

Planning For Intergenerational Futures:

Conversations with professional stakeholders
and residents of new build communities



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Professor Sophie Hadfield-Hill
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Introduction

The aim of 'Planning for intergenerational futures' is to further extend evidence, policy-making and professional practice on planning for sustainable urban places in England. It is based within over fifteen years of research at the University of Birmingham that has examined the experiences of children, young people and families living in newly-built, master-planned communities¹. Our work has explored how residents live, work, play, move around and participate in urban places – and especially those built to be 'sustainable'².

The current report builds on our longstanding body of research to ask how future urban places can meet the needs of the different generations of residents who live in them. It is based on the observation that many new urban places neither meet the needs of children and young people, nor do they enable older people to 'age in place' (if they wish to). Moreover, our work, alongside that of many academics, has identified that there are many tensions between residents of different ages in urban places – and that even more recently-planned communities have not managed to address this issue.

Our research and stakeholder engagement work seeks to ensure that we are planning for, and building communities, in the next, 5, 10, 20+ years that have intergenerational futures at their heart. England's current housing crisis – which could see homelessness and housing insecurity worsen³ further in future decades – cannot be met with short-term, piecemeal responses. Our work responds and contributes to the commitments of successive Governments since 1997 to large-scale house- and community-building – including the Garden Communities agenda and Labour's (2024-) pledge to deliver 1.5 million new homes in five years. We want to ensure that any such policies are grounded within a commitment to communities, place-making and planning for intergenerational futures.

In our engagement with diverse stakeholders in this field we are also calling for an even longer term visioning of what we want our communities to be like in the future and planning for crisis – whether that be economic, health or otherwise.

With COVID-19 still in recent memory, and with further crises such as climate change and the cost of living still pressing upon us, we need to understand both how to plan adaptable places, and to support communities in their responses to crisis. Planning our communities, using an intergenerational lens to be responsive to future crisis is vital.

The work outlined in this report will be part of a longer-term initiative to shape national and international agendas with the primary aim of creating better places for children, young people and families in diverse contexts. For this report, we undertook new research to supplement our existing portfolio of data. Via our networks and working in partnership with national organisations and Local Authorities, we undertook interviews with 20 key professional stakeholders and residents of new-build communities. Professional Stakeholders included representatives from national bodies, Local Authorities and commercial companies involved in the planning, design and delivery of new urban places. Interviews with residents focused on the extent to which urban places work for different generations, and whether and how they can enable communities to cope with crises. Across our interviews, the stakeholders and residents speak about new build developments across England (built in the past 10 years spanning a range of development types i.e. new build communities, urban extensions, infill development), including those currently being built as part of the Garden Communities

Alongside our existing knowledge base, we analysed the interviews to generate a set of key themes, which could prompt further reflection and action when planning new urban places. These themes are summarised in the rest of this report, alongside brief quotations that aim to bring the themes to life. The report ends by outlining key recommendations, which were co-designed with a group of 30 professionals from relevant sectors at a conference in Birmingham on 21st May 2024. More detailed evidence about any of the themes can be obtained from the report's authors on request. A list of delegates has been reproduced (with their permission) in Appendix 1.

Key Themes

Evidence from our Research

This section outlines key themes from the interviews undertaken with key professional stakeholders and residents of new urban places. A list of UK and international examples of intergenerational design and community development can be found in Appendix 2. This report looks at the following themes.

1. Short termism in making new urban places



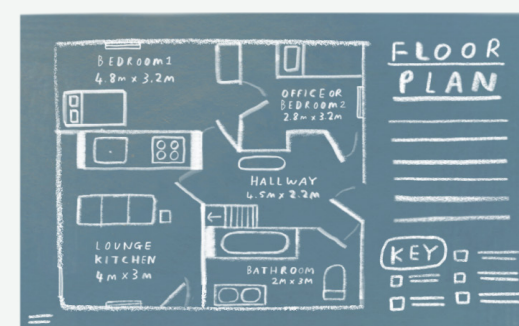
2. Planning decisions



3. Impact of having a mix of ages on a site



4. Flexible spaces that are healthy and good for the environment



5. The value of history and identity



6. Highways



7. Living with COVID-19



8. Planning for intergenerational spaces



9. Planning for crisis





1 Short termism in making new urban places

Many interviewees – particularly professional stakeholders, but also some residents – indicated that what they called ‘short termism’ in making new urban places was a key challenge when both planning for intergenerational futures and planning for crises. As one professional put it:

“they’re really short term as well, just trying to get that site through, and they’re thinking of that one year of their turnover” (professional stakeholder)

Such short termism can have a range of impacts: not having the right infrastructure in place when residents start to move in; attempts to cut costs (through saving time in the build process) having material effects on the quality of housing, with residents telling us their houses have not been structurally sound; a lack of emphasis on supporting the development of communities, and not just built places; a ‘tick box’ approach to issues like climate change that looks good in glossy brochures but does not translate into robust, long-term planning for sustainability.

Several professionals indicated that having community development leads, and a properly-resourced stewardship strategy, were both important ways of combatting short termism.

“The crux that I keep coming back to is the stewardship strategy, about how you manage those spaces and involve the community and the management so they can continue to evolve and contribute as opposed to [the] housebuilder model where there is a disposal.”
(professional stakeholder).



2 Planning decisions

Building on the problem of short termism, many residents told us about their experiences of planning decisions that they felt had led to problems once people moved in. Many of these issues identified in our current research project have also been present in our previous research – and so affect not only adults but younger residents too.

Despite efforts to plan inclusive, sustainable communities, residents felt that, in reality, their communities had segregation built in – especially along the lines of housing tenure. In effect, attempts to plan communities that integrate generations and that might enable communities to respond, together, to crises will not have a strong basis if they feel segregated on other lines.

"Interestingly the developer built all of the affordable housing at the very bottom of the hill on the east side of the road its quite a distance away from the not so affordable housing ...it does feel like very separate developments. I think that's massively hindered cross class relationships between people on the estates." (resident)

"Shared space in these developments is a disaster; it's dangerous and certainly with the electric delivery vehicles, the kids can't hear them, they creep up on them." (resident)

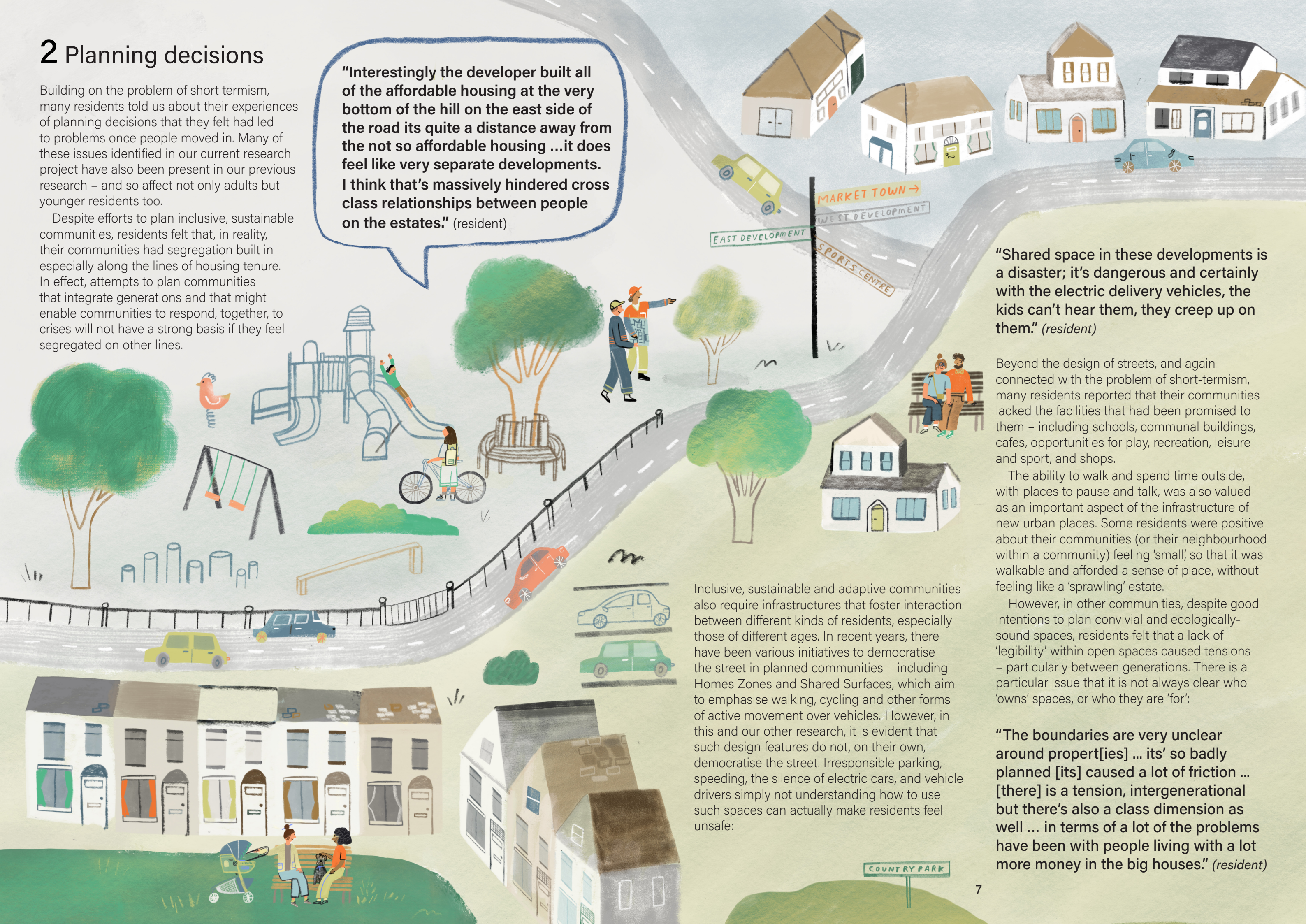
Beyond the design of streets, and again connected with the problem of short-termism, many residents reported that their communities lacked the facilities that had been promised to them – including schools, communal buildings, cafes, opportunities for play, recreation, leisure and sport, and shops.

The ability to walk and spend time outside, with places to pause and talk, was also valued as an important aspect of the infrastructure of new urban places. Some residents were positive about their communities (or their neighbourhood within a community) feeling 'small', so that it was walkable and afforded a sense of place, without feeling like a 'sprawling' estate.

However, in other communities, despite good intentions to plan convivial and ecologically-sound spaces, residents felt that a lack of 'legibility' within open spaces caused tensions – particularly between generations. There is a particular issue that it is not always clear who 'owns' spaces, or who they are 'for':

"The boundaries are very unclear around propert[ies] ... its' so badly planned [its] caused a lot of friction ... [there] is a tension, intergenerational but there's also a class dimension as well ... in terms of a lot of the problems have been with people living with a lot more money in the big houses." (resident)

Inclusive, sustainable and adaptive communities also require infrastructures that foster interaction between different kinds of residents, especially those of different ages. In recent years, there have been various initiatives to democratise the street in planned communities – including Homes Zones and Shared Surfaces, which aim to emphasise walking, cycling and other forms of active movement over vehicles. However, in this and our other research, it is evident that such design features do not, on their own, democratise the street. Irresponsible parking, speeding, the silence of electric cars, and vehicle drivers simply not understanding how to use such spaces can actually make residents feel unsafe:



3 Impact of having a mix of ages on a site

In this research, as elsewhere⁴, we have found that children and young people are often viewed as 'community builders'. Despite their presence on the street often being a source of anxiety or tension with adults, children spend time playing, hanging out and moving in their communities. They can be the first to welcome new families, and their simple presence can also be a source of joy for many, giving a sense of vitality to a place. Therefore, planning places that work for children and young people can 'make sense' in several ways: financially, in making a new community feel like a 'place' that people want to move to; in supporting the physical infrastructure to enable physical activity across all generations; in engaging the people who arguably use outdoor spaces the most (children and young people) in processes of design and maintenance rather than excluding them, and thus reinforcing intergenerational tensions.

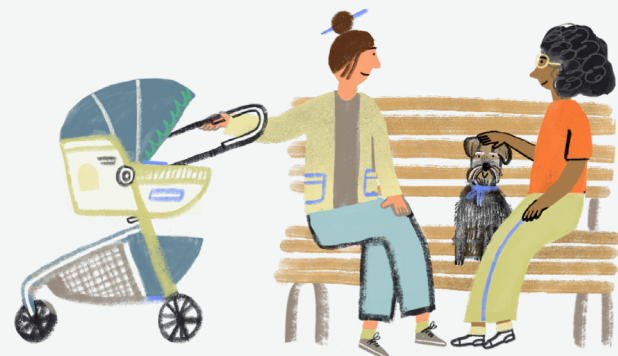
"Planning for children and young people makes financial sense, partly because it helps with density and actually kind of walkability. If you are creating a new neighbourhood centre, you need people immediately around it they are going to use it and give it a bit of life." (professional)



"There is an inevitable perception of conflict around the fact that we know young people want spaces to hang out, and we know older people can sometimes regard that as a threat or anti-social behaviour when its sort of not really, it's just people meeting and talking. Trying to kind of work that through with specific groups, but also get a design response better in the way you help young people to create spaces or give them spaces or code design spaces with them that achieve what they want." (professional)

'I started helping out ... would you mind looking after [the children] for half an hour while I go out? ... so the children used to come quite a bit ... when they were stuck for childcare ... because they've got no family close' (resident)

However, both professional stakeholders and residents recognised that older adults were also particularly instrumental in building communities – but perhaps in other ways. For instance, residents indicated that it might be older adults who set up and maintained community WhatsApp or Facebook groups, or residents' associations. Others cited examples of where neighbours had been crucial sources of local information, or guidance – even for apparently everyday things like gardening. Similarly, however, they recognised that well-designed, safe, inclusive public spaces should encourage use by children and young people (since older adults value seeing and interacting with them) whilst also enabling the mobility of older adults.



4 Flexible spaces that are healthy and good for the environment

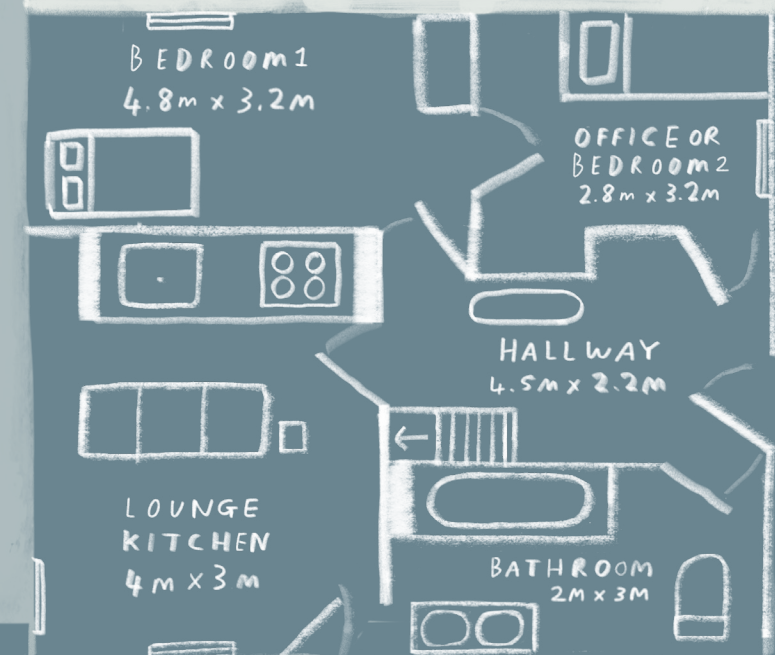
A recurring feature of our research with professional stakeholders and residents is that both domestic and outdoor/public spaces could be more flexible, particularly in enabling residents to age in place and to live well with one another across generations. Respondents in our interviews cited examples of innovative housing designs that enabled different generations of the same family to live together whilst fostering independence – and that were also dynamic, flexible spaces that could be reorganised as a family's needs evolved.

"I saw a really interesting project in London ... essentially totally flexible flats that you could open up, you could move the walls around ... you could take the whole floor ... essentially divide it up how you wanted to" (professional)

'I think there's something really interesting in that because if you can create a development that is already flexible in its built form then you've already created flexibility for people as they change through life.' (professional)

Flexibility does not only mean innovative house design, however. As per a significant body of academic research on temporary and adaptable urbanisms⁵, professionals told us that building-in opportunities for aspects of urban infrastructures such as pathways to emerge with use by residents was an important part of flexible, inclusive and responsive design. Multi-use spaces – which can enable play, rest, leisure and recreation, without proscribing any particular use – are also important aspects of flexible open-space design, which can foster conviviality, health and well-being:

"I have seen some examples where ... they haven't put in every path yet because they wanted to see where the paths emerge, where the desire lines are ... and then turn them into proper paths. In other places, they have done some sort of ground modelling to stop children basically running out into the road, but in a lovely way that is kind of grass mounds and they've surrounded them with low seating, which is fun to run along but also nice to sit while you are waiting. It's as much about having benches and how frequent the benches are, so that's the invitation that you can be in the public space ... these things make a really big difference to how people use the space or feel like they're allowed to use the space" (professional)



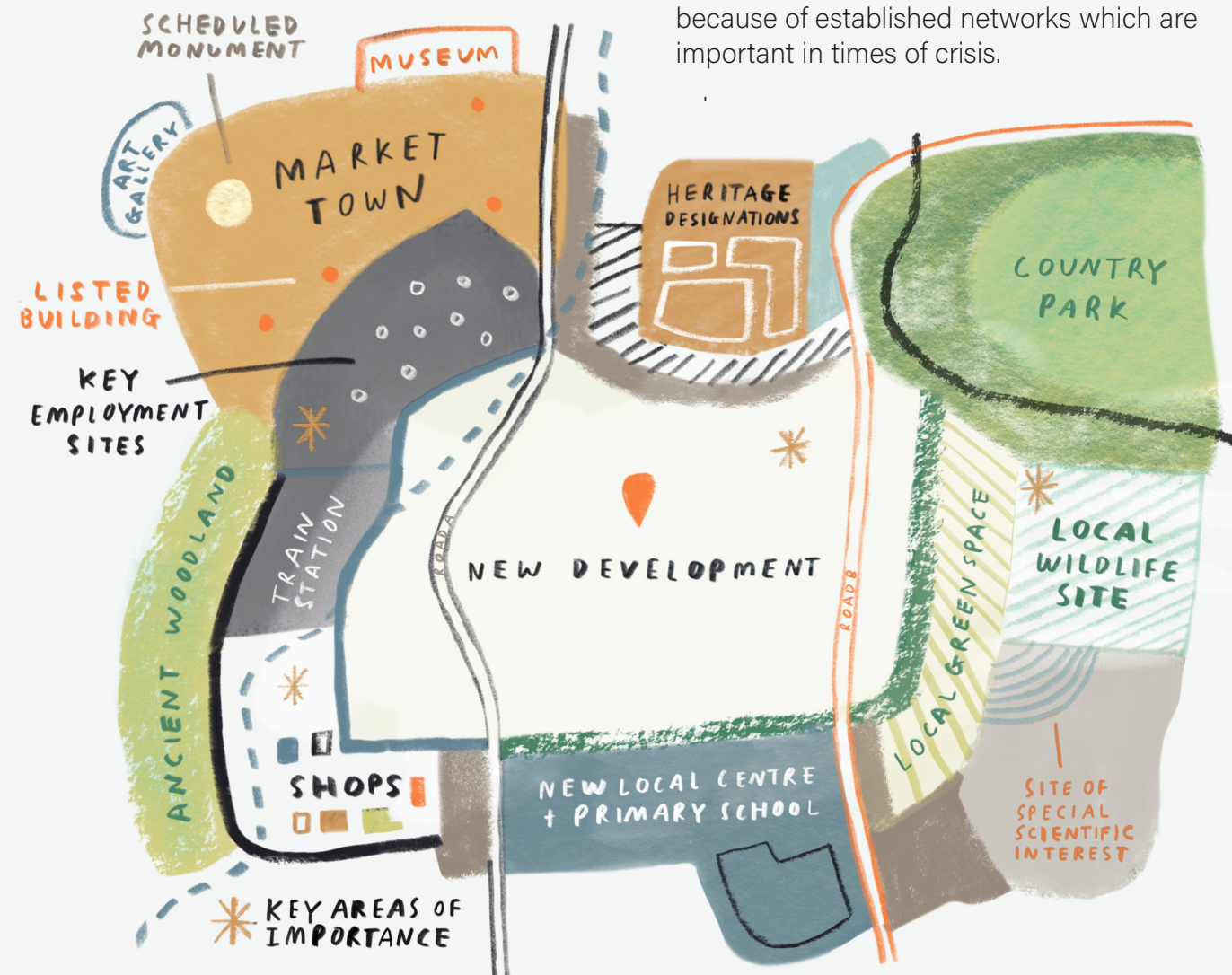
Some professionals expressed concern, however, that the kinds of features cited in the quotation above could be seen as individual items on a 'tick list' that could be scattered throughout a community, rather than viewing them as aspects that could be 'layered' within the same space to make it better. For instance, there could be consideration of how grass mounds – which enable playing, safety and searing – could also be biodiverse, be designed to reduce flooding, and be planted with trees to improve air quality and afford cooling.

5 The value of history & identity

A theme that emerged primarily from the residents of new build developments was their reflection on the importance of history and identity in the making of new places. One of our resident participants had moved from a traditional village to a new, standalone development and she commented on how much she missed the absence of history and how important this is for the making of community narratives, friendships and identity. Another participant reflected on how much she appreciates that their development is within walking distance from the established market town; this gives a sense of identity and has really helped with the sense of connection which residents of the new development now feel.

"One thing I hadn't appreciated moving into a new build was... there's no history in [a traditional village]... there's people who have lived there... for 100 years... I don't think I appreciated that until I came here no one has lived here for more than 5 years." (resident)

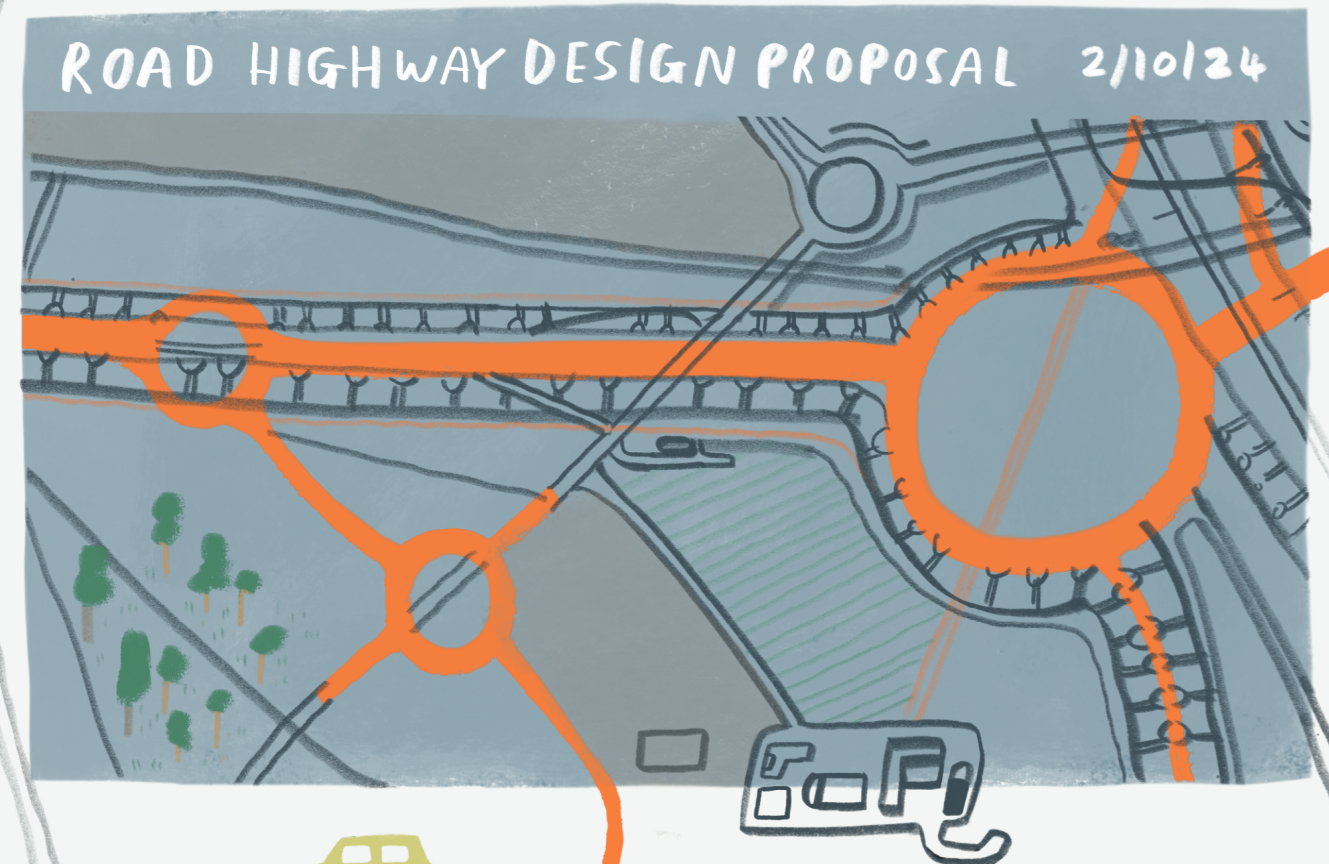
It is interesting to note that across our interviews, the linkages to existing places really were valued by residents; the geography of the new developments in relation to other places and spaces is so important and should be prioritised – not only in relation to identity making but also because of established networks which are important in times of crisis.



6 Highways

Within the context of the kinds of timeframes and planning decisions outlined in previous sections, several professional stakeholders specifically urged for greater consideration of the ways in which highways – and highway planning – could come to dominate the design of new urban places. One professional described highways engineers as 'kingmakers' given the sway they hold over aspects of the decision-making process.

Importantly, rather than simply criticise highways engineers, professionals saw opportunities for 'flipping' the perspective so that highways planning could become part of the planning of healthy, vibrant, inclusive spaces that are planned for intergenerational futures. Such an approach is not merely about being less car-focused, or reducing conflict between different road users, but thinking about accessibility and the well-being of residents in a much more holistic way (and, especially, for residents of all ages).



"I think the disconnect in road design and the concept behind roads is one of the biggest problems we face and every other developer in the country faces. Highways engineers are really fundamental to how people can have free movement around their places. I would just make it so that highway engineers have to consider health and wellbeing, not just traffic movement. Let's flip it: let's design for the behaviours we want." (professional)

"I think that everything has come quite far in the last few years in stopping being so car-focused in the sense of everyone owns a car and wants to drive around into thinking more holistically. I think now transport planning is getting better in instead of looking at conflicts between potential users, looking at accessibility and a broader perspective which I think is helpful for thinking about the way people might move around and access things at all stages of their life or all stages of physical activity." (professional)

7 Living with COVID-19

Professionals and residents provided a slightly mixed picture when it came to how new urban places had coped with the COVID-19 pandemic. A key argument was that more established, older settlements may be better equipped both in terms of physical (e.g. health centres) and social (e.g. volunteer groups) infrastructures so that they can come together and look after each other during a crisis. As detailed elsewhere in this report, having these infrastructures in place early on, and supporting them for the long term, should be central aspects of place-making.

"You have to make it happen a little bit more in new communities. Because of the inorganic nature of them. We did some bits of trying to get those behaviours from people by doing social media competitions and urging people share recipes of, you know, things to make when you've got nothing in the cupboard and things like that. Like in any new community, you need pioneers or you need somebody like us as a master developer to push things to happen." (professional)

Despite the challenges of living in a newly-developing community, one aspect of the design of new communities that both professionals and residents agreed had been valuable during COVID-19 was their density and walkability. Significantly, opportunities for intergenerational encounter (beyond the family unit) were flagged as an important outcome.

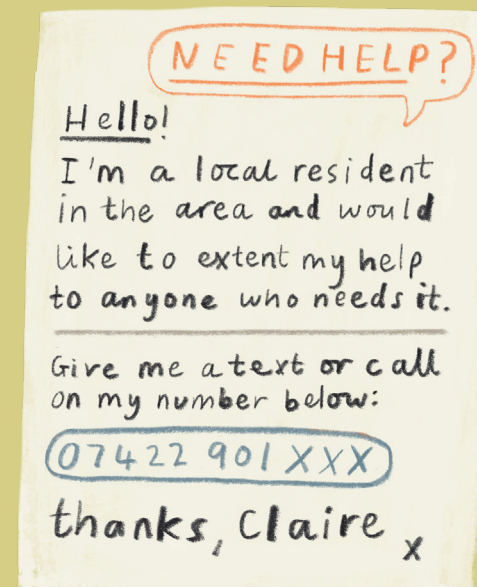
"We were really lucky in a way. We had a garden. The kids could still see the kids next door. It was a very fortunate place to be for that particular period." (resident)

"Our residents coped better with staying at home and only having a bit of a walk once a day because they had green space on the doorstep." (resident)

"It was quite nice weather during lockdown and when I needed to get [out] I used to go and sit on her front step and because she lived in a flat. She managed the garden outside of it ... and I used to go and sit on her front step and have a cup of tea." (resident)

Whilst the above quotations hint at the kinds of implicit, everyday support that simply being around others in the community could afford, interviewees also highlighted some of the many ways in which – in part again given the density and walkability of their communities – people actively supported one another.

"There has definitely been a couple of examples where you know grandparents without local grandchildren and grandchildren without local grandparents sort of buddied up a little bit." (professional)



"It was actually during lockdown that I distributed leaflets ...if you need any help with anything you know, here's my number. In fact, it was three older women who contacted me. I started doing their weekly shopping and I did that through the whole of lockdown and we became really good friends – like really good friends." (resident)

8 Planning for intergenerational spaces

When asked explicitly about planning for intergenerational spaces, there was a range of responses from both professionals and residents. Some professionals pointed out that a key function of the planning system for many years has been to plan for development and opportunity for people of all generations – from early childhood provision through green spaces, employment and housing.

However, other professionals argued that there have been very few planned intergenerational projects in the UK, with the majority that do exist being one-off or exceptional projects. There was a sense that "there is not any real policy or strategy in the UK for intergenerational living" (professional). In addition, some professionals differentiated between the need for intergenerational housing and intergenerational open spaces:

"We need housing that suits different people of different generations, but there's not very much about how you might create a place that really suits intergenerational living; there could be much more detail and sophistication to it. We need to make sure that all new homes and communities work for people of all ages." (professional)

"The challenge going forward... when building a new community [is] trying to work through how we enable that type of environment where people look after each other across generations without dictating exactly what that's going to look like... how do we create community in terms of... the type of environment people... want to live amongst and look after and feel as though you are part of community." (professional)

Whilst agreeing that planning for intergenerational futures was important, some professionals also drew attention to the intersectional nature of generations. In other words, simply focusing on generations might both silo people of different ages, but also ignore other demographic and lifestyle differences that, together, make for a healthy, vibrant, inclusive and resilient community (even if housing affordability is the biggest barrier to be overcome in this context):

"I think the term intergenerational in itself is also problematic because generations exist in families, but in the general population, there are no generations. There is only people of every different age. By calling it generations we are also segregating people. What makes a healthy community is just the greatest mix of everything, you know ethnicity, type of work, ability, education. At the moment the biggest constraint against mixed communities is affordability; affordability is now such a big problem that it is having a really big effect on the lack of ability to mix." (professional)

For residents, the emphasis for intergenerational planning was on facilities and even banal, everyday objects (like bins) that could foster interaction. Indeed, plenty of research shows that it is these seemingly small objects and encounters between people that can foster a sense of conviviality for the long term – as much as larger infrastructures. It was also notable that some of the spaces referred to by residents were again the kinds of 'flexible' open spaces left to emerge with use, over time.



"I know it sounds silly talking about bins, but we've got stores just outside our houses. You put your neighbour's bin back in the bin store and the bin is almost like an object – a resource for an interaction. A lot of the conversation is about bins [and] what bin day is, having those shared bin stores, there's a reason for an interaction. It's little things like in you know having places for people to linger, having places for people to, you know, to encourage those sort of spontaneous interactions." (resident)

"There are some mostly green spaces, most of which seem to just have been left. They're really good. I'm not sure whether they were planned or deliberate. The Village Residents' Association have put a Christmas Tree up there, that's kind of permanently growing there, and folk gather there every Christmas.

We also need the kind of communal facilities that people tend to meet around like the paper shop or the place they go to just buy some milk. I think it could have definitely done with more thought or more intention given to try to design those things into the estate." (resident)

With these broader, contextual considerations in mind, both professionals and residents made a series of more concrete suggestions as to how it might be possible to plan new urban places for intergenerational futures. These included:

- festivals, events and activities as a way of getting people from across generations to engage and build community spirit;
- school consultation events or events with youth groups, which are inclusive and are not just about 'representing' young people but enabling them to ask challenging questions (and listening to these properly);
- balancing the design of a space and its sustainability management in the longer term, with an emphasis on post-build, post-occupancy processes to continue to co-design and co-deliver spaces with groups as a second 'phase' of place-making that gives diverse residents agency;
- using community development strategies in each place to create social capital and create (for instance) volunteer networks that can take hundreds of years to establish in historic villages, enabling people of different ages to become community carers or leaders;
- having clearly legible, identifiable places where people can meet (as one resident put it: "at the minute, there isn't really anywhere in the estate where you'd say right, let's go and meet there.").



9 Planning for crisis

"I think from the developer perspective, you cannot build a sustainable community without looking at crisis-planning and resilience as part of that" (professional)

There was agreement amongst professional stakeholder that planning for any crises – but especially for multiple, compound crises – was very challenging. There was also a sense in which there had been a necessary emphasis on environmental sustainability, to the detriment of other forms of sustainability and crisis preparedness. However, opinions diverged a little on how best to respond. Some respondents foregrounded ongoing initiatives that aim to fairly holistically deal with a range of social, economic and environmental challenges – such as the 20-minute neighbourhood. Such initiatives mean that, simultaneously,

"we should be building homes that are resilient to climate change and that will also help people during economic crisis; we should be building homes that are built to the highest standards in terms of climate change; and then in terms of neighbourhood form, places that are easy to walk and cycle where people can bump into each other with good quality park and public spaces." (professional)



There was, therefore, a clear steer that **"if you plan well then resilience to crisis is part of that"** (professional). Hence, with economic (i.e. a cost of living) crisis, rather than an environmental crisis, in mind.

"With a development you can do a bit of infrastructure to get ready for when people are ready to buy homes again, but it needs that kind of overall vision and care. That kind of vision can have really massive impacts in terms of making sure the line up between the homes coming forward and the services and facilities works in the right way. If it doesn't you can get into a bit of a bad spiral for a while, I think most of these places sort of end up sorting themselves out. Everything catches up in the end but that could be 20 years" (professional)

Finally, and linking back to more specific, concrete aspects of the built environment signalled in previous sections of this report, some interviewees noted the value of smaller green walking routes closer to homes, and the importance of community buildings for times of crises (for instance for enabling storage of sandbags, or vaccinations, when communities will need resources close at hand).



Recommendations

The following recommendations are for policy-makers and practitioners seeking to develop communities that are planned for intergenerational futures and that could be more adaptable and resilient to crises. These recommendations are based on our research and were co-produced with participants at our Planning for Intergenerational Futures conference in May 2024 (a list of participants is available at the end of this document).

1. Fight short-termism.

Thinking intergenerationally means developing plans for place-making that extend decades into the future – well past the build phase. Having a vision that extends for generations into the future means thinking about the long-term sustainability of a place and its physical, social and digital infrastructures.

2. Ensure the participation of diverse communities.

Using the resources and case studies appended to this report, there should be appropriate mechanisms to include publics of all ages and backgrounds. Participation should be more than consultation, and should take place at all stages of community development – from ‘proxy’ communities in the masterplanning stage to ongoing, inclusive platforms for decision-making and stewardship post-completion.

3. Ensure genuine diversity in decision-making.

This does not only mean better and more inclusive mechanisms for public consultation. It also means that across all of the actors and organisations involved there is diversity – in terms of background, age and training – to ensure that all of the knowledge and experience required to make a place resilient and adaptable for all, for the long term, is included.

4. Intergenerational projects require good clients.

Including developers, landowners and housebuilders, who are willing to invest resources and time into taking seriously the benefits of planning for better intergenerational relations, is vital.

5. Identify and address gaps and/or blockages that are preventing the development and delivery of intergenerational places.

Are there particular assumptions or values in particular organisations that could be challenged? Are there particular policies or points in the decision-making process that could be improved or made more efficient? Where is intergenerational planning not happening – and why?

6. Amplify a commitment to fighting the dominance of private cars.

Private cars may still be required by some people in some places (particularly rural communities). But a shift to public and shared forms of transport should underpin the long-term vision for any place, and especially its streets and public spaces.

7. Advocate for statutory mechanisms to underpin better intergenerational places.

Without statutory duties, places may continue to be exclusionary or inappropriate for children, young people and the elderly, in particular. Convening a cross-sector group of advocates (for instance a statutory duty to plan for and consult with children and young people in the National Planning Policy Framework) could be a step in the right direction.

8. Explore other models for delivering intergenerational, resilient and adaptive places.

There is a need to balance between ‘exceptional’, place-specific case studies and what would work at scale. But looking to alternative models of provision – including co-housing – could continue to provide inspiration for more mainstream developments.

9. Develop and extend education for intergenerational planning and policy-making.

This could include collating, sharing and building on good practice in, for instance, undergraduate, degree apprentice and Master’s courses in urban and regional planning.



10. Develop Key Performance Indicators (KPIs) for what makes a good intergenerational community, in the long-term.

These could be written into Local Plans, masterplanning, Supplementary Planning Documents and other appropriate planning mechanisms, and should include community development and maintenance in the long-term. *Examples could include the following:*

- Schools as multifunctional civic centres or ‘hubs’ for the whole community.
- Everyone feels safe and welcome in public and open spaces.
- Accessible, free (or cheap) public transport.
- Community governance of community infrastructures and potential income streams, and temporary use of ‘meanwhile’ spaces.
- Mix of housing tenures, with availability of affordable housing for young people, close to education, employment, leisure, shops, public transport hubs and key services.
- Social and environmental justice and reducing inequalities.
- Energy efficiency measures.
- Accessibility, inclusiveness and quality of green and blue spaces.
- Innovation and quality in housing design.
- Inclusive health and well-being indicators derived from cutting-edge public health research.
- Accessible, ‘everyday’ indicators for the above that relate to people’s experience of living in a place – e.g. ‘I feel safe’; ‘I don’t feel lonely’; ‘I belong here’; ‘this is a friendly place’; ‘I can play here’; ‘this is a clean place’.

If you would like to discuss these recommendations further with us, or explore how else we could support your work, please contact us at
s.a.hadfield-hill@bham.ac.uk
p.kraftl@bham.ac.uk

End Notes

1 Examples of our academic articles, briefing papers and guides – including guides for involving children and young people in the planning and design of new communities – can be found at the following links: www.newcitizens.wordpress.com/ www.planning4cyp.com

2 We have analysed a range of communities including smaller-scale urban infilling, sustainable urban extensions, eco-villages and more traditional housing estates, built during successive policy initiatives including New Labour's Sustainable Communities Act and the Conservatives' Garden Communities agenda.

3 www.housing.org.uk/resources/the-housing-crisis-what-will-happen-if-we-dont-act/

4 We include further details about children as 'community builders' in our response to DLUHC's 2024 Inquiry into children, young people and the built environment: www.committees.parliament.uk/work/7981/children-young-people-and-the-built-environment/publications/written-evidence/ (search for 'Birmingham' within the written evidence, or contact the authors of this report for a copy)

5 See, for instance, Andres, L. and Kraftl, P., 2021. New directions in the theorisation of temporary urbanisms: Adaptability, activation and trajectory. Progress in Human Geography, 45(5), pp.1237-1253. Available open access (free of charge to download) here: www.journals.sagepub.com/doi/full/10.1177/0309132520985321

Appendix 1

List of individuals participating in the 'Planning for Intergenerational Futures' conference, Birmingham, UK, May 2024. We gratefully acknowledge the critical reflections, suggestions and examples provided by the following delegates at the above event. We also thank them for their role in co-designing the recommendations that conclude this report.

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- Charles Goode, University of Birmingham
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- Fionnuala Lennon, Homes England
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- Gerald Jordan, University of Birmingham
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- Louise Lord, South Cambs District Council
- Manisha Patel
- Martin Field, East Midlands
- Mary Hutchison, PRP
- Natalie Leigh-Brown, Urban & Civic
- Nathalie Bateman, Hemel Garden Communities
- Nicola Mannell, Cornwall Council
- Peter Kraftl, University of Birmingham
- Peter Maxwell, LLDC
- Phillipa Zieba, Hemel Garden Communities
- Rebecca Britton, Urban and Civic
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- Sean Quinn, MCIOB
- Simon James, North Northamptonshire Council
- Sobia Ibrahim, University of Birmingham
- Sophie Hadfield-Hill, University of Birmingham



Appendix 2

List of case studies of intergenerational communities and urban design features. These case studies were mentioned by delegates at our 'Planning for Intergenerational Futures' conference, the links and brief details are intended as a starting point for further research.

United Kingdom

Marmalade Lane | Cambridge

Name: Marmalade Lane, Cambridge
Location: Orchard Park, North Cambridge
Website: www.marmadelane.co.uk
Description: Marmalade lane is Cambridge's first cohousing community. It advances multigenerational living wherein the residents come from multifarious age groups and occupational backgrounds.

Age-friendly collaborative toolkit | Essex

Name: Essex age-friendly collaborative toolkit
Location: Essex County Council County Hall, Chelmsford Essex
Website: www.essexproviderhub.org/media/uctp4le3/essex-age-friendly-collaborative-toolkit.pdf
Description: The toolkit anticipates how communities will promote more activity with a focus on intergenerational engagement drawing on the legacy of care and compassion. It aims to inspire an Essex Age-Friendly community footprint with an emphasis on all age approach.

Active Travel | Essex

Name: The Essex design guide
Location: Essex County Council County Hall, Chelmsford Essex, CM1 1QH
Website: www.essexdesignguide.co.uk/design-details/parking-design/accommodating-the-car/
Description: The Essex design guide encourages cycling and walking for all age groups and aims to provide an inclusive



safe environment that promotes activity and prepare communities for future technological changes.

Intergenerational club | Harlow

Name: Children's Tuesday club
Location: Ashlyn Care Home, Harlow
Website: www.carehome.co.uk/news/article.cfm/id/1673660/intergenerational-project-raises-smiles-at-ashlyn-care-home
Description: Children Tuesday club at Ashlyn home provides an opportunity for older generation to actively interact with primary school children to exchange ideas. Ashlyn Care Home has partnered with a local primary school and every week, the children visit Ashlyn with their teachers to meet residents and do some exciting activities that would foster intergenerational relations.

Bus Usage | Chelmsford

Name: First bus
Location: Essex
Website: www.firstbus.co.uk/essex/about-us/enthusiasts
Description: First Bus engages with the community at different levels such as customers, businesses, employees and residents. It aims to promote social inclusion by providing employment opportunities to marginalised group and supporting local organizations for the development of young people in Essex.



Rochester Riverside | Planning for Crisis

Name: Rochester Riverside
Location: Kent
Website: www.medway.gov.uk/info/200177/regeneration/461/rochester_riverside
Description: Rochester Riverside is a project in partnership with Medway council and Homes England. This project will provide new employment opportunities and homes for Medway along with new open spaces, retail and leisure facilities. Moreover, Medway council and Homes England have invested to improve flood defences and engineering work to equip the site's redevelopment that will support communities to counter different kinds of crises.



Homes England | Design Quality Indicator tool as a KPI

Name: Homes England strategic plan 2023 to 2028, accessible version

Location: England

Website: www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028/homes-england-strategic-plan-2023-to-2028-accessible-version

Description: Homes England has designed new Key Performance Indicators (KPIs) to measure the progress over the period of strategic plan. The KPIs in the plan have been selected as the most important overarching measures that will help to assess and monitor the progress towards achieving outcomes.

Port Loop

Name: Port Loop

Location: Birmingham

Website: www.urbansplash.co.uk/regeneration/projects/port-loop

Description: Port Loop is a new neighbourhood with over 1000 homes, a community and a leisure centre. It will aim to provide a sense of freedom to the residents with traffic-free green streets and public spaces.



Rousillon Barracks and Graingingwell Park | Rochester

Name: Rousillon Barracks

Location: Chichester, Sussex

Website: <https://www.achesonconstruction.com/projects/private-residential/roussillon-barracks-chichester-sussex.htm>

Description: Rousillon Barracks consists of 252 residential dwelling with a mix of 2 and 3 storey energy efficient houses and apartments.

Graylingwell Park

Location: Chichester

Website: www.jtp.co.uk/projects/graylingwell-park/

Description: Graylingwell master plan was developed using collaborative approach of placemaking that engaged around 350 local residents and stakeholders. The development model is deeply embedded in sustainable



approaches that will provide energy efficient solutions and access to green space to foster community engagement.

Abbey Estate Regeneration | Thetford

Name: The Abbey Estate

Location: Thetford, Norfolk

Website: www.flagship-group.co.uk/social-impact/the-abbey

Description: The Abbey Estate has around 1,100 homes, and was built in the 1960s. Housing association Flagship Group aims to improve homes with energy efficient solutions.

Ealing Older Adults Accommodation

Name: Ealing Older Adults Accommodation Strategy

Location: Ealing Council, London

Website: www.matterarchitecture.uk/projects/ealing-older-adults-accommodation-strategy

Description: Ealing Older Adults Accommodation strategy intends to redevelop nine outdated sheltered housing sites with specialist accommodation for older people on three sites resulting in 580 new high quality homes.

Alconbury (Urban & Civic) – including heritage

Name: Alconbury Weald

Location: Cambridgeshire, England

Website: www.urbandandcivic.com/portfolio/strategic-sites/alconbury-weald

Alconbury Weald has been built to provide access to green spaces and to connect the residents to the wider countryside. The heritage area is crucial to the Alconbury Weald development that commemorates its significant role in Cold War.



Oakfield, Swindon, for Nationwide (PRP Architects)

Location: Swindon

Website: <https://oakfieldswindon.co.uk/>

Description: Oakfield is not only a housing development but a series of well designed public spaces and streets that connects communities. It is inclusive for all ages.

Integrated Retirement Community West Byfleet

Name: Botanical Place

Location: West Byfleet, Surrey

Website: www.retirementvillages.co.uk/our-villages/botanical-place

Description: Botanical Place has 196 retirement apartments that offer a wide range of facilities for residents such as cinema screening room, gym, wellness centre, public square, local shops and town library wherein they can come together to share their experiences.

Ella's Hospice, Rowcroft Hospice, Torquay, Devon

Name: Rowcroft Hospice

Location: Torquay, Devon

Website: www.prp-co.uk/project/rowcroft-hospice-869

Description: Rowcroft is a development that aims to improve and extend an existing hospice to support the ageing population of Torbay.



International examples

“Generationen Wohnen am Mühlgrund” (“Generation Living on Mühlgrund”)

Location: Austria

Website: www.theprotocity.com/should-i-stay-or-should-i-go-aging-in-cities

Description: An intergenerational living project currently built in Vienna's 22nd district called “Generationen Wohnen am Mühlgrund” (“Generation Living on Mühlgrund”) aims at creating a living environment where people of different ages can be engaged in community life.

Humanitas

Location: Netherlands

Website: www.humanitasdeventer.nl

Description: Humanitas propounded a unique strategy to overcome the cost of elderly care and loneliness while engaging students who would volunteer for 30 hours per month and can stay in vacant rooms for free of cost with some 160 elderly residents.

Beekmos | Houten

Location: Netherlands

Website: www.internationalsocialhousing.org/2015/01/06/innovative-program-in-the-netherlands-combining-elderly-and-young-women

Description: Young single mothers who cannot live with their families are connected with elderly residents who act as coaches. The elderly residents offer advice and help the young mothers to overcome their challenges.

TOY (Together Old and Young)

Location: Netherlands, Poland, Spain, Italy, Portugal, Slovenia, Ireland

Website: www.toyproject.net/who-we-are/

Description: TOY is a global movement for intergenerational learning.

Hope and a Future

Location: Madison, Wisconsin, USA

Website: www.hopeandafutureinc.org

Description: Hope and A Future is an intergeneration community that deploys a TIIN (Therapeutic Interactive Intergenerational Neighbourhood) model to provide people a sense of belonging through care and compassion.





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