



# Consideration of the senior citizen demand in the 2011-2016 Local Habitat Programme of the Tours Urban Area



# 1. General context

## A stakeholder: Tour(s)plus as an organising authority for housing



- **15th largest city in France:**
  - 19 municipalities
  - 285,000 inhabitants
  - 140,000 housing units
  - A competent local authority on habitat matters



- **A dynamic urban area:**
  - 8,000 new inhabitants in 7 years
  - 10,000 new housing units in 7 years



- A highly appealing **quality of life** for senior citizens in particular

## A tool: the Local Habitat Programme at the service of a right to the city and to housing



The Local Habitat Programme defines the principles of a policy aimed at meeting the housing and accommodation needs of local residents over 6 years.

The purpose of the 2nd Local Habitat Programme of Tour(s)plus is to prepare the region for demographic and ecological changes by boosting the residential appeal of municipalities and strengthening the social cohesion of the urban area.

## A method: Converging viewpoints



Study entrusted to the AGEVIE association to identify the needs regarding habitat (housing and environment) and residential and public services (local shops, healthcare services, etc.) for the over 60s:

- Collecting general data and French and foreign examples to understand the stakes
- Gathering the viewpoint of people over 60 according to a representative sample of the French population through individual interviews
- Gathering the viewpoint of habitat stakeholders and medico-social stakeholders through individual interviews and group discussion

## National trends at work concerning the habitat of senior citizens

COMMUNAUTÉ D'AGGLOMÉRATION  
**Tour(s)plus**



Source: Gilles Ouaki

- A continuity in lifestyle before and after retirement
- A drop in income following a spouse's or partner's death
- A majority of property owners, but with a change after 75 years of age when the status of tenant is preferred
- A preferential choice for an independent situation for people living alone
- The desire to stay in their own home as long as possible
- Social isolation observed as people get older (loss of relatives and close friends, illness, type of habitat, etc.)

## **2. Senior citizens in the Tours urban area**

## Some local demographic data



- 45% of the *département's* population of over 60s live in the Tours urban area
- 57,300 people over 60 years of age in the Tours urban area (2006 figures), i.e. 22% of the population (9% of whom are over 75)
- Younger senior citizens (60-74 years of age) can be found across the urban area, while the over 75s mainly live in the centre
- 3,200 so-called "dependent" people, half of whom live at home

## The habitat of senior citizens today

- Mostly owners (67%) of individual houses
- Housing in a variety of sizes without any specific features
- 6,250 social housing units occupied by people over 60 (i.e. 21% of property to rent)



### **3. The needs expressed by senior citizens and local stakeholders**

## Specific housing difficulties

- Split remarks on housing difficulties (accessibility of the bathroom, windows, toilet, etc.)
- Special focus on the difficulties specific to each type of housing:
  - Social housing: closing of doors, street access, specific type of housing
  - Private housing: floor differences, street/garden access

## Specific environmental difficulties

- Access to shops and staple services
- Difficulties getting about,
- Social and emotional isolation,
- Difficulties with adapting to unusual situations

## **4. The primary initiatives of the Tours Urban Area Local Habitat Programme**

## Local schemes tied in with the *département's* senior citizens' plan



- Examples of objectives in the senior citizens' section:
  - Develop respite solutions for carers and look into setting up innovative initiatives: daytime assistance, temporary assistance, etc.
  - Increase the number of places in nursing homes for dependent people in the Tours urban area
  - Think about improving small living units and assisted living facilities
  - Adapt the habitat in private and public housing and be able to list suitable housing
  - Encourage the development of small grouped habitats in an inter-generational environment at the heart of neighbourhoods

## The general principles for action



- Bring the supply and demand of suitable housing more into line
- Foster the development of intermediate habitat solutions and the creation of new forms of grouped habitat
- Make sure that the location of new initiatives for overcoming environmental difficulties (local shops, transport, services, etc.) is taken on board
- Act on existing funding tools
- Provide solutions for the expectation to be able to grow old in your own home and allow households that are overly dependent to benefit from suitable facilities at a reasonable price

## Measure 6.1: Contribute to the development of accessible public housing



- Objectives:
  - Play a part in bringing about a common culture for acting on adapting public housing to ageing requirements
  
- Procedure:
  - bring professionals from the medico-social and housing sectors together in a network so as to create a venue for exchange aimed at organising the approximation of the adapted social supply and demand and assisting municipalities in developing intermediate solutions and dedicated facilities
  
  - support funding for accessibility and/or adaptation work

## Measure 6.2: Define a "dependence" section in the operational scheme on the renovation of private housing



- Objective:
  - Make adaptation of existing private housing one of the priorities for public action in favour of live-in owners
- Procedure:
  - Launch a pre-operational study with a view to supporting the adaptation of housing for live-in owners with modest means
  - Initiate a partnership between the French family benefits fund (CAF), pension funds, real-estate agencies and cities so as to identify suitable housing and keep a tab on their occupation
  - Implement an operational scheme for assisting and funding housing adaptation requests.