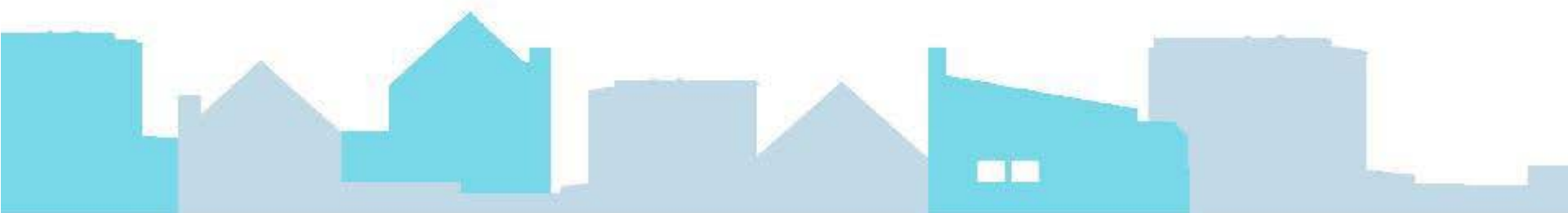




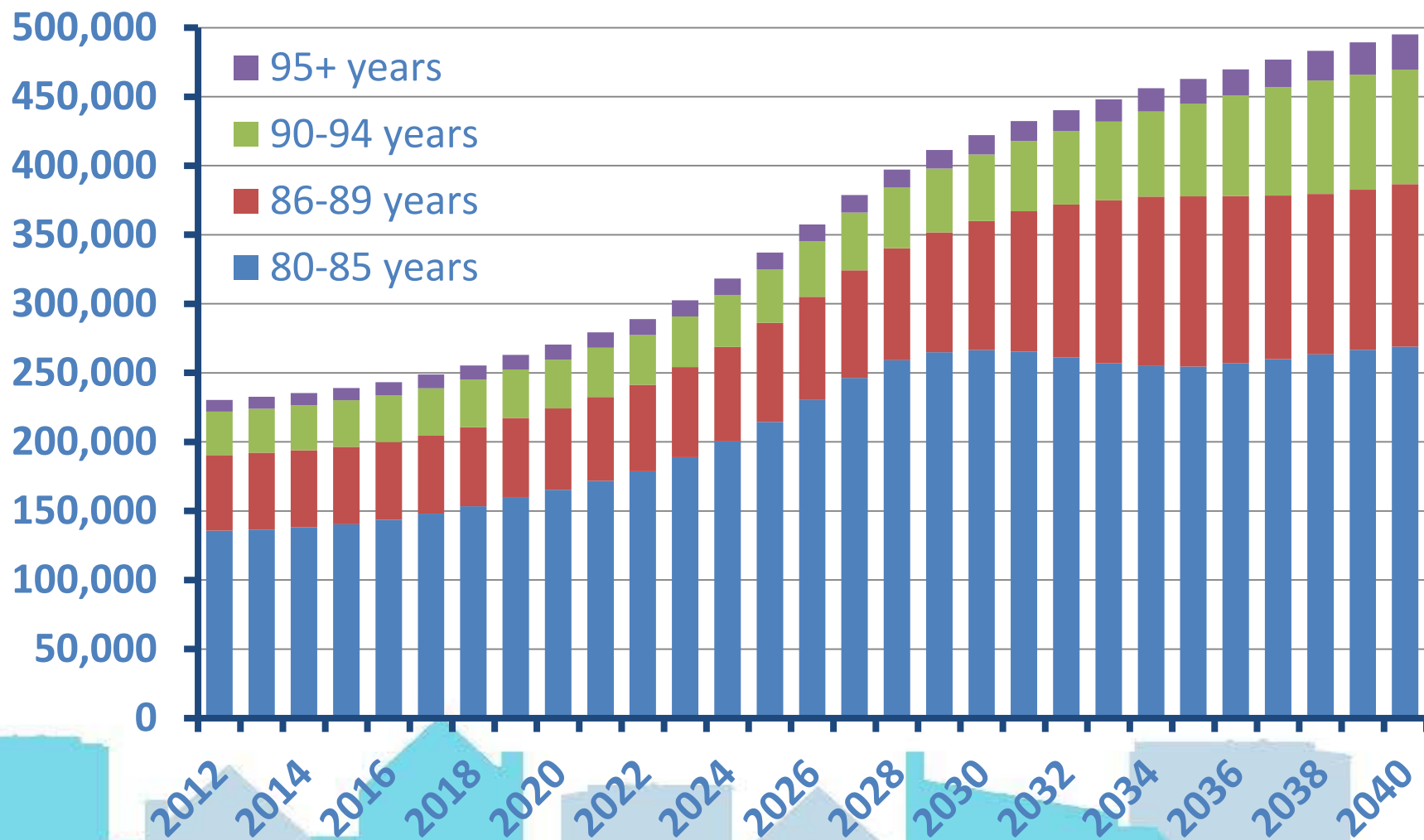
The challenge of an ageing population to future housing and urban policies

Lise Nielsen

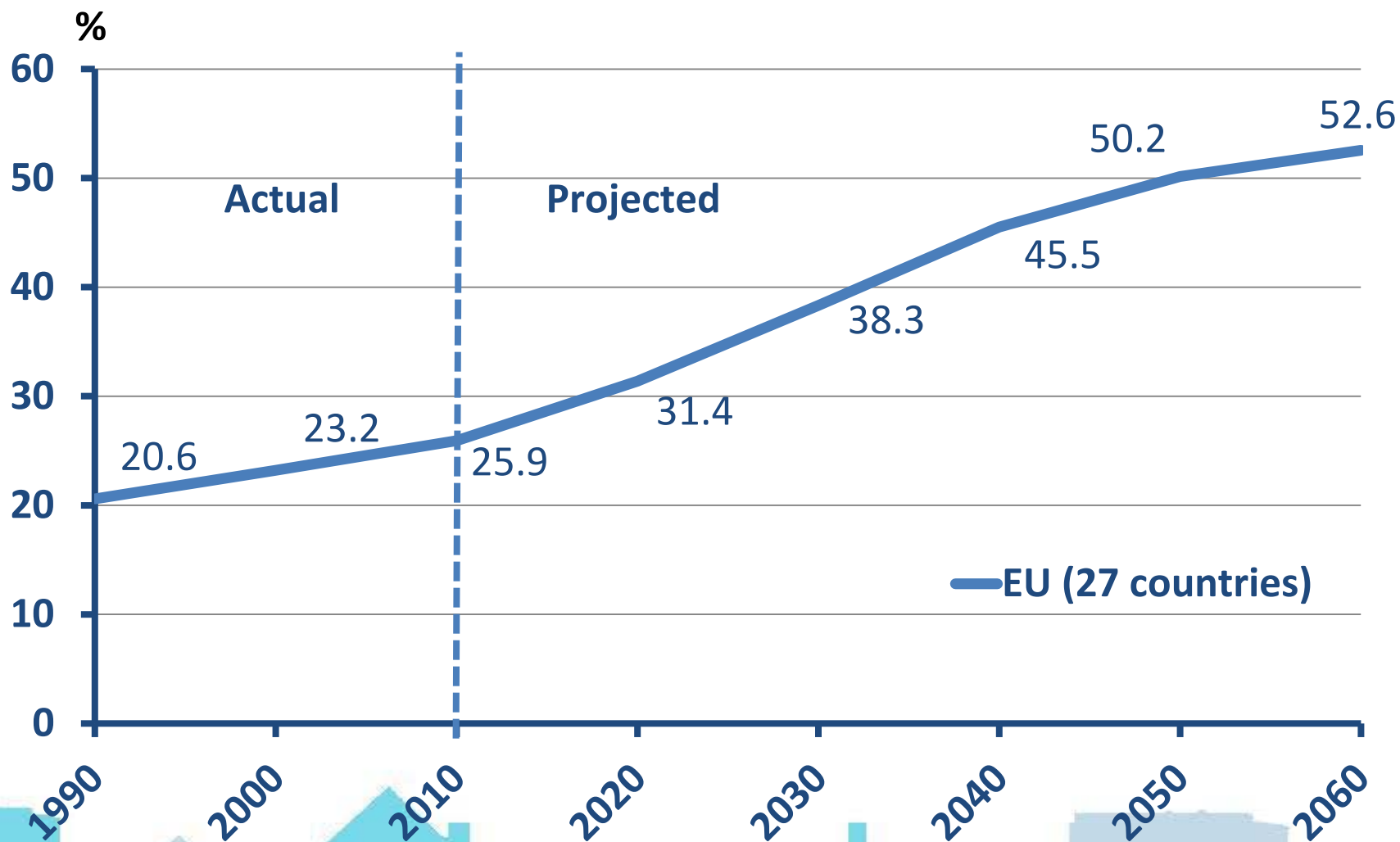
Danish Ministry of Housing, Urban and Rural Affairs



The demographic development for people aged 80 or above. Denmark



Old-age-dependency ratio increases



Note: This indicator is defined as the projected number of persons aged 65 and over expressed as a percentage of the projected number of persons aged between 15 and 64.

Source: Eurostat

Virtually all areas of public policy will be affected by this major demographic trend

- Labour markets
- Pension schemes
- Tax policy
- Health related expenditures
- Housing policy
- Urban policies
- Infrastructure



Major challenge: Matching housing demand with supply

- An adequate (or surplus) number of dwellings (due to a decreasing population)
- Problem of matching the existing stock of dwellings with the changing demand due to the ageing of the population
- Urbanization (movement from rural areas to cities)



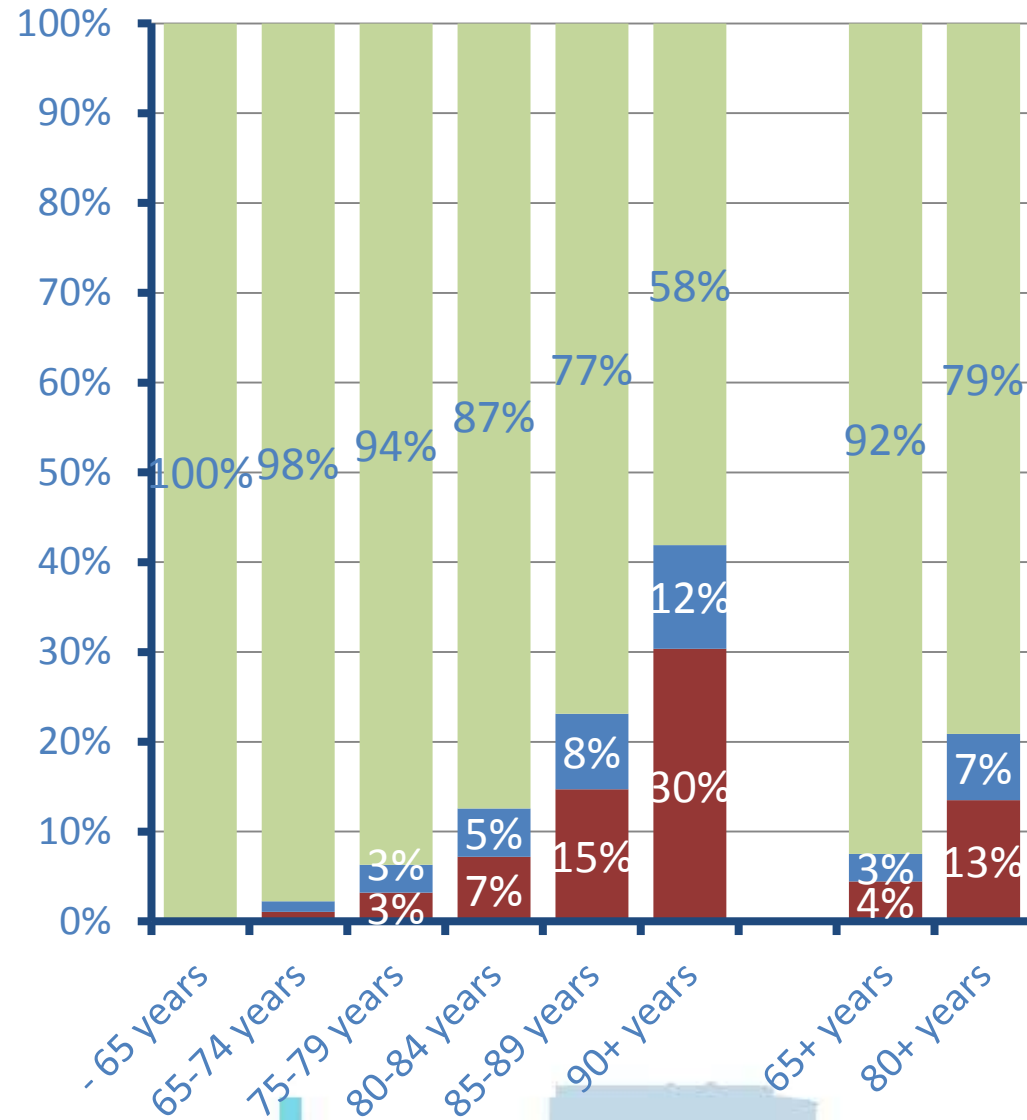
Policy objective Denmark

Elderly people should stay as long as possible
in their own dwelling

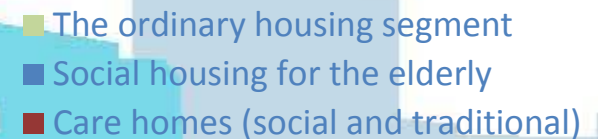


- Most elderly people live in the "ordinary housing segment"
- By increasing age a larger proportion of the elderly live in dwellings designed for the elderly

Persons in housing for the elderly and the ordinary housing segment



Source: Statistics Denmark



- 36 % of the housing stock has good entrance conditions: Lowest in rental housing (15 %) and highest in single-family houses (50 %)
- Rental housing is most frequent in cities
- Good entrance conditions = Installed elevator, flat at ground level, etc.

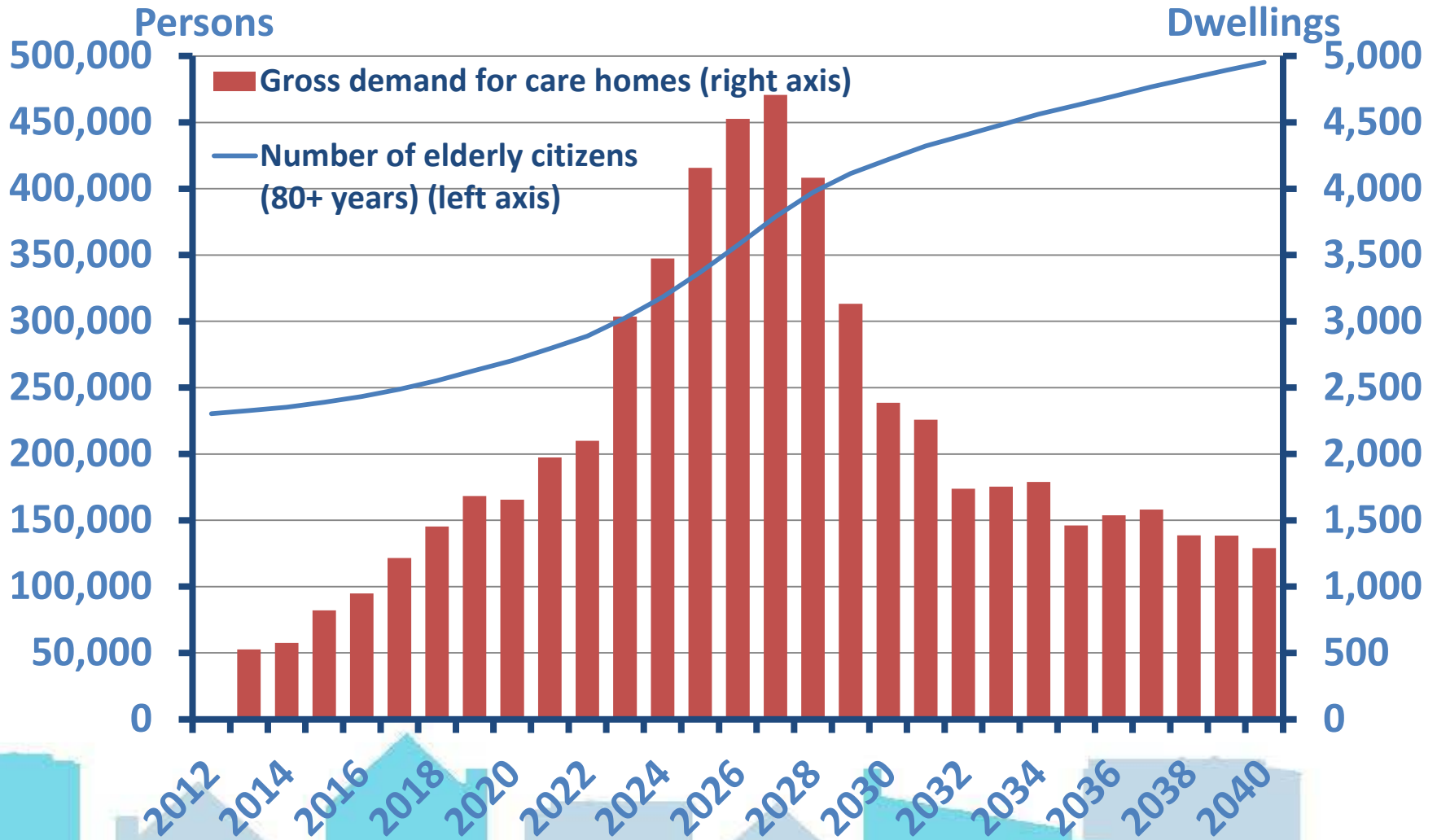
How accessible is the housing stock

	Number of dwellings (1,000)	Percentage with good entrance conditions
Single-family houses	1,506	50%
Owner-occupied housing	1,178	48%
Co-operative housing	53	74%
Private rental housing	118	47%
Social housing	157	59%
Flats	990	15%
Owner-occupied housing	124	15%
Co-operative housing	140	9%
Private rental housing	338	18%
Social housing	388	16%
Single-family houses and flats combined	2,496	36%
Owner-occupied housing	1,302	45%
Co-operative housing	193	26%
Private rental housing	456	25%
Social housing	545	28%

Source: Danish Register for Buildings and Dwellings

Projected demand for new care homes

(assumption: 22 dwellings for every 100 elderly (80+ years))



Demands from an ageing population to housing and cities

- Accessible housing
- Care homes and housing for the elderly
- Health care services in the neighbourhood
- Public transport
- Meeting places, parks, benches, etc.
- Shopping opportunities
-



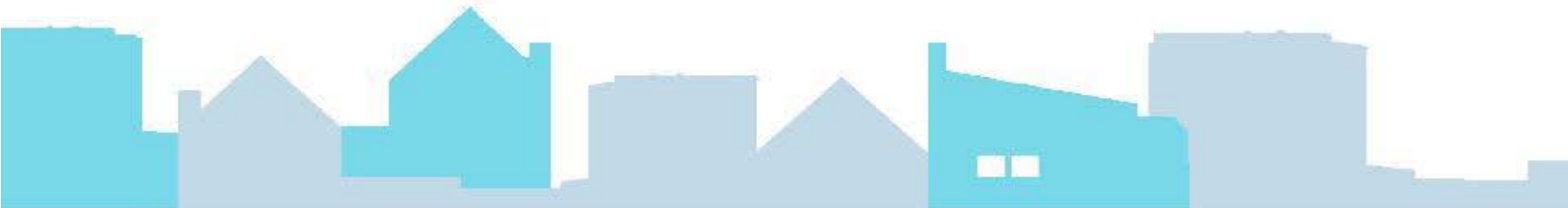
Major challenges to urban policies from an ageing population

- Accessible housing: the existing housing stock in cities consists of multi storeyed buildings with low accessibility. Renovation and upgrading is needed.
- More care homes are needed: In cities new building sites are often few and expensive
- Urban planning and design: Elderly people need meeting places, benches, etc.



Universal design

- Buildings and environments are designed so they are inherently accessible to all (older people, children, people without disabilities and people with disabilities)



Ageing in the cities

Conclusion

- Need for investments in accessibility of housing and environment and new care homes
- Universal design
- Compared to rural areas cities have advantages in some respects

