urban development in an ageing world

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The key message

In an increasingly urban world, ensuring the fulfilment of the rights to live with dignity and without discrimination based on older age is key to building inclusive, sustainable, secure and prosperous communities for all.
# Outline of presentation

1. Ageing Trends and Issues
2. Ageing & Health
3. Ageing and Housing
4. Ageing and Urbanisation
5. Ageing Price Tag
6. ReciproCity: Ageing Together
1. Ageing trends and issues
Ageing trends

TODAY, THE POPULATION OVER 60 IS 868 MILLION, NEARLY 12% OF THE GLOBAL POPULATION.

WOMEN ARE 55% OF THE 60-PLUS GROUP, 64% OF THE 80-PLUS AND 82% OF THE 100-PLUS GROUP.

BY 2050, THE POPULATION OVER 60 WILL BE 2.02 BILLION, COMPARED TO 2.03 BILLION CHILDREN WITH LESS THAN 15 YEARS.
% POPULATION 65+ by 2050

BY 2050
CHINA, INDIA, THE USA
WILL EACH HAVE OVER 100 MILLION PEOPLE AGED OVER 60
Ageing in urbanising world

Over 518 million older people live in towns and cities today, representing 57% of all older people, projected to increase to over 1 billion by 2050.

The global population is both urbanising & ageing at historically unprecedented rates. It changes the way we live, work, play, socialise and experience our urban environments throughout our lives and into our older age.
More than **57 million** people 65+ live in cities in Latin America

More than **23 million** people 65+ live in African cities

Almost **250 million** people 65+ live in cities in Asia
AGEING WORD CLOUD
# The NUA and older population

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Ageing population: what is at stake?

THE LOSS OF PERSONAL AUTONOMY
THE DETERIORATION OF SOCIAL COHESION
THE DECREASED OF PURCHASING POWER

Ageing is a personal issue, the loss of autonomy
Ageing is a public health policy, limiting the social and financial impact of age-related disabilities
Ageing is a societal challenge to keep the aged people in the main stream: no one left behind
In France, life expectancy has increased by 30 years since 1900

This unprecedented evolution was not a political or society project but rather an unintended effect of modernity.

This increase in life expectancy has multiple consequences, both in terms of economic equilibrium and individual lifestyles
Increasing life expectancy

A generation added to our families upset their economic equilibrium.

The ratio of inactive persons increases from 34% to 40% in 90 years.

Inheritances intervene at the time of retirement.

One loses parents at 63, after becoming grandparents at 53.

The relationship between growing number of seniors and young people creates a context of competition for income, that has been managed for 25 years by a considerable increase in private indebtedness.
A longer life changes the relation to time

we live 700,000 hours compared to 500,000 hours in 1914
800,000 hours for a baby born today

we sleep about 200,000 hours, 3 hours less per day than our grandparents

legal duration of work is about only 67,000 hours, less than 10% of our life, against 200,000 hours a century ago

we study 30,000 to 35,000 hours

In total, we have 400,000 hours of free time compared to 100,000 a century ago
A longer life changes the relation to time

| most of our living time is therefore "free" which implies that time has become a private issue, it belongs to us before belonging to any institution |
| it is no longer working that structures our time, but it is **time outside work** that structures the working society |
| the extension of life expectancy means an increase in the retirement period, also an increase in youth period, the transition between adolescence and adulthood |
A longer life changes the relation to time

one becomes an adult i.e. "autonomy to feed and reproduce" rather at age 28-30 than at age 16-20, **10 to 12 years** later than in the middle of the 20th century

passed this period of youth, adults will live **many lives** and have the opportunity to reinvent themselves several times, whether love, activity / occupation

paradoxically, the frustrations are many; the abundant free time, compared to the past, is not enough in front of the unlimited possibilities accessible through today's technology
2. Ageing & Health
Challenging physical & mental disabilities

**diabetes**
75% of people who live with a non-communicable disease are aged over 60 whilst 2/3 live in urban environments that discourage physical activity, lack green spaces and encourage bad diets.

**dementia**
The number of urban residents living with dementia is predicted to double every 20 years, with 58% already living in cities in low and middle income countries.

**pollution**
Over 7 million deaths are linked to indoor and outdoor pollution which disproportionately impacts older people who consequently suffer chronic respiratory conditions, heart disease and stroke.

46 million people live with dementia, a figure that double every 20 years.
Challenging ageist discrimination

**spatial**
Inaccessible spaces and services, inappropriate housing, hostile streets, poor public transportation and increasing insecurity and humanitarian disasters restrict our enjoyment of rights in older age.

**social**
Negative ageist stereotypes and a lack of understanding of the diversity of old age marginalises our participation in city life, decision making and community life and activities.

**economic**
Urban life is expensive and discriminates against older people, those living in income poverty or working in the informal economy, restricting and marginalising our ability to live with a secure income.
3. Ageing and housing

More and more urban projects are designed to take into account all ages of life and to make cohabit in the same space people with very different profiles and needs.
Ageing & Housing

• Housing adapted solutions exist matching the specific needs of the aged people, in particular their capacity to afford the costs of adapted housing

• two of solutions coexist: individual or collective solutions
Housing solutions

**Living independently**
Self-managed adapted habitat

**Group housing**
Seniors Housing: hostels, foster care
Home for the elderly - public initiative
Senior residences services - private development
Social residences - public initiative

**Shared accommodation (cohabitation)**
Family care - regulated by law
Roommate between seniors - sharing flat

**Alternative / participative housing**, the cooperative

**Building adapted new homes**
10% of all new developments fully wheelchair accessible
Housing the elderly

Adapted habitat: Senior Cottage, small residential care units built in the children's garden brings the elder close to their kin.
Housing the elderly

Group habitat: Beguinage is an updated middle-age concept
Housing the elderly

Cooperative habitat: a group of families sharing same values building their own participative and mixed habitat
Housing the elderly

Mixed habitat
Intergenerational cohabitation

A specific real estate project where the challenge is to enable seniors to continue to live surrounded by young people, mixing all ages in an habitat suitable for everyone, recreating social bonds.
Social bonds, integration in the city, in the neighbourhood or in social networks are essential components of aging well and preventing loss of autonomy
The age friendly city framework

SOURCE WHO, Global Age-friendly Cities: A Guide
Social integration through adequate infrastructures

Public space
Shared urban spaces to reduce social isolation

Urban safety and security in a context of emergency

Recognition of caregivers and social supports

Mobility
Investment in affordable, accessible, adequate, safe, and accountable public transport

Improve the safety and economic viability of street-based livelihoods

Older people should feel confident they can use city streets and public spaces safely, otherwise their ability to live independently and participate in city life will be limited
Safety and security

Make older urban residents feel safe and secure in times of emergency by involving them in disaster preparedness planning, and in coordination between humanitarian actors and city authorities.
Inclusive public spaces

CREATING POSITIVE AND INCLUSIVE PUBLIC AND OPEN SPACES REQUIRES A SOCIAL DIMENSION TO ENCOURAGE PUBLIC OWNERSHIP AND DEVELOP CROSS COMMUNITY AND INTERGENERATIONAL LINKAGES.
Mobility for All

FREE
LONDON AND DUBLIN OFFER PUBLIC TRANSPORT FREE YEARLY SUBSCRIPTIONS FOR 65+ PEOPLE

LESS
OLDER PEOPLE DRIVE LESS: THEY REPLACE DRIVING WITH WALKING AND PUBLIC TRANSPORT

ONLY 13% OF THE WORLD’S POPULATION LIVE IN COUNTRIES WHERE A NATIONAL SPEED LIMIT APPLIES
Inadequate and unsafe infrastructure

various barriers prevent older persons enjoying walking around in cities:

• older people with hearing loss may not be able to identify approaching traffic which can make them feel anxious;

• street crossings may not provide enough time to cross safely;

• uneven and poorly maintained pavements may increase the risk of falls
inadequate infrastructure
44% of daily trips done by 65+ people occur by public transport.

3 km/h is the average walking speed of 65+ people (all average walking speed is 4.8 km/h).
WALKING TIME AND DISTANCE
5. The ageing price tag
Financing ageing

Financial measurements of deprivation routinely underestimate both the number of people living in poverty in cities and the extent of their deprivation.

Prioritising investment in urban services and infrastructure is vital but it must take into account the views and experiences of older people.
Main impact of an ageing population

• **Increase in the dependency ratio.** If the retirement age remains fixed, and the life expectancy increases, there will be relatively more people claiming pension benefits and fewer people working and paying income taxes.

• **Those in work may have to pay higher taxes.** This could create disincentives to work and disincentives for firms to invest.
Ageing could reduce average growth rate.

(percentage point impact on real GDP growth; average over 2020–50)

Sources: IMF staff projections based on Amaglobeli and Shi (2016); United Nations, World Population Prospects: 2015 Revision (medium-fertility scenario); and Penn World Tables 9.0.
Main impact of an ageing population

• An ageing population could lead to a shortage of workers and hence push up wages causing wage inflation

• Changing economic sectors. An increase in the numbers of retired people will create a bigger market for goods and services linked to older people (e.g. retirement homes)

• Higher savings for pensions may reduce capital investment
The share of GDP spent on pensions in the UK has increased from 2% in 1950 to 8% in 2016, it is forecast to rise towards 10% of GDP by 2062. See: UK pension spending
The percentage spent on pensions by different economies.

Main impact of an ageing population

• Would spending commitments be funded or unfunded. Many western governments fund their pension plans through *pay as you go*, rather than saving national insurance contributions.

• Inequality could be exacerbated by the state of the housing market, with homeowners in a much better position than those who have to continue to rent into their retirement.
To conclude

**GUARANTEE ACCESSIBILITY**
- Physical functioning can reduce with age. Shapes, elements and materials of the surrounding environment generate different levels of accessibility to public spaces.
- Cities should be designed for different human capacities: quality of urban design and its maintenance are fundamental issues to be assessed and improved in ageing cities.
- This is particularly true for the detailed design of transportation, such as vehicles, but also stations and stops, benches and shelters, vertical and horizontal signage.

**PROXIMITY**
- The city for older people is smaller than the one of other citizens. Therefore, the proximity of places and services that they use is fundamental to everyday life.
- Proximity generates synergies among functions, spaces and places and enhances the possibility of outdoor activities.
To conclude

**DIVERSITY**
- Diversity is a prerequisite to generate lively places. It refers to the variety of socio-economic groups, to a mix of functions or to a complex and changing urban landscape.
- Potentially socially isolated groups like older people, can benefit from being surrounded by a socially and environmentally diverse urban landscape, which offers possibilities of interaction.
- Monetary and social transactions coexist in the streets, and for older people this character is fundamental to live a full and active daily life.

**ENABLING SOCIAL INFRASTRUCTURES**
- Old age can lead to difficulty engaging in new or unconventional activities. However, the environment can be challenging. When designing outdoor and indoor social infrastructures and public buildings, architects and urban designers can imagine them as environments enabling people to practice varied activities: interacting, playing, relaxing, walking, seating, or sunbathing.
To conclude

| SAFE AND SECURE PUBLIC SPACES | • While safety that can be obtained through proper design, security is a perception that can be influenced by design. Feeling safe and secure affects people willingness to move and use public spaces and green areas.
• They are both fundamental features to encourage older people’s independence, physical health, social integration, and emotional well-being |

| AFFORDABLE AND ADAPTABLE HOUSING | • Human needs change throughout life cycles. While ageing, we experience physical and emotional transformations, which produce different expectations on our environments. Thus, we need to live in houses that can adapt to these changes in terms of size, space organization, and functions.
• In addition, the economic, social and health related living conditions of older people implies planning specific provisions of affordable housing to meet their needs. The facilities needed, the shared and individual spaces requirements change according to age. |
6. ReciproCity: the case
Chers Voisins

An eco-responsible housing concept on a solidarity-based principle.
An intergenerational family housing system that combines adapted architecture and services to the residents

**BASIC PRINCIPLES**

Assisting the developer: organization of spaces and architectural programming adapted to "living together" described in a technical specifications book

Participatory social engineering through an in-house manager-facilitator
The concept is based on 3 pillars

**dynamic & quieter neighbourhood life**

- Promote social diversity
- Fight against decline in purchasing power by reducing the rent
- Contribute to a better image of affordable housing

**innovative management tool**

- Lower turnover of tenants, reduce vacancy, degradation and disturbances
- Reduce rent collection problems by improving the purchasing power of tenants

**solidarity and committed tenants**

- Care for fragile tenants and encourage "living together" within the residence
- Foster a sense of ownership of the living space through participatory management
1. L'Assistance à Maitrise d’Usage

- **Milieu habité** : réalisation d’un diagnostic socio-territorial, rencontre avec les acteurs locaux et les locataires au cours d’entretiens individuels.

- **Résidence neuve** : adaptation du carnet de programmation aux réalités et contraintes du territoire et aide à la commercialisation + idem AMU milieu habité

2. Le Gestionnaire-Animateur

Le gestionnaire-animateur accompagne les locataires dans la création de clubs et d’activités en fonction de leurs envies et besoins. Il favorise le vivre-ensemble dans une démarche participative.

L’accompagnement est dégressif et des référents sont nommés pour favoriser la responsabilisation et l’autonomisation des habitants.

3. La Maison des Projets

La Maison des Projets est l’espace collaboratif mis à disposition des locataires pour les clubs, services et activités.

Une gouvernance collaborative est mise en place sur chacun des projets locaux et une charte de bon voisinage est créée pour définir collectivement les conditions du mieux vivre ensemble.
Mixité sociale et intergénérationnelle
Favoriser une cohabitation harmonieuse entre les résidents et trouver des réponses concrètes aux besoins d’un nombre croissant de personnes vieillissantes et fragilisées dans le logement.

Défense du pouvoir d’achat
Permettre aux locataires de réaliser des économies grâce à la solidarité de voisinage et la mutualisation de services et de matériels.

Voisinage actif et solidaire
Favoriser la solidarité de voisinage par l’échange de services et la convivialité et mobiliser les résidents contre l’isolement des plus fragiles.

Habitants acteurs de leur lieu de vie
Animer une démarche participative avec l’ensemble des acteurs du logement (bailleurs, collectivités, réservataires, locataires).
Integration of new concerns such as social and collaborative usages in the design of the residence

Innovative residential offer matching local needs

Adapted social housing

Redefinition of landlord-tenants relations

Participative Governance

Negotiation

Social mix

Property management

Buying off-plan

Public policy and admin

Developer

City Admin

Social landlord

Inhabitants

Résidence intergénérationnelle

Intervention Récipro-Cité

COPIL
## Impact and landlord benefits

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<th>Support to the marketing of the residence</th>
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<td>Promote an innovative residential offer  (image habitat)</td>
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<td>Improve the living conditions within the residence</td>
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<td>Improve the disposable income of the tenants through participation to the maintenance of the residence</td>
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<td>Facilitate the links between social landlords and tenants</td>
<td>Facilitate communication on &quot;technical&quot; topics</td>
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<td>Evolve perceptions and attitudes between lessor and tenant</td>
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<td>Building a relationship framework based on negotiation and reciprocal accountability</td>
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<td>Improve respect of the property and of the quality of the assets</td>
<td>Solution to waste collection of large items</td>
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<td>Foster ownership of the living environment of the tenants</td>
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<td>Human ressources strategy (warden / animator)</td>
<td>Promote the image of the building custodian</td>
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<td>Optimise the function of the warden / concierge/ caretaker</td>
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<td>Communication, notoriety and development</td>
<td>Improve the links with the political officials and the city admin</td>
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<td>Promote image of innovation and involvement</td>
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<td>Offer / development tool</td>
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7. References
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