



**Deutscher Verband für Wohnungswesen,
Städtebau und Raumordnung e.V.**

HELPS
Research on Housing and Care Solutions for Elderly (WP3)

**Preliminary report
about the situation in Germany**

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Part 1 - Literature review

Commission of the German Association for Housing

“Living in Old Age” (2009)

- Housing provision of elderly people resp. housing and care/supply situation of elderly people
- Spatial distribution of elderly households 2008 and perspective for 2020
- Investments in the housing stock: Estimation of necessary investments to adapt the existing housing stock to requirements of elderly people.
- Willingness of elderly people to invest and to move house
- Report provides a detailed overview on the housing policy in Germany for the reconstruction of apartments and buildings for age appropriated living conditions.



Part 1 - Literature review

Research Reports of Federal Ministry of Transport Building and Urban Development

- **Research report “Living in old Age” (2011)**
 - Explains why and how housing supply should be adapted; resumes results of a representative survey of 1,000 senior households
- **Expert report on „ Free accessible urban Neighbourhoods“ (2011)**
 - Spatial + social dimensions of accessibility; aims + barriers; innovative and transmittable solutions; based on the analyses of case studies
 - Important issues: reach ability, social inclusion, availability of shops and services, easily accessible public transport, public meeting points, ...
- **Analysis: “Neighbourhoods for Youth and Elderly” (2011)**
 - generation comprehensive approach; peaceful coexistence; analysis of 27 model projects



Part 1 - Literature review

Guidelines of the German Ministry for Family, Women, Elderly and Youth

- **Life and living for all ages, barrier-free, self-determined – practical examples and policy recommendation (2009)**
 - Overview on existing solutions, practice examples and recommendations on how to adapt the living situation of elderly people
 - suitable and age appropriate design of the apartment,
 - suitable form of living
 - care services,
 - active creation of the living environment and the public space in the neighbourhood



Part 1 - Literature review

Studies of social agencies/institutions

- **New housing concepts for old aged and practical implementation experiences – a status quo report (2003)** [Bertelsmannstiftung; Kuratorium Deutsche Altershilfe]
 - Attitude and expectations of elderly towards age appropriate living conditions:
 - independent life in its intimate and familiar proximity
 - raising willingness of elderly to explore new forms of living (20% of house owners and 50% of tenants older than 55 years)
 - Overview on different types of living for elderly people, status quo, shortcomings



Part 1 - Literature review

Studies and surveys supported by housing industry

- **Nationwide representative survey on living situation, potentials and perspectives of the generation 50 plus (2006)** [Building association LBS]
 - Study analyses living forms and housing related perspectives of elderly people; it identifies the following groups: “stock optimizers” (34.1%), “house-movers” (30.1%) and “undecided” (35.8%)
- **Study on avoiding vacancies of the housing stock (2007)** [supported by Federal Association of German Housing Industries]
 - Results of a survey among professional German housing providers (2004/2005):
 - How and to what extent do housing providers adapt their housing stock to specific needs of elderly people?
 - Documentation of good-practice examples and case studies



Part 1 - Literature review

Reports and studies on demographic developments

- **Demography Report (2011)** [Federal Ministry of the Interior]
 - Demographic development in GER; focus on impacts of governmental measures in policy fields; a. o. old-age security and health-care
- **Dementia Report - How German, Austrian, and Swiss regions can prepare for an ageing society (2011)** [Berlin-Institute for population and development]
 - Development of the dementia disease and related costs; 1.3 Mio people suffering from dementia in Germany; expected to double until 2050
 - Recommendations for development of concepts and support systems
- **The demographic situation of the nation. What voluntarily engagement can contribute. (2011)** [Berlin-Institute for population and development]
 - overview on the current demographic statistics and conclusions on the risks and challenges



Part 2 - Housing policy and system in Germany

Housing market structure

- Quite diverse building and ownership structure
- Majority of citizens are tenants; people living in owner occupied houses and condominiums: 43 % (comparison UK: 70-80%)
- 39.6 million apartments:
 - 50% in single-family homes and semi-detached houses;
 - 50% in multi-family dwellings.
- Ownership for apartments:
 - 9.15 million (23%) professional housing companies
 - 14.5 million (37%) private landlords (renting in average 4-6 apartments)
 - 16 million owner-occupied.



Part 2 - Housing policy and system in Germany

Housing policy system

- Objective: assure healthy function of housing markets
- Federal level: provision of legal framework: tenancy, building, contract law and targeted fiscal- and funding policy
- Länder and local authorities: manoeuvring room for adaptations
- Federal reform of 2007: funding of housing sector shifted to regional level
- Important legal acts:
 - DIN norms: can have legally binding character through building law
 - Construction law: competence of the Länder and therefore diverse
 - Home law: regulates the legal requirements for elderly homes
 - Tenancy law: enables age appropriate adaption of rented living space
 - Fiscal law: offers possibilities to get modernisation funded
 - Care insurances allow adaptation of living space

Part 3 - Innovative practices in Germany

Community building (1)

- Programmes aiming to involve elderly people in communities of urban districts; active support e. g. by...
 - Federal Ministry of Transport, Building and Urban Development
 - Research Programme „Innovations for Appropriate Urban Neighbourhoods for Families and Elderly” (2007-2010)
 - Urban Development Programme „Social City“ („Soziale Stadt“)
 - Urban development funding („Städtebauförderung“)
 - Federal Ministry for Families, Seniors, Women and Youth
 - Initiative „Housing for (More)generations – strengthen community, activate districts“
 - Demonstration series „Enhanced Community Integration“
 - Programme „Neighbourly help and social services“ (2011-2014)

Part 3 - Innovative practices in Germany

Community building (2)

- Social institutions, often with support of the German Länder
 - Demonstration project „WohnQuartier4“ (City district4) – shaping the future of age-adapted urban districts (start: 2008-2011)
 - HOCHTIEF Construction AG, three regional, protestant social institutions supported by Ministry for Generations, Family, Women and Integration NRW and the foundation for public welfare NRW
 - Competition „urban district“ (Werkstattwettbewerb „Quartier“)
 - Private foundation (Bertelsmann) and board for German old person assistance (“Kuratorium Deutsche Altershilfe”)
 - Network „new design of social approaches“ („Soziales neu gestalten“) (2005-2009)
 - Network of welfare institutions



Part 3 - Innovative practices in Germany

Housing accessibility (including technical devices, ICT)

- Grants/credits for technical/architectural adaptation of living space
- Projects for evaluation of best-practice examples
- Active support by...
 - Federal Ministry of Transport, Building and Urban Development and Banking group “KfW”
 - Funding programme “Modernisation of living space” (2009-2011)
 - Funding programme “Investment offensive on infrastructure” (until 2010)
 - Demonstration projects on age adapted modernisation
 - Federal Ministry for Families, Seniors, Women and Youth
 - Competition „Housing with technical support – self-determined living at home“
 - Housing Association of Saxony, supported by the Federal Ministry of Education and Research
 - Project „living age“ („Alter Leben“) (2009-2012)



Part 3 - Innovative practices in Germany

Housing affordability

- Financial support for households with low income
- Instrument: **Accommodation allowance** (“Wohngeld”)
 - Financed by the Federal State and the German Länder
 - Aim: Guaranteeing supply of housing space for households with low income under existing housing market conditions
 - Approach:
 - offering rent subsidies for renters and cost subsidies for owner occupiers
 - amount of subsidies depends on the amount of the rent, the size of the household and the income of the household
 - support reaches up to fixed maximum amounts which differ between municipalities



Part 3 - Innovative practices in Germany

Social and health care

- Research projects and practical approaches for development of innovative techniques and services
- Development of service models that allow autonomous living in own flats
- Active support by...
 - Federal Ministry of Education and Research
 - Funding initiative „age-adapted assistance systems for a healthy and independent live (call for projects in 2008)
 - Federal Health Ministry and Bavarian Social Ministry + private foundation
 - SOPHIA – care and service solutions for living in the housing stock
 - City of Bielefeld, local charitable housing association and association for old person assistance
 - Concept „model of Bielefeld“ („Bielefelder Modell“)



Part 3 - Innovative practices in Germany

Access to information and education

- About 200 offices for information and advisory on housing (“Wohnberatungsstellen”)
- Comprehensive funding is still missing
- Several studies identify information as a major action field
- Active support by:
 - Federal Ministry for Families
 - „New housing – advisory and cooperation for an enhanced quality of live in old age“ (start in 2006)
 - Online service portal „At home in old age“
 - Nationwide network of social institutions
 - Programme LoVe – local responsibility communities (2010-2013)