

# Older People's Housing Taskforce

Housing Market Intelligence Conference 2023  
Thursday 5<sup>th</sup> October 2023

# Taskforce mission

To understand the market in England for older people's housing today and into the future; the enablers for older people when seeking to move into appropriate or specialist housing; opportunities and benefits of broadening provision and choice for older people, including continuing to live in their own home if they wish to do so; and to develop a viable and implementable approach for enhancing choice for older people in the housing market.





# DLUHC & DHSC

## **Taskforce Members**

Academics, All Party  
Parliamentary Group,  
Architects, Older people  
charities, Housing operators,  
Investment, Learning &  
Improvement Network, Legal  
experts, Lived experience,  
Local councils, National  
representative bodies







# Workstream 1: People

Co-leads: John Galvin and Kathryn Smith

Caroline Abrahams

Geeta Nanda

Judith Phillips

Sarah McClinton

Sunena Stoneham

*James Jamieson*

*Jeremy Porteus*

*Paavan Popat*

- *Building the evidence*
- *Listening to voices of older people*
- *Information advice and advocacy*
- *Diversity (including dementia)*
- *Integrated housing, health, and social care*

# Workstream 2: Products

Co-leads: Nick Sanderson, Ben Rosewall, & Jeremy Porteus

Richard Moreton

*Les Mayhew*

*Stewart Baseley*

*Kathryn Smith*

*Paavan Popat*

*Sunena Stoneham*

- *Supporting people to be healthy in their own homes*
- *Technology and Smart Housing*
- *Building regulation, design, and accessibility*
- *Consumer protections and building consumer confidence, including information and advice*
- *Consumer finance and financial products*



# Workstream 3: Places

Co-leads: Jon Rouse & Andrew Surgenor

Damian Green

James Jamieson

Les Mayhew

Stewart Baseley

Paavan Popat

*(Judith Phillips)*

*(Sunena Stoneham)*

*(Richard Moreton)*

*(Jeremy Porteus )*

- *Supporting people to be healthy in their own homes*
- *Technology and Smart Housing*
- *Building regulation, design, and accessibility*
- *Consumer protections and building consumer confidence, including information and advice*
- *Consumer finance and financial products*

# Timescales

Launch: 1<sup>st</sup> May 2023

Call for evidence closed: 18<sup>th</sup> September

Direction of flow to Ministers: 19<sup>th</sup> September

Report interim findings to the Ministers: 31<sup>st</sup> October 2023

Surveys, Focus Groups, Roundtables, Research: Autumn 2023

Workstreams will feed back their findings to the Taskforce Chair: Early March 2024

Update Ministers with the likely findings and recommendations: 31<sup>st</sup> March 2024

Share an independent report, with a set of final recommendations, to the Ministers: May 2024:

Publication: July 2024





# Early recommendations – July 2023

1. We recommend that the government implements measures to protect consumers from hidden event fees, as soon as possible, based on recommendations developed by the Law Commission in 2017, and accepted by government in 2019
2. We recommend that the government ensures that older people's housing is given due consideration and prominence in the forthcoming revisions of the National Planning Policy Framework



# Interim recommendations – under review

3. We recommend **agreed terminology** is used to refer to the sector and key elements of the offering in language customers understand.
4. Develop a **universal, independent and impartial information, advice and advocacy** service to help older people make informed decisions about meeting their housing, care and support needs and aspirations.
5. We recommend development of an **overarching regulatory framework** setting out some principles covering a broad range of issues related to consumer protection for older people's retirement housing, including event fees and service charges, to cover all parts of the sector. The framework might include a high-level national statement of expectations on the standards which should apply in older people's specialist housing.
6. We recommend that **every local planning authority produces an Older Persons Housing Strategy** that identifies the estimated level of required supply of age-exclusive housing, how local demand for age-exclusive housing will be delivered, including specialist types.
7. We recommend to **consider a range of fiscal measures** that would boost the supply of age inclusive housing and stimulate consumer demand.