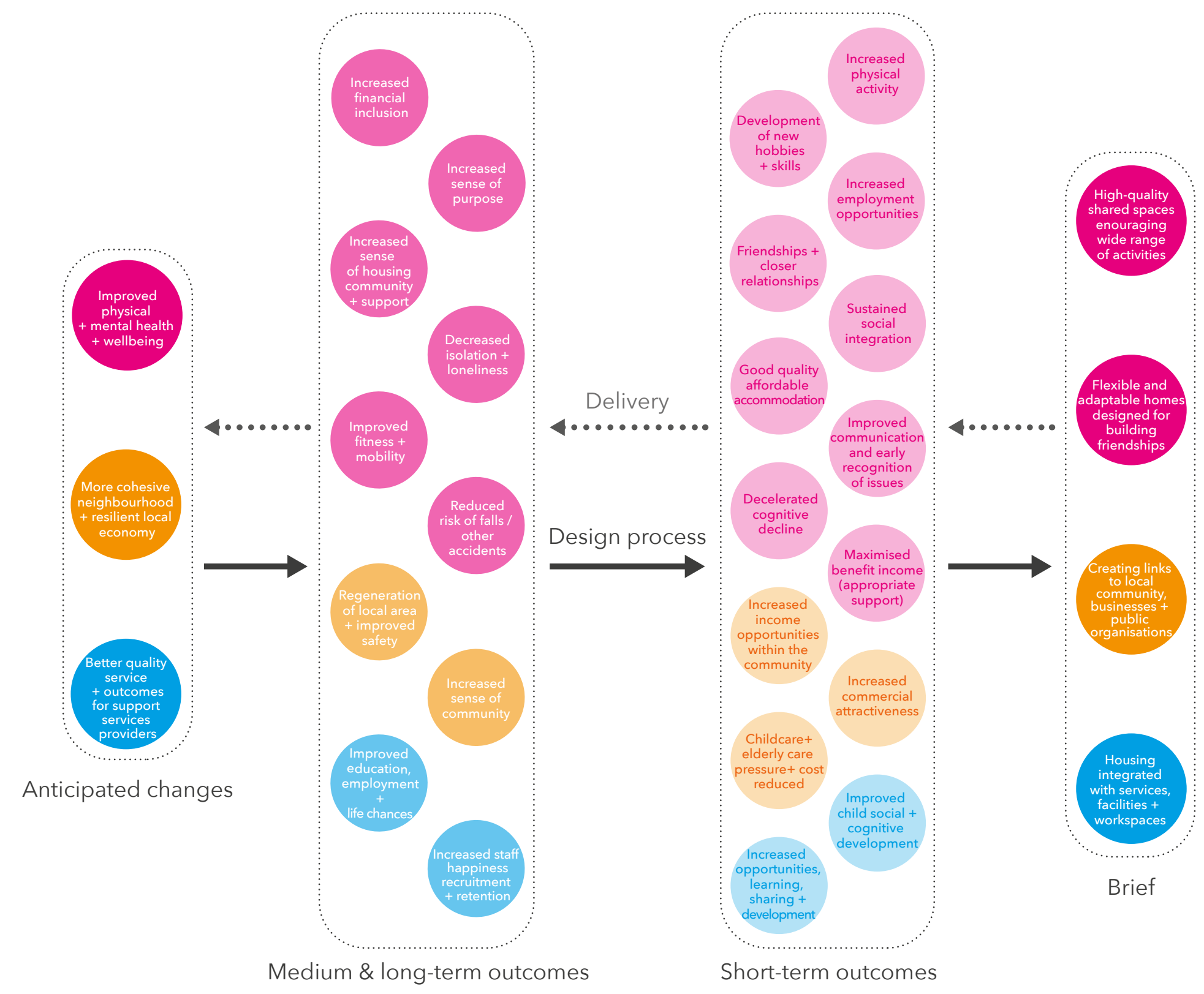
1. Identify desired impacts

2. What outcomes can achieve the desired impacts in the long term?

3. What activities can lead to these outcomes?

External community

Residents

Desired social impact

Service providers

Short / medium term outcomes

Activities

Evaluation mechanism

4. Are activities achieving desired outcomes and have social impacts been realised?

Defining desired impacts allows **anticipated** long, medium and short term outcomes to be **planned** in detail, which in turn informs the activities schemes will need to include. This method of working in reverse **embeds** the potential outcomes and impacts into the design brief. Though each scheme will have its own set of opportunities and constraints, design **principles** can be formulated from this to drive key changes to health and wellbeing, the community and service delivery.

Key

Residents

External community

Service providers

Anticipated changes

- Improved physical + mental health + wellbeing
- More cohesive neighbourhood + resilient local economy
- Better quality service + outcomes for support services providers

Delivery

Design process

Medium & long-term outcomes

- Increased financial inclusion
- Increased sense of purpose
- Increased sense of housing community + support
- Decreased isolation + loneliness
- Improved fitness + mobility
- Reduced risk of falls / other accidents
- Regeneration of local area + improved safety
- Increased sense of community
- Improved education, employment + life chances
- Increased staff happiness recruitment + retention

Short-term outcomes

- Increased physical activity
- Development of new hobbies + skills
- Increased employment opportunities
- Friendships + closer relationships
- Sustained social integration
- Good quality affordable accommodation
- Improved communication and early recognition of issues
- Decelerated cognitive decline
- Maximised benefit income (appropriate support)
- Increased income opportunities within the community
- Increased commercial attractiveness
- Childcare+ elderly care pressure+ cost reduced
- Improved child social + cognitive development
- Increased opportunities, learning, sharing + development

Brief

- High-quality shared spaces enouraging wide range of activities
- Flexible and adaptable homes designed for building friendships
- Creating links to local community, businesses + public organisations
- Housing integrated with services, facilities + workspaces
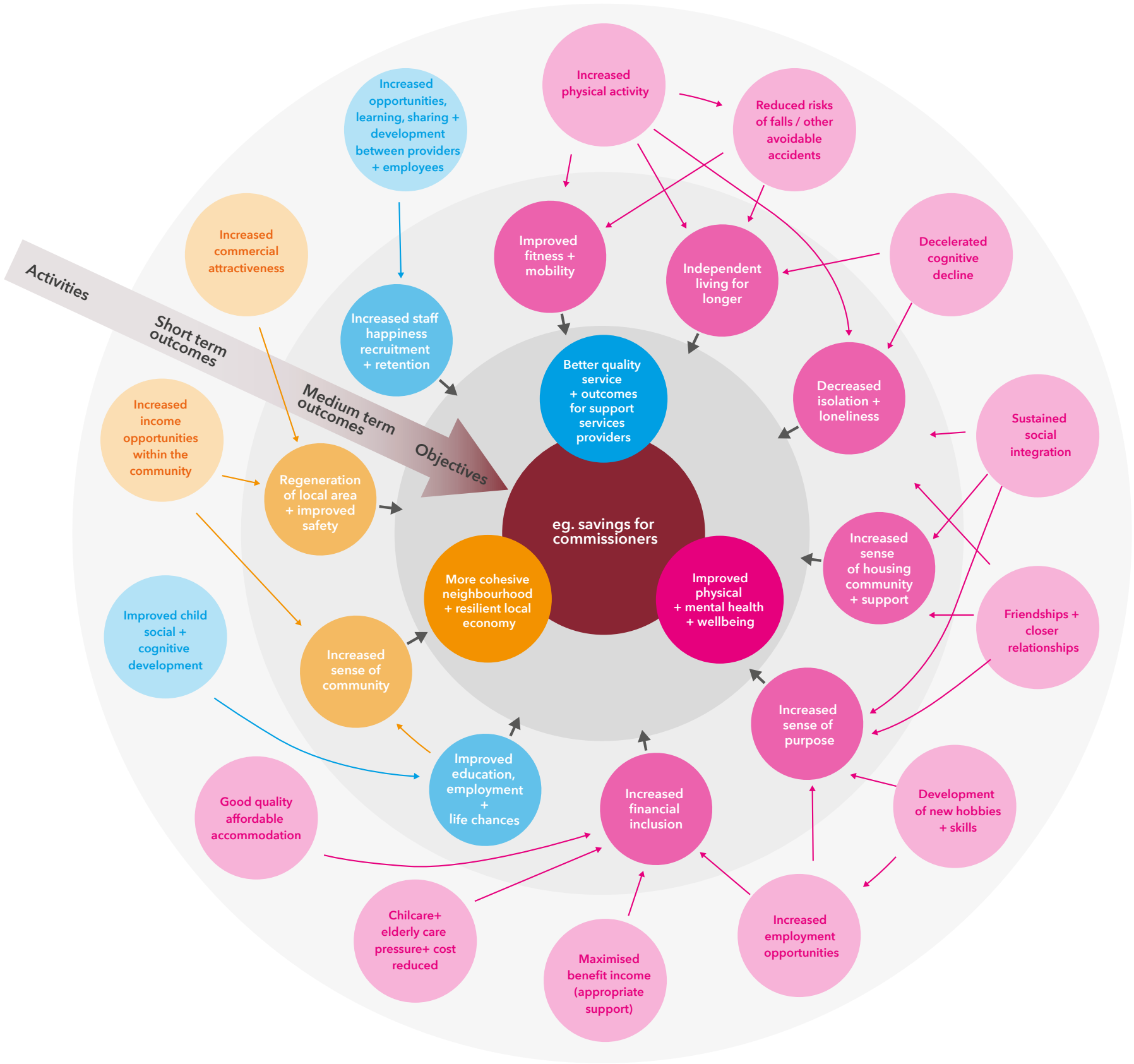
An   project by   with

Relationships and links between activities, outcomes and impacts can be mapped to establish **causal** links. By analysing relationships between each strand of activity and the impacts anticipated, 'proxy savings' can be **identified** and built into a framework leading to a much stronger case for these schemes and **unlocking** potential social impact funding. Many organisations like local authorities and housing associations have existing mechanisms for **valuing** their social impact against their schemes and this methodology is designed to assist and **enhance** that process.

Activities

Short term outcomes

Medium term outcomes

Objectives

Increased opportunities, learning, sharing + development between providers + employees

Increased commercial attractiveness

Increased staff happiness recruitment + retention

Improved fitness + mobility

Increased physical activity

Reduced risks of falls / other avoidable accidents

Independent living for longer

Decelerated cognitive decline

Better quality service + outcomes for support services providers

Decreased isolation + loneliness

Sustained social integration

Increased income opportunities within the community

Regeneration of local area + improved safety

eg. savings for commissioners

Increased sense of housing community + support

Improved child social + cognitive development

More cohesive neighbourhood + resilient local economy

Increased sense of community

Improved physical + mental health + wellbeing

Friendships + closer relationships

Increased sense of purpose

Good quality affordable accommodation

Improved education, employment + life chances

Increased financial inclusion

Development of new hobbies + skills

Chilcare+ elderly care pressure+ cost reduced

Maximised benefit income (appropriate support)

Increased employment opportunities

Key

Residents

External community

Service providers

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Good design should be required in all housing, but key areas of design are essential to realising the benefits of intergenerational housing

Housing cannot and should not determine how people live, but through good design, the architecture of housing can **support** and **enable** participation and interactions between residents. Four key areas of design are considered to be pivotal in this objective: location; building configuration; shared spaces; and homes.

Underpinning all of these is designing for future **management**, which must be considered from the outset, whilst allowing sufficient **flexibility** for management arrangements to change over time. A lack of flexibility in management requirements is often as problematic as not properly considering them in design.

These principles are, of course, good general design principles and should be **applied** to all housing. Often they are not fulfilled however, and we consider that they are **critically** important to realising the social benefits envisaged. They also do not necessarily cost more, especially in the medium to long term.

LOCATION

CONFIGURATION

MANAGEMENT

SHARED SPACE

HOMES

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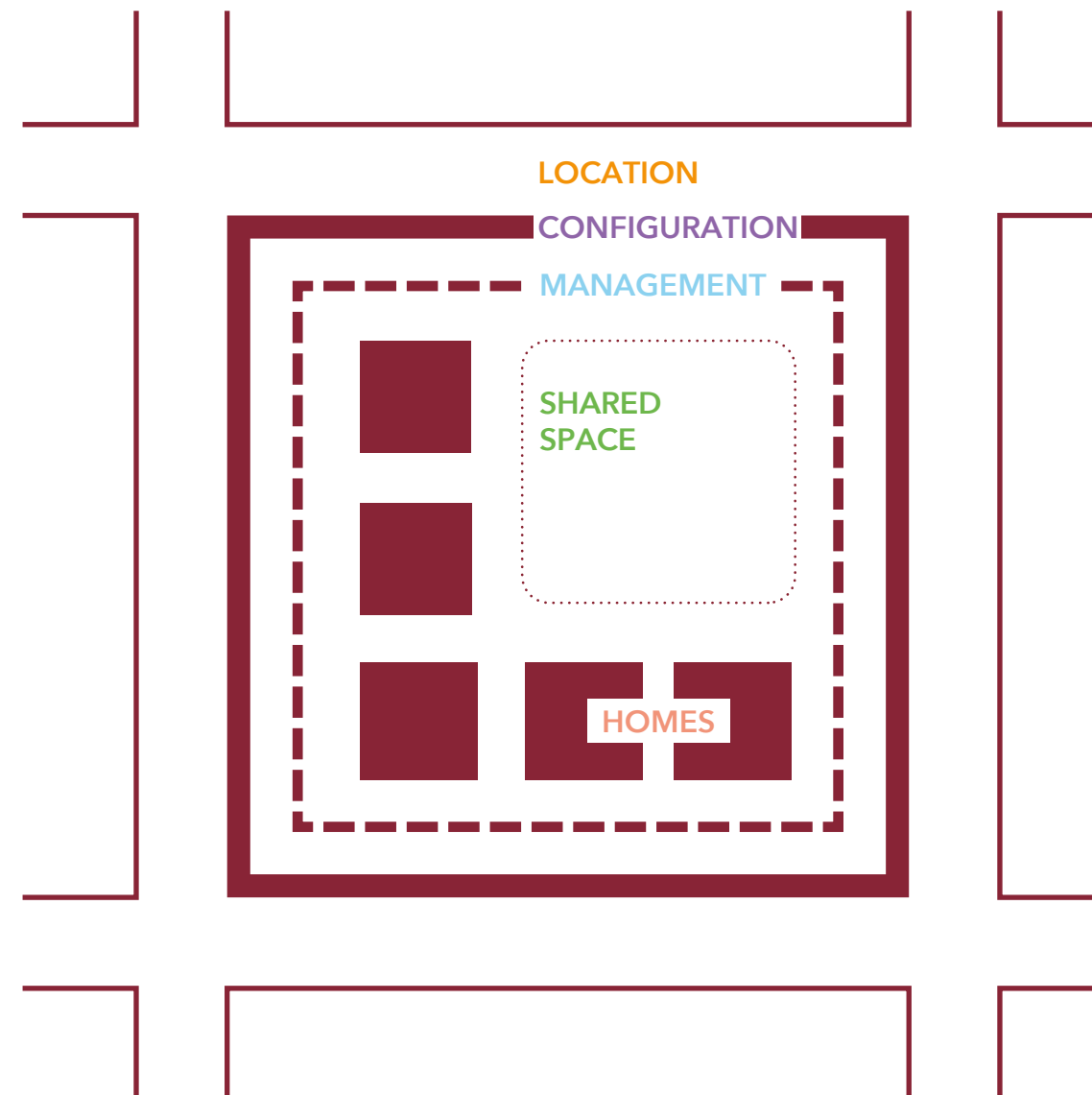
Location

A new scheme should be located where there is an opportunity to connect with and enhance local networks

Typical situation
In a typical neighbourhood, sites are frequently self-contained and there is limited overlap and sharing of activities. Specialist housing developments sometimes provide facilities for their residents. Unless these are made accessible and attractive to the public, they risk increasing segregation.

Proposal
Schemes should be located in areas with local facilities, public transport and amenities, to connect with them and act as a catalyst for community networks. Where these are lacking, schemes should consider how they could provide for the local neighbourhood through such provision. Opportunities should be identified for schemes to fill 'gaps' in local services and networks.

(Toggle)

Building **configuration**

Building configuration should provide permeable environments that enhance health and wellbeing

Typical situation
Even within a typical mixed-use scheme housing and other functions tend to be separated vertically as well as in plan.

Proposal
Buildings should be configured to optimise the amenity for health and wellbeing whilst fostering relationships between residents and with the wider community. Relationships between public, communal, semi-communal spaces and individual homes must be a key guiding consideration in the configuration of the scheme.

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Shared garden

Outdoor green space as health and wellbeing resource

Semi-public for the residents and local community - managed via the public room

Horticulture, ecology and amenity activities

Designed to be partially maintained by residents

The Friendship Bench, Zimbabwe

Residential street
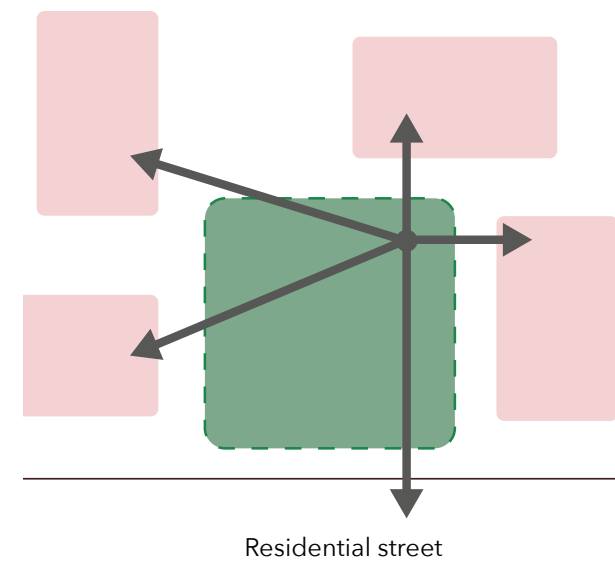
Local mental health support through the use of problem solving therapy. 'Community Grandmothers' are trained to hold free counselling sessions. Programme is part of the wider health system. Model is being adapted for younger adults and in different countries.

For more information:

https://www.housinglin.org.uk/News/Dementia-Care-Best-Practice-The-Friendly-Bench/

The Friendship Bench Project - Zimbabwe

Bonnington Square Garden, London, UK

Residential street
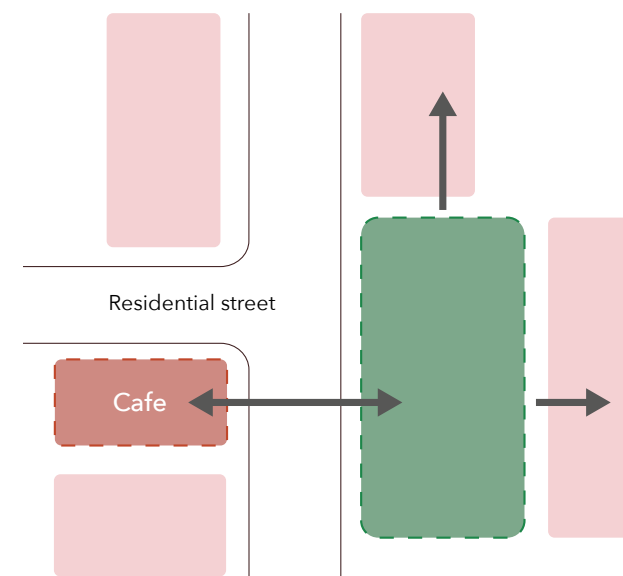
Community formed through squatting (1980's). Community garden formed on part of the square that was damaged during WW2. Volunteer run vegetarian cafe.

Bonnington Square - Vauxhall, London, UK

Dalston Curve Garden, London, UK
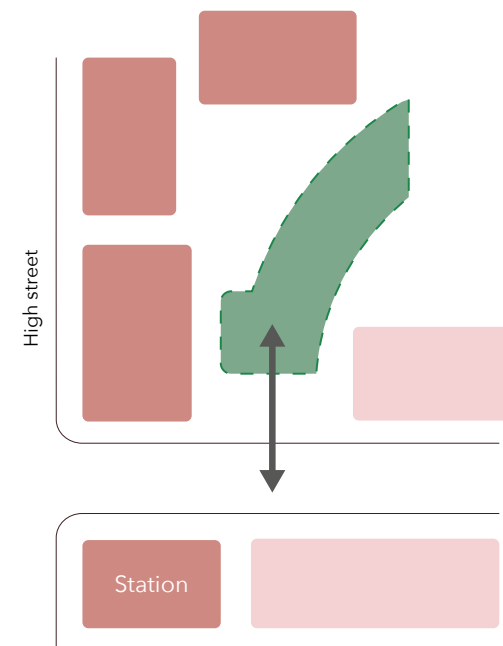
Free-to-enter neighbourhood garden.
Opened in 2010 on an old railway line. Acts
as a community gathering space for Hackney
with year round education programme.
Volunteers help to run the garden and plant
herbs and vegetables. All of the plants
are wild-life friendly and aim to increase
biodiversity in the area.

Dalston Eastern Curve Garden- 'Making Space in Dalston', London, UK

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Culpeper Community Garden, UK
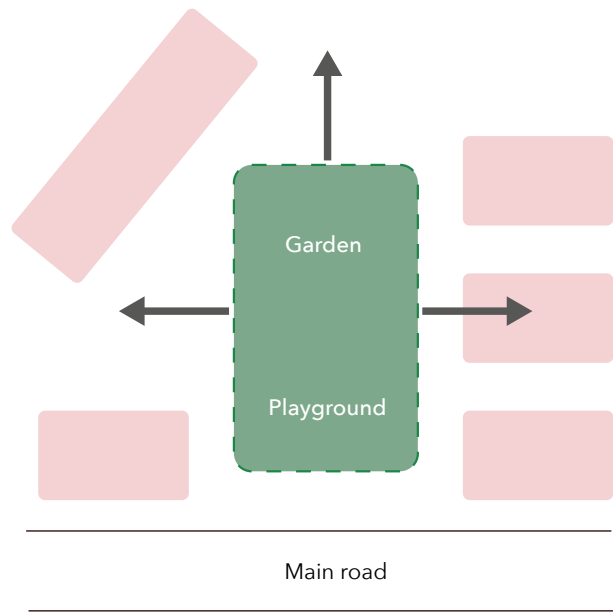
One of the oldest community gardens
in London. Managed by local residents
with help from volunteers and charitable
donations. The garden hosts a range of
gardening activities for local residents and
schools. Over 30 years old, it is an important
part of the community.

Culpeper Community Garden, London, UK

Culpeper Community Garden

Public room

Breakout spaces
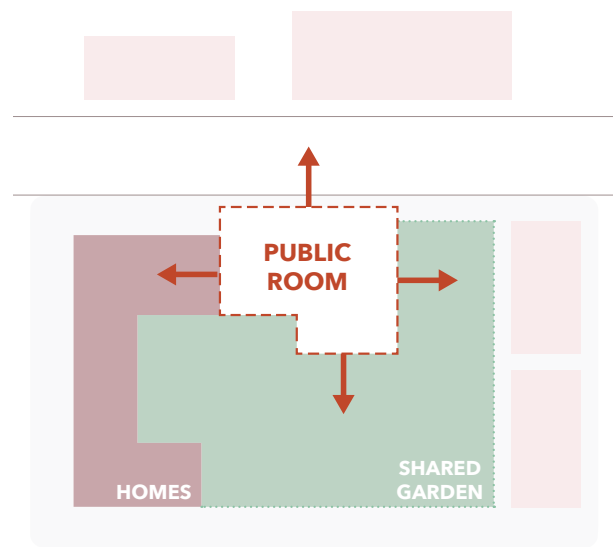
Public room

Internal space designed with flexible privacy from public, semi-public to communal private

Mixed facilities for residents and public

Space sized for a range of functions and activities

Acts as a 'filter' between the public realm and the shared spaces of the scheme

PUBLIC ROOM

PUBLIC
ROOM

HOMES

SHARED
GARDEN

Co-housing shared space, Germany
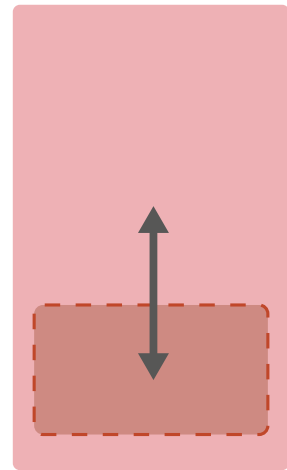
Residential street

Ground floor: double-height flexible
community space that connects the building
to the public street space.

R50 - Co-housing / ifai und Jesko Kezer + Heide & Von Beckerath, Berlin, Germany

Sugar Hill Housing, New York, USA

Main road
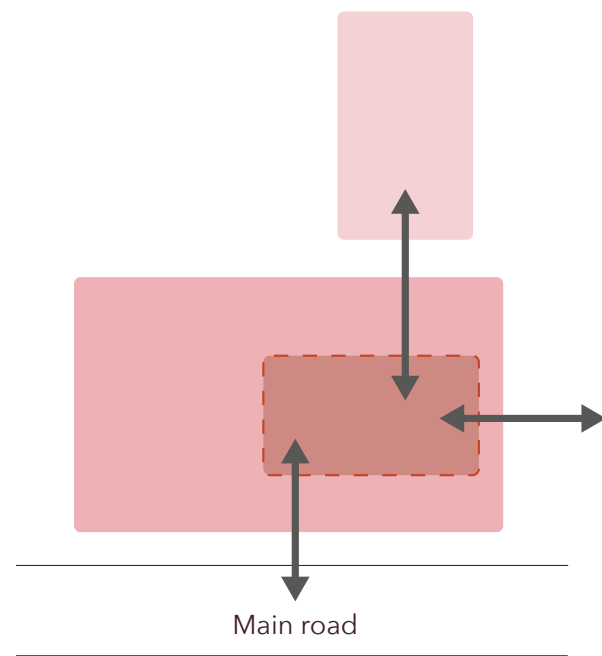
Affordable housing with pre-school facilities, community art gallery and Children's Museum of Art and Storytelling.

The Sugar Hill Project - Broadway Housing Communities', New York, USA

Sugar Hill Housing

Co-working space/day care

Child Focused Coffee Shop

Breakout spaces

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Co-working space/day care, USA

RESIDENTIAL

Daycare

Cafe / Shop   Co-working

High street
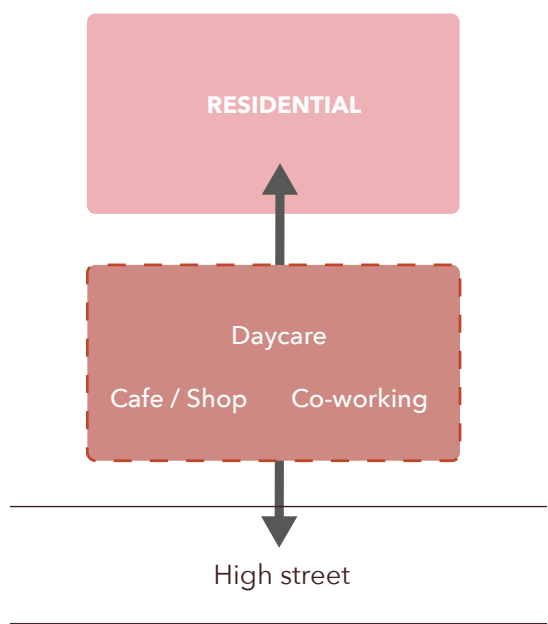
Co-working space with day care/nursery facilities, a cafe and a shop. Operates on membership or one off occasions.

Big and Tiny - Zooco Estudio, Santa Monica, USA

Child Focused Coffee Shop, Poland

Cafe / play space

High street
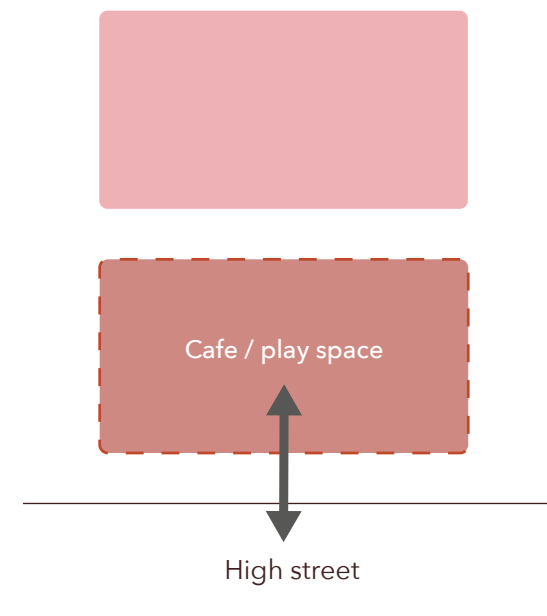
Child friendly space for creative workshops. Facilities oriented towards children only.

Child Focused Coffee Shop

Breakout spaces

Coffee Shop - 28 Form, Wroclaw, Poland
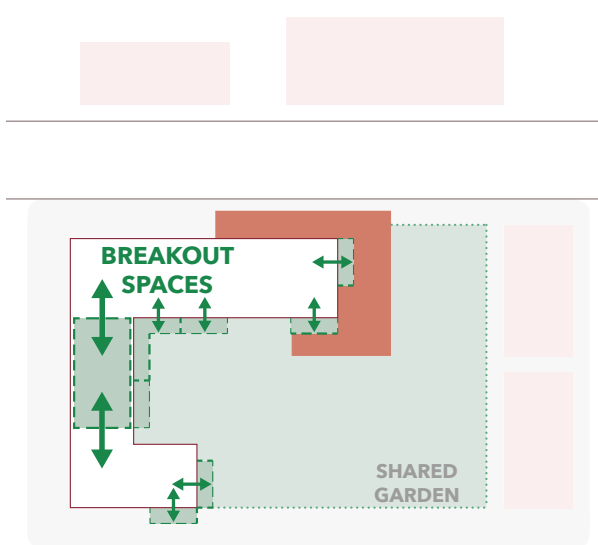
Breakout spaces

Shared private spaces for small groups of residents (eg. per 6-8 homes)
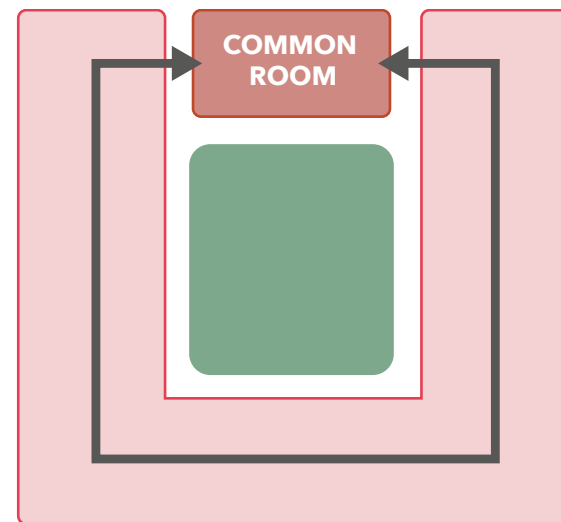
Larger gathering space for eating and meeting

Low-cost design and maintenance, eg. a balcony
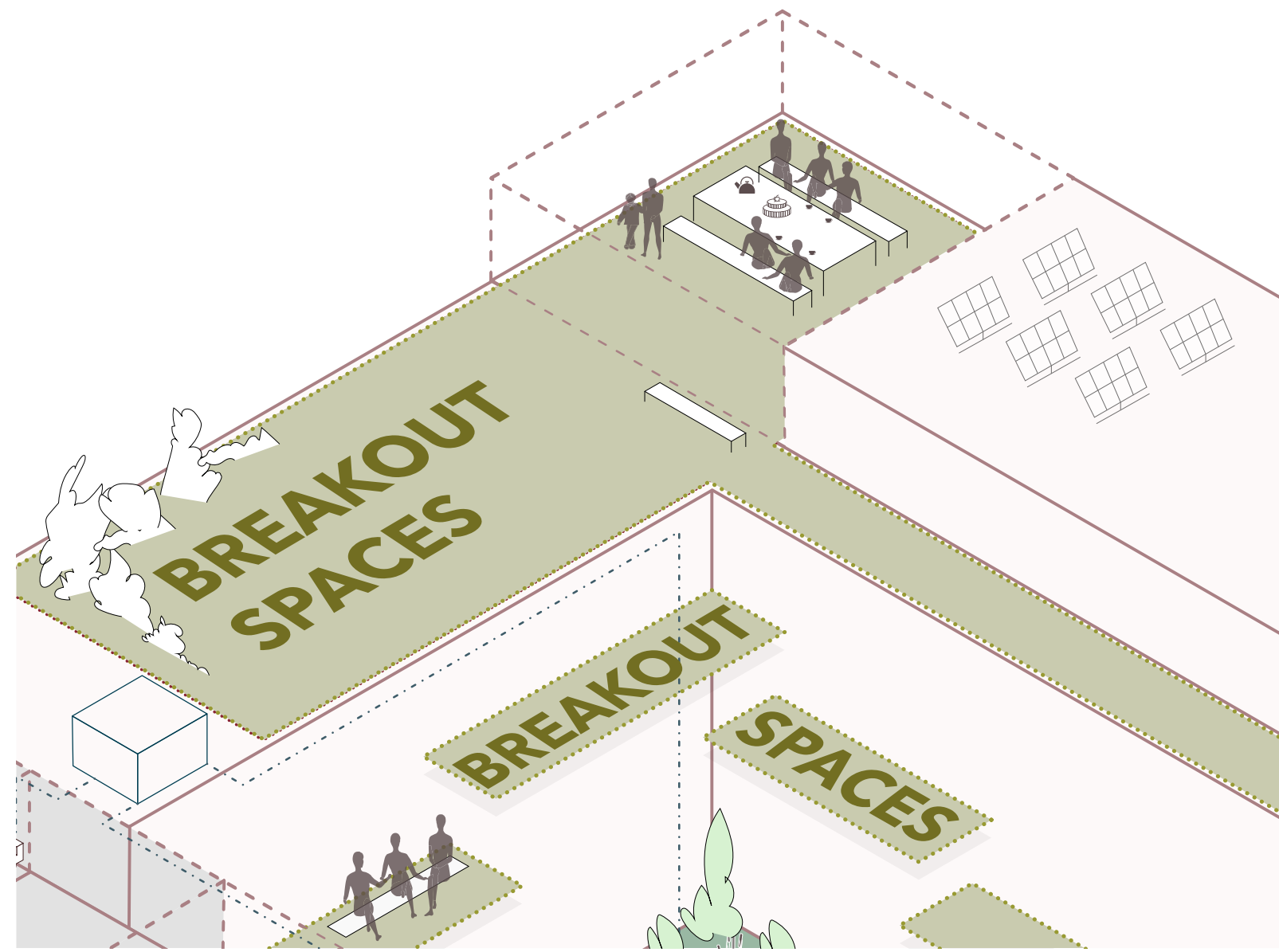
BREAKOUT SPACES

BREAKOUT SPACES
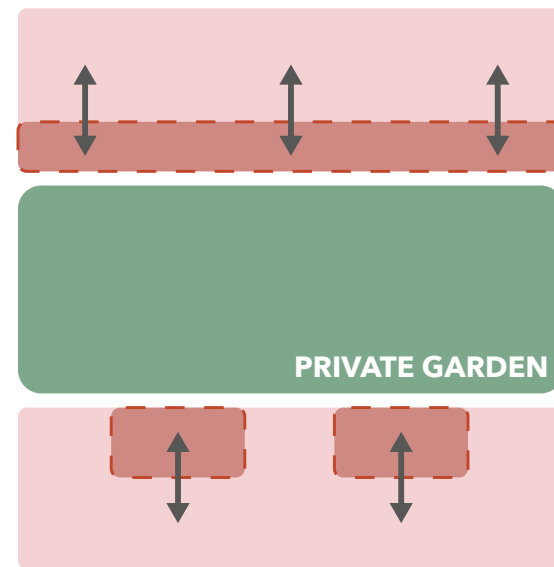
The Domenech, New York, USA

Residence designed for low-income seniors, many of whom have history of chronic homelessness. Housing management coordinates on-site social services to assist residents with community resources, medical care and support groups.

The Domenech - Jonathan Kirschenfeld, Brooklyn, NY, USA
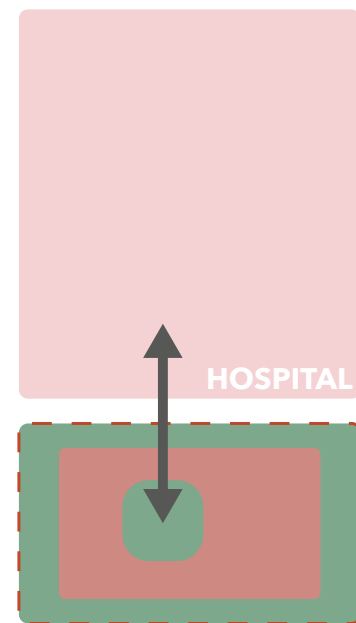
Savonnerie Heymans, Belgium

PRIVATE GARDEN

Former soap factory converted into 100% public housing. The scheme's amenities include spaces for social meetings and events, games library and a playground. Low-service building.

Savonnerie Heymans - MDW Architecture, Brussels, Belgium

Maggie's Centres, UK

HOSPITAL

Maggie's centres provide free practical, emotional and social support to people with cancer and their family and friends. The centres provide and an informal, welcoming and flexible spaces while still being adjacent to the main hospital building.

Maggie's Centre

Stadstuinen

Top to bottom: Maggie's West London Centre - Rogers Stirk Harbour, London; and Maggie's Centre Oldham - dRMM, Manchester, UK

Stadstuinen, Netherlands
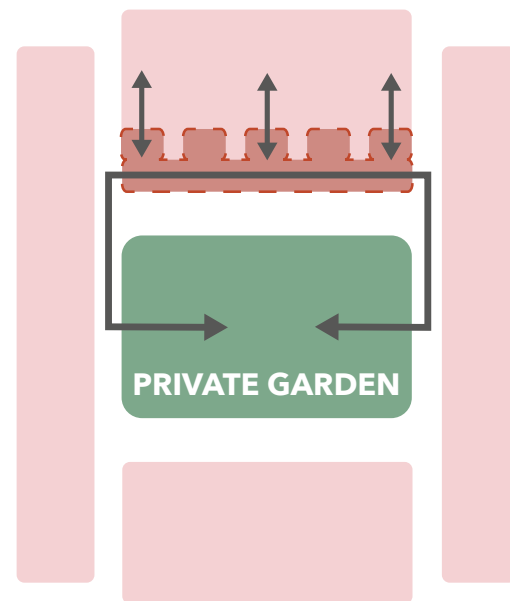
Stadstuinen (City Garden) is a large redevelopment project of the former docklands in Rotterdam. Housing blocks are accompanied by balconies that act as communal transition spaces between the dwellings and the collective area. The gallery structure is made of smaller individual balconies, that have become extension to the indoor living spaces.

Stadstuinen

Stadstuinen - KCAP, Rotterdam, Netherlands

Homes

Homes within the new scheme should be adaptable and facilitate independent living for longer

Typical situation
Nationally described minimum space standards are often also a maximum size. For some this may be adequate, but for truly adaptable and accessible homes that can accommodate life changes, a better standard is needed.

Proposal
Homes must be designed for adaptability to suit changing lifestyles. The core provision is likely to be 'super-sized' one bedroom homes that can be converted to generous 2 person homes, Part M4(3) wheelchair accessible and home offices. A minor proportion of smaller and larger (including some family homes) may be appropriate. Sustainability, health and wellbeing must be optimised through the design of all the homes.

(Toggle)

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Design for management

A new scheme should be designed to facilitate management and be adaptable for future changes

Typical
Whilst in many housing developments, there is a liaison process between residents and the management, there is often little opportunity for residents to be directly involved. Maintenance is frequently procured at scale across multiple sites and there are often inefficiencies arising from the way that common parts and shared spaces are designed.

Proposal
Underpinning all the design principles is a requirement that they are designed to facilitate management. This must remain adaptable to allow for changing methods, whilst ensuring maintenance costs are kept low and considering how management can be integrated with the participation of the residents.

(Toggle)

An   project by   with

A new social contract

The social benefits of intergenerational living are only realised when people share activities and companionship. How can this be facilitated in a sustainable way?

A key lesson from existing intergenerational initiatives is that there is no proven, simple mechanism to sustainably **facilitate interaction** between people. Where it is a requirement of tenancy agreements, it creates problems due to the oxymoron of '**enforced** volunteering', as well as tax and legal implications.

Where it is left solely to goodwill, this is too dependent on individuals and can quickly evaporate, unless there is an ulterior motive, or **significant** external support.

The answer lies in **between** these two extremes, as indicated by the Intergenerational Housing scheme in Alicante. Here, there is a 'hard' requirement for a small amount of participation and a 'soft' requirement for a much larger amount. The success of this scheme is unclear, but it demonstrates a middle ground that can be fine-tuned to **individual** circumstances. Ultimately this will be tested through pilot schemes, however this research project has engaged with an existing intergenerational scheme to explore potential.
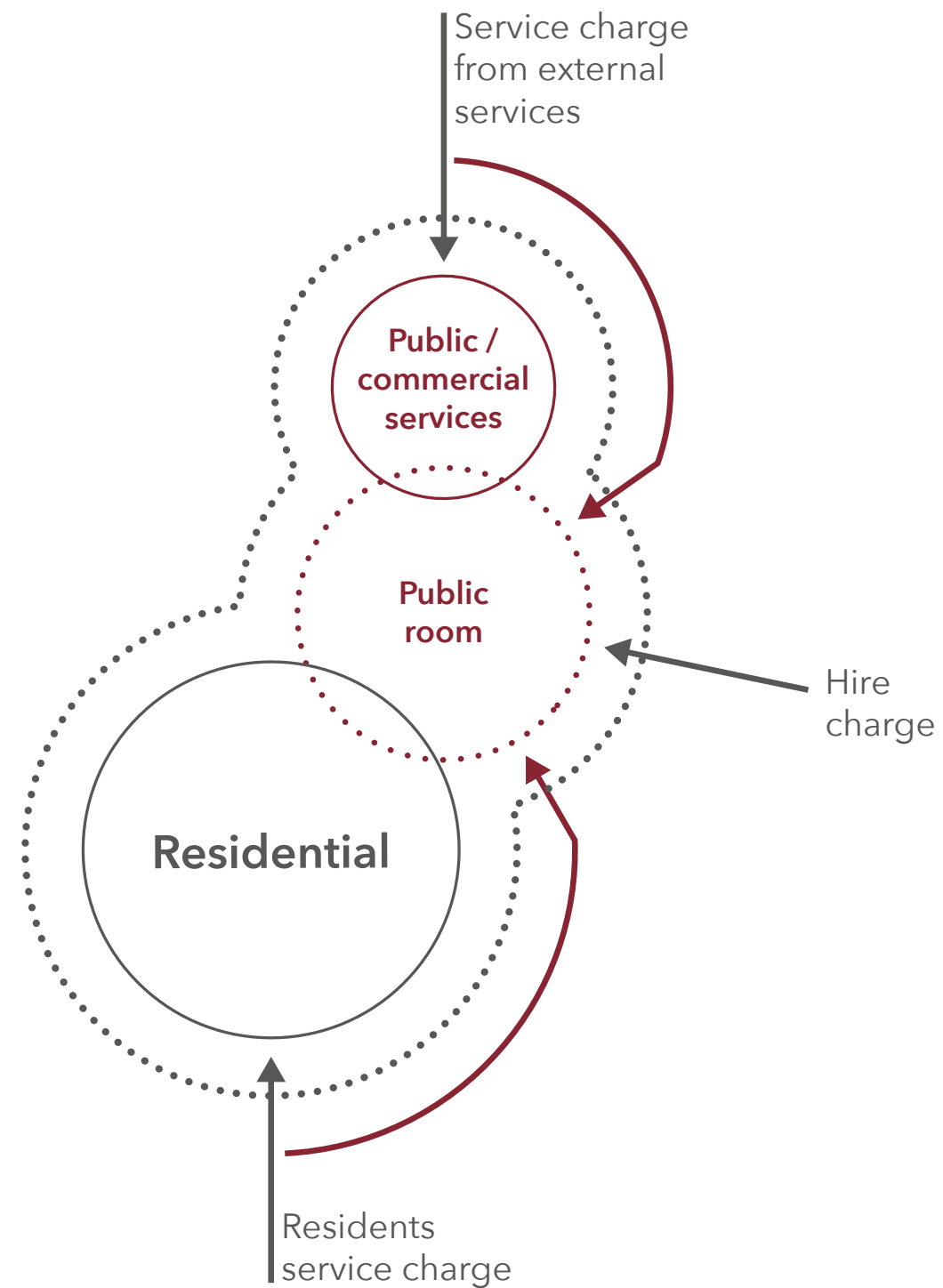
Agreement

Informal rules
i.e. etiquette

?

Formal rules
i.e. the Law
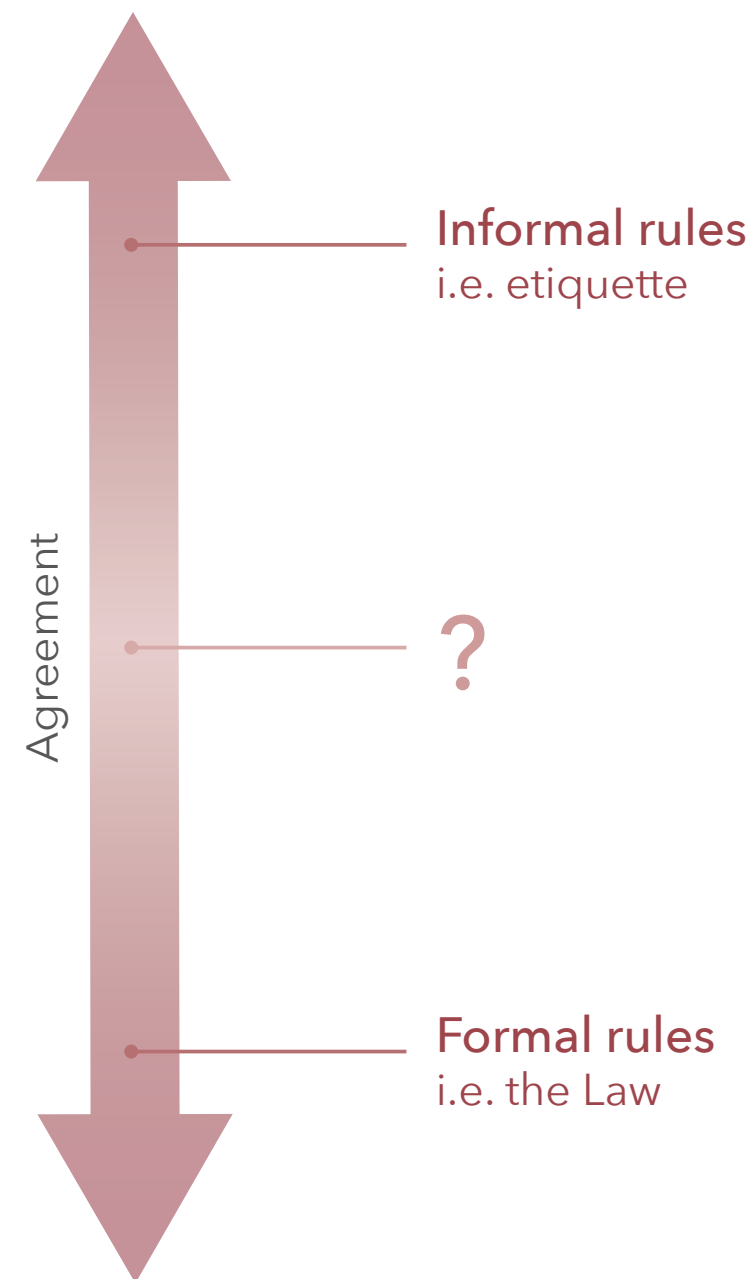
Spectrum of agreements

Spaces to meet together and share activities are at the heart of intergenerational housing and they need to be carefully sized, configured and managed.

The operation and management of shared spaces is an important component, however. In the past, community rooms provided in housing schemes were often **expensive** to run and used only **intermittently**. In this proposal, the public room and shared garden should be part and parcel of a public **service** or **facility** offering ensuring both high use and patronage together with a rental **income** and **presence** to assist maintenance and management.
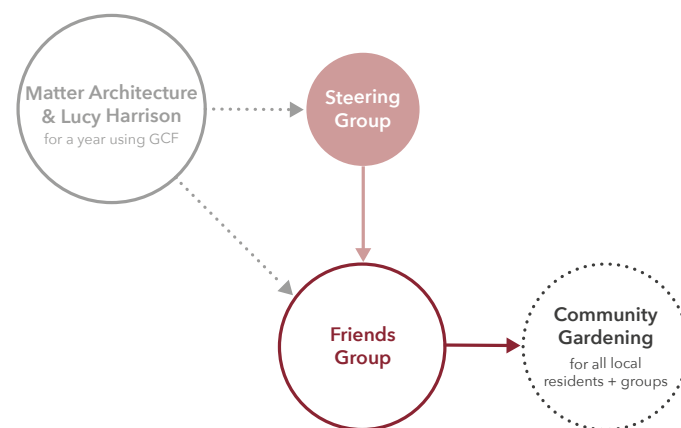
Service charge
from external
services

**Public /
commercial
services**

**Public
room**

Hire
charge

Residential

Residents
service charge

Linear Park, London

Linear Park is a series of sensory herb and flower gardens that is maintained by a friends group made up of local residents and groups. The friends group was initiated and then guided by Matter Architecture and local artist, Lucy Harrison, for a year with the help of the Greener City Fund. The friends group have a smaller steering group who are more proactive in organising activities and communicating with others and will eventually take over organising the group once Matter and Lucy's involvement ceases. The steering group members will agree to a 'volunteer management and remit' to establish the role of the group.

Linear Park, London, UK

Dalston Curve, London
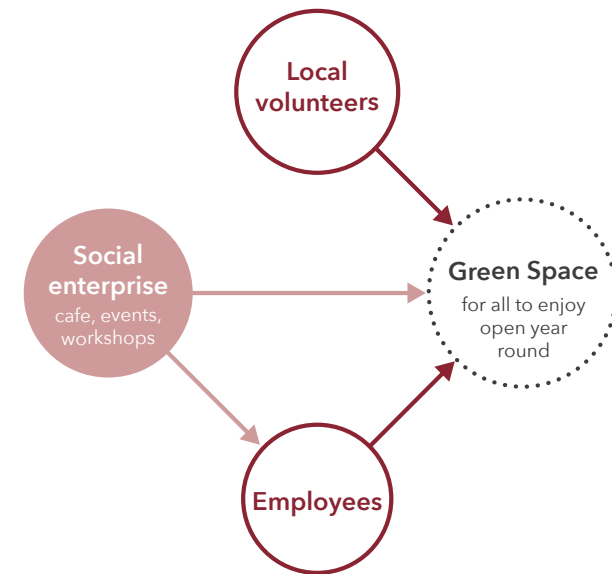
A community garden on the site of an old railway line cut below street level in an area lacking in green space.

The Garden came about when the initiative 'Making Space in Dalston'. Planting was completed by local volunteers and the garden reopened in 2010, since when it has welcomed over 150,000 visits per year.

Managed by a specially formed social enterprise, the upkeep of the space is self-funded through the cafe sales, hires, community events, music evenings and children's workshops.

Dalston Eastern Curve Garden- 'Making Space in Dalston', London, UK

An   project by   with

Support for an intergenerational skills exchange was tested in an existing sheltered home that had recently let rooms to younger residents

Rosebush Court is a sheltered housing scheme in Hampstead managed by Origin Housing. During the weekdays it is overseen by a warden who also offers **support** to older residents. The scheme would be characterised as 'very sheltered' and has a relatively high level of support for independent living. Recently, Rosebush Court opened its doors to young doctors and nurses working in the local area to allow them to rent some of the **vacant** flats within the scheme.

Whilst young and old have been living in the same building with shared **amenities** for a few months there had been very little **interaction**. Together with the residents, a noticeboard and process was designed for **sharing** of skills, needs and activities.

Rosebush Court noticeboard review
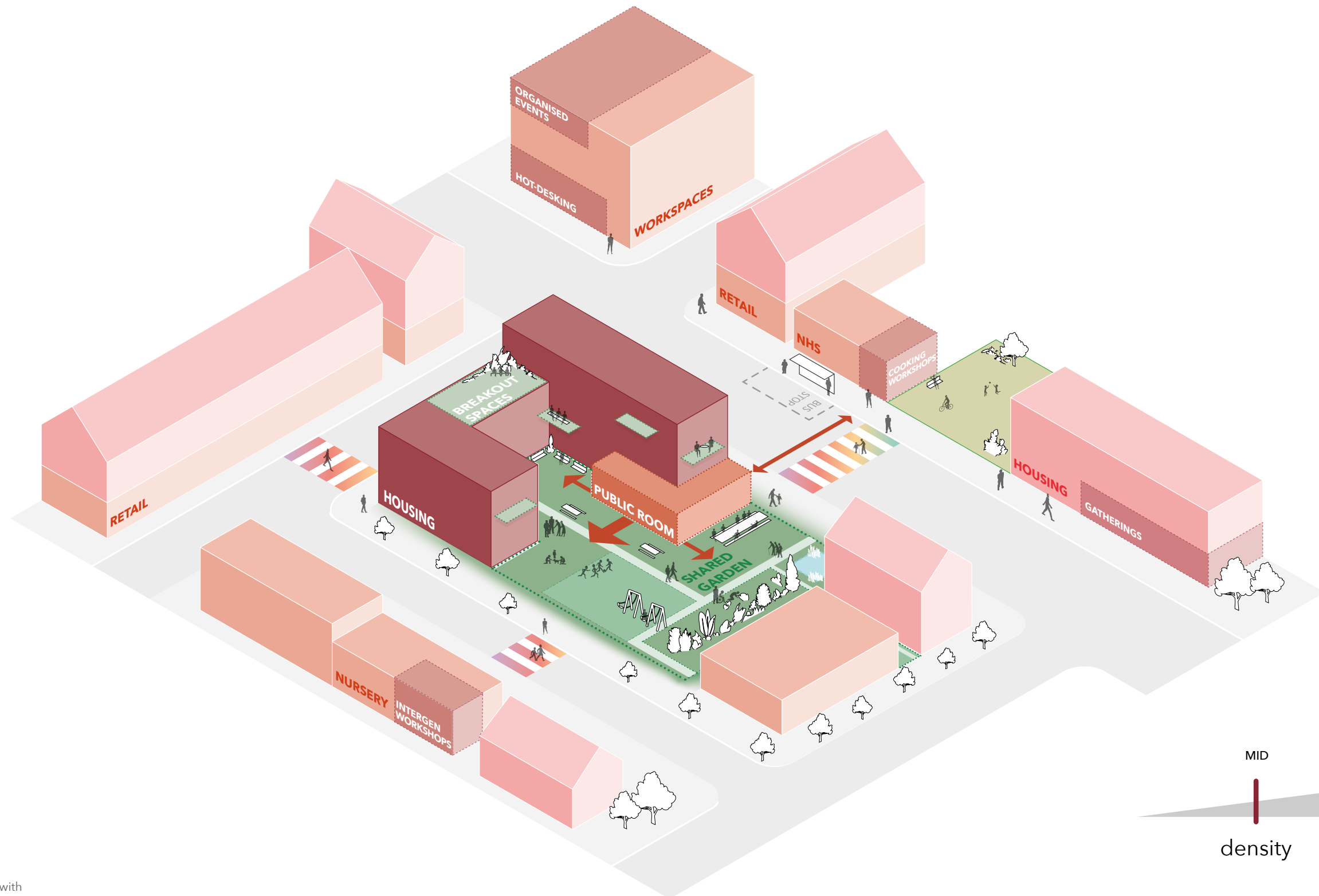
A collaborative design process with local people can allow for a new scheme to form deeper connections with the social neighbourhood.

A new intergenerational scheme requires **shared spaces**. There is a great opportunity for schemes to accommodate **services** and **facilities** (both public and commercial) that are required in the local neighbourhood. In this way, a development can act as a **catalyst** in an area, whilst providing for its own residents in a financially **sustainable** way.

This will take different forms in each context. This works best when a development **connects** into the social **neighbourhood** first, which can be achieved through a collaborative design process with local **people**. In this way, schemes can benefit from local **knowledge** and gain local **acceptance** ensuring the viability of services and facilities.
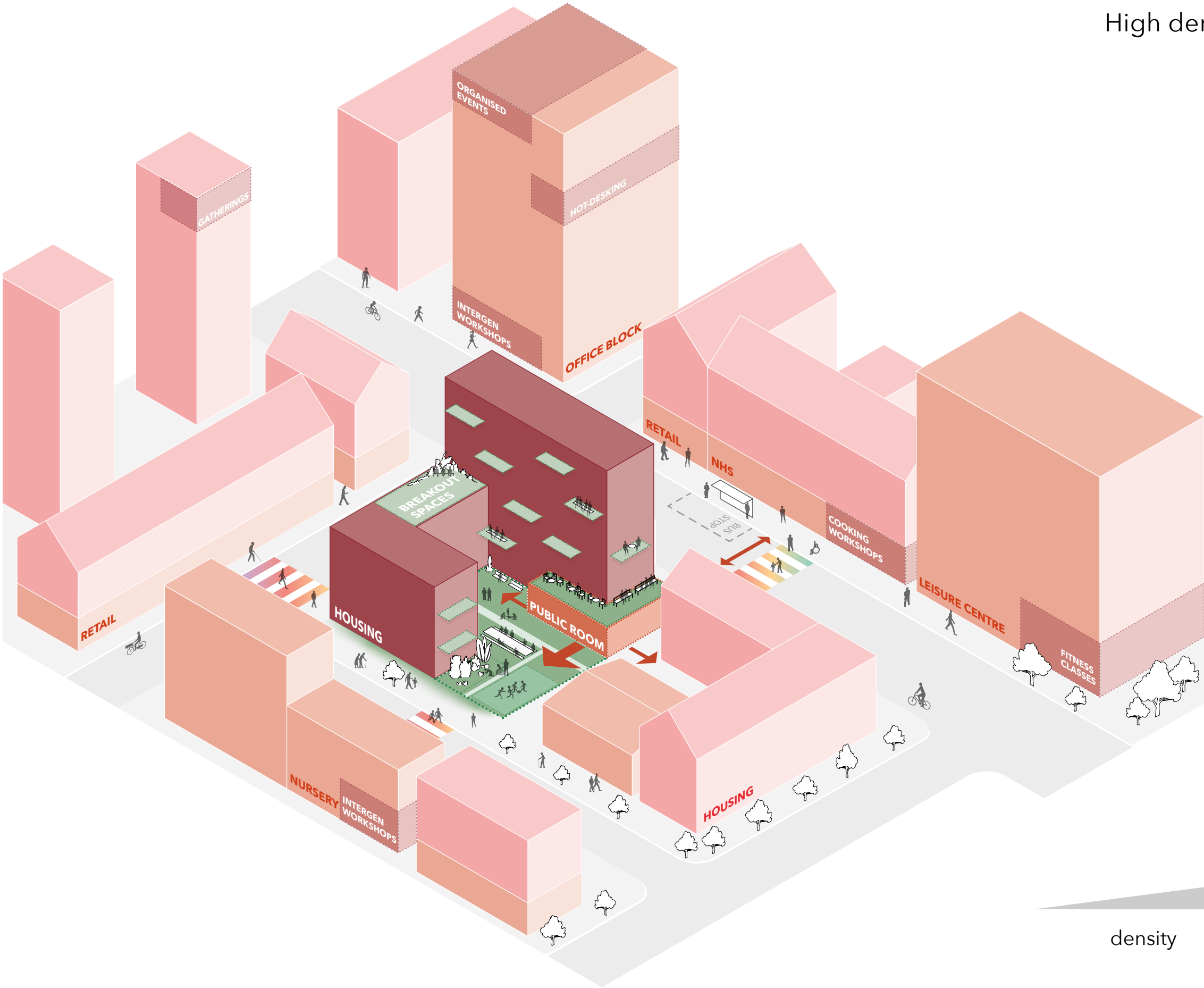

ORGANISED EVENTS

HOT-DESKING

WORKSPACES

RETAIL

NHS

COOKING WORKSHOPS

BREAKOUT SPACES

BUS STOP

RETAIL

HOUSING

PUBLIC ROOM

SHARED GARDEN

HOUSING

GATHERINGS

NURSERY

INTERGEN WORKSHOPS

MID

density

In higher density contexts quantity, quality and configuration of homes will play a big role in health and wellbeing.

In higher density contexts, there are excellent opportunities to **connect** into and **enhance** social and physical infrastructure.

Factors affecting **health** and **wellbeing** are often under pressure in these situations and so the quantity, quality and configuration of homes, amenity, shared spaces and environmental attributes are of the greatest priority.
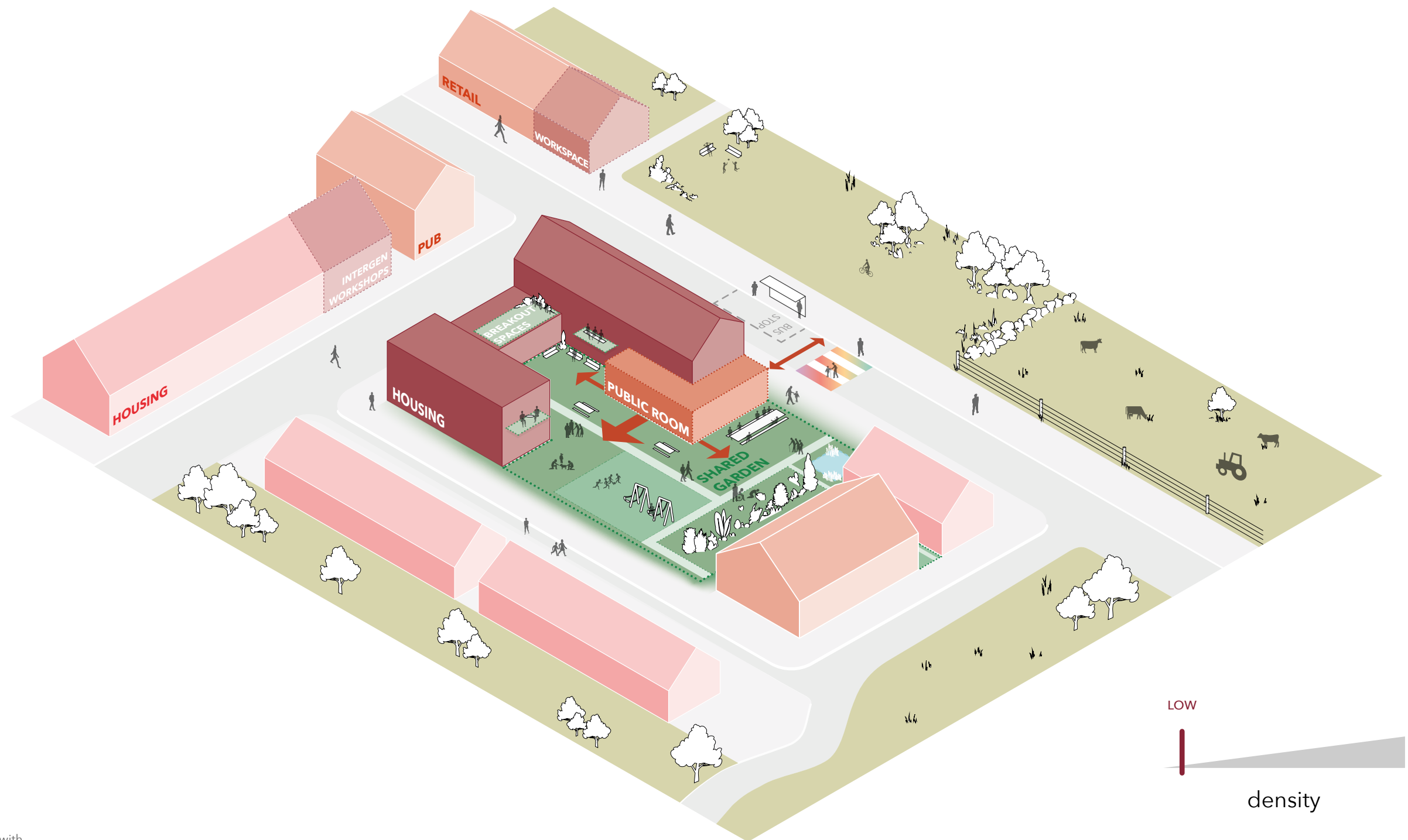

ORGANISED EVENTS

HOT-DESKING

GATHERINGS

INTERGEN WORKSHOPS

OFFICE BLOCK

RETAIL

NHS

BREAKOUT SPACES

BUS STOP

COOKING WORKSHOPS

HOUSING

PUBLIC ROOM

LEISURE CENTRE

RETAIL

FITNESS CLASSES

NURSERY

INTERGEN WORKSHOPS

HOUSING

HIGH

density

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Public transport is key in tackling isolation in more rural areas.

In more rural environments, public **transport** is one of the most crucial factors in **social isolation**. The benefits of intergenerational schemes could be at their greatest in these situations, when public transport is taken into account.

Employment uses are important to **attracting** and **retaining** working age people, along with childcare and other facilities.

RETAIL

WORKSPACE

PUB

INTERGEN WORKSHOPS

HOUSING

BREAKOUT SPACES

HOUSING

PUBLIC ROOM

BUS STOP

SHARED GARDEN

LOW

density

We're grateful to input from:

GLA

Camden Council

Ealing Council

Essex Council

Haringey Council

Enfield Council

RSA

RIBA

Housing LIN

United for All Ages

Baxendale

Peabody

WSP

LivShare

Art / Earth / Tech

Stories

Clarion

Fairmaner Planning

John Piper

Clive Wilson

We're currently working with:

Camden Council

Ealing Council

14 November 2019 Rethinking Intergenerational Housing
Working session

University of East London

Ongoing Intergenerational housing commission
Camden Council

Ongoing Older Adults Accommodation Strategy
Ealing Council

An   project by   with

Please submit any questions regarding our research to Roland Karthaus, Anthony Hu or Nana Ama Astra intergen@matterarchitecture.uk and your question will be posted for further discussion 0203 176 0506
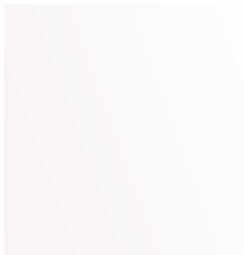
Rethinking intergenerational wording

More to follow

Online resources

More to follow