



Courtesy: Anthony Hu, Matter Architecture

Housing for Different Groups

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- **Housing needs are best understood by starting with national trends, then focussing on the local authority level before focussing on the neighbourhood.** There are models available for assessments to look at size, type, and tenure, for example AECOM use a three-stage model, focussing on drivers & demand, patterns of occupancy and existing stock.
- **Crucial to identifying and meeting needs is to have a vision of the kind of community you are fostering, and what you need to get there.** Good assessment gives you the foundation to develop the vision.
- **A key aim is to work towards a mix of homes, identifying gaps, as having variety provides the greatest benefits for the local economy, sustainability, wellbeing, and health.** For example, providing independent living is a preventative mechanism, helping prevent falls with the huge personal, health and financial impacts for the community that result. And patterns of occupancy point to the need for flexibility in design, as people occupy homes in many different ways over time and may spend all of their time in them. If we are to meet housing need, giving people what they want is crucial - we have to have the community with us.
- **Many design 'asks' are common among groups – the need for space inside plus direct access to useable outside space, value and affordability, security, wellbeing, flexibility and links to the wider community.** If you design for these, you will ensure the resilience and success of housing and flexibility to accommodate a wider range of groups of all ages.
- **Don't reinvent the wheel! There are excellent networks to support provision for different needs, for example the National Policy Advisory Panel on Gypsy and Traveller Housing.** Understanding what others have done will help you build a successful approach.
- **Schemes need to be part of the wider masterplan for an area, with good physical and visual links to ensure people are at the heart of a community.** Ensure the development parts also connect to each other as well as the wider community to allow belonging to develop and flourish. And for many groups, the building is just the start, a robust management approach is needed to balance obligations with goodwill and give people support to help each other build a sense of community. Co-location doesn't always translate into co-dependency, so this needs support and time to develop.



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Speakers:

Kerry Parr, Associate Director, Housing Research, AECOM

Boris Worrall, Chief Executive, Rooftop Housing Association

Dr Andrew Harding, Senior Research Associate in Health Research, Lancaster University

Tom Randle, Senior Associate, Levitt Bernstein

Euan Millar-McMeeken, Borough Urban Design Officer, LB Tower Hamlets

Anthony Hu, Architect, Matter Architecture.

Tom Mitchell, Partner & Studio 0 Lead, Metropolitan Workshop

Jenny Buterchi, Partner, PRP Architects

Attendees: 94