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# AGE-FRIENDLY HOUSING TO SUPPORT HEALTH AND WELL-BEING



**Homes4Life**

EUROPEAN CERTIFICATION FOR AGEING IN PLACE



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# THE NEED FOR AGE-FRIENDLY HOUSING

Besides the wish of people to live independently in their homes, age-friendly housing offers many benefits.

- Age-friendly housing means good health.
- Age-friendly housing keeps people and care services away from institutions.
- Age-friendly housing empowers informal carers.
- Investing in citizens' health makes social and economic sense.
- Age-friendly housing contributes to Europe's headline ambitions.

Read the Homes4Life 2040 vision on age-friendly housing at [www.homes4Life.eu](http://www.homes4Life.eu)

**27,1%**

of EU citizens will be over 65 in 2040.  
9,2% will be over 80.

**one in eight**

of Europeans over 65 declare that their house is not comfortably warm during winter.

**10 million**

the estimated demand for age-friendly homes in the upcoming years across the continent.

**x2**

Public expenditure for long-term care is set to double by 2070. Age-friendly housing can help people receive care in their own homes and familiar environs.



**The holistic approach of the Homes4Life certification scheme ensures needs of people who wish to age in place are recognised and addressed in the context of their wider social, economic and personal needs and preferences.”**

Nadia Kamel, EUROCARERS

The European Association Working for Carers

## **Our living environments have a tremendous impact on our health and wellbeing.**

Ensuring their suitability and adaptability to people's needs and preferences – including when these evolve over time – is one of the most effective approaches to respond to challenges brought to us by Europe's ageing demographics. However, a huge share of the building stock is not adapted to permit ageing in place. Even today's new constructions are often not prepared to support health and wellbeing over the life course.

Homes4Life is a European certification scheme based on an inspirational and realistic vision of people's needs and requirements in a life-course approach. The certificate builds both on the potential of well-designed construction and digital solutions, for more resilient dwellings.

**The Homes4Life certificate has been successfully tested in 10 pilot sites throughout Europe. Learn about their experience on [www.homes4life.eu](http://www.homes4life.eu)**



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# THE BENEFITS OF AGE-FRIENDLY HOUSING

Our homes should be a place that

- supports our independence and autonomy;
- allows us to remain active and healthy;
- promotes our social inclusion and engagement within our communities;
- respects our lifestyle choices and evolving needs as the years go by.

A Homes4Life-certified dwelling encompasses all these dimensions.

**Age-friendly housing is relevant for all citizens as it impacts on our health and wellbeing, our social interactions and capacity to participate in community life.**

Homes4Life supports the vision of a society where people have the opportunity to pick the place they want to live in and grow older. A society where age-friendly housing is available, accessible and affordable to all.



**Homes4Life will enable rethinking the construction sector practices towards a built environment that is resilient against social and demographic changes, thanks to its Certification Scheme leveraging on digital technologies to empower Europe's built assets with new service-based functionalities."**

Alain Zarli, Secretary-General of the European Construction Technology Platform (ECTP)

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## **Interfaces with other building certifications**

Homes4Life works hand in hand with the HQE certification, the Accessibility label, and Ready2Services delivered by Cerway, to demonstrate the overall performance of your building assets.

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# A COMPREHENSIVE EVALUATION FRAMEWORK DESIGNED AROUND 6 STRATEGIC CLUSTERS

The 6 clusters cover an in-depth and holistic analysis of what a home and its components need to fulfil to create and maintain an age-friendly environment that is enabling, fit for purpose, flexible and resilient.



## PHYSICAL

Personal safety - Comfort -  
Accessibility and orientation  
- Health and social care -  
Smart readiness



## ECONOMIC

Affordable housing -  
Affordability for informal  
carers - Long-term security  
on cost of housing - Choice:  
availability of housing  
programmes and resources,  
etc.



## PERSONAL

Identity and emotional  
connectivity – Privacy and  
dignity



## SOCIAL

Social activity: ability to have  
social contact in home,  
proximity to activities and  
facilities, online connectivity;  
Employment: suitability of  
the home as a place to  
work, connection to a place  
of employment, etc.



## OUTDOOR ACCESS

Home and building -  
Immediate environment -  
Neighbourhood or village



## MANAGEMENT

Commitment - Analysis of  
the site - Involvement of  
stakeholders - Surveys

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## HOMES4LIFE CAN BE APPLIED BOTH AT DESIGN, CONSTRUCTION, AND IN-USE PHASES

### DESIGN & CONSTRUCTION

Make sure your future building is  
designed according to Homes4Life  
requirements

### IN-USE

Evaluate your current age-friendliness  
level and get recommendations on how  
to make it even better

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# THE BENEFITS OF HOMES4LIFE CERTIFICATION

## WHO IS CONCERNED ?

Are you interested in developing age-friendly housing? In refurbishing homes so that they better support health and well-being over the life course? Whether you are a residential property developer, a public authority, a social housing organisation or a committed citizen, Homes4Life is designed for you.

## WHICH HOMES ARE ELIGIBLE?

The certification scheme is inclusive in its design and can be applied to both new and existing buildings (be it detached houses, multi- residential buildings, or individual flats) and regardless of the tenureship model.

**HIGHLIGHT YOUR COMMITMENT AND INVESTMENTS INTO AGE-FRIENDLY HOMES THROUGH A CERTIFICATION PROCESS THAT ENSURES A TRANSPARENT, EXTERNAL EVALUATION AND RECOGNITION.**

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### PROPERTY DEVELOPERS

- Meet the growing demand for age-friendly homes due to European demographic projections
- Increase the market value of your properties
- Add new housing models to your portfolio aligned with current social trends

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### HEALTH AND SOCIAL CARE PROVIDERS

Improved quality of houses is reflected in a better work environment for home-care workers, contributing to increase their job satisfaction, physical health and propensity to stay with the organisation, while minimizing stress levels

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### HOMEOWNERS

- Increased inhabitants' quality of life and wellbeing
  - Improved sense of comfort and safety at home
  - Increased value of your property; additional argument for renting
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# HOMES4LIFE SERVICES: ADEQUATE SOLUTIONS FOR EACH PHASE OF YOUR PROJECT

Homes4Life is a collaborative, scalable and open approach. Join the Homes4Life community to keep up to date with the latest best practices, and communicate with other stakeholders engaged into the development of age-friendly housing.



## HOMES4LIFE EVALUATION

Explore the Homes4Life evaluation framework in its entirety. Evaluate your age-friendly performance with our ISIA online platform on all evaluation criteria from the 6 strategic clusters. Determine your strength, areas for improvement, and prepare your certification request.



## HOMES4LIFE CERTIFICATION

Demonstrate your commitment to the development of age-friendly housing, through an external and independent certification. Promote your actions addressing the health, demographic change and well-being societal challenge.

- Formalise your certification request
- Conduct your self-evaluation on the ISIA online platform
- Provide required elements to demonstrate your performance
- Benefit from external advice and guidance during the on-site audit of your building
- Communicate your achievements when your certification is awarded



## HOMES4LIFE TRAINING

Get trained in the holistic Homes4Life approach and methodology, in order to progress and further develop age-friendly housing that support health and well-being.

You can expect benefits for everyone !



# CONTRIBUTE TO MAKE OUR HOMES RESILIENT TO OUR LIFE CHANGES. BUILD LIVING ENVIRONMENTS THAT MAINTAIN WELLBEING AS WE AGE.

Our certification comes with a communication package for every awarded client. It includes an official certificate, a promotional plate and poster, and customised reports.



The Homes4Life certification provides a much-needed common language for civil society organisations, policy-makers, and professionals of the construction sector to build together a more inclusive housing market.”

Estelle Huchet, AGE Platform Europe,  
The European network of older persons



## Homes4Life

[www.homes4life.eu](http://www.homes4life.eu)

EUROPEAN CERTIFICATION FOR AGEING IN PLACE

Are you interested to deliver the Homes4Life certification?  
Contact us at [certification@homes4life.eu](mailto:certification@homes4life.eu)

**HOMES4LIFE IS  
DELIVERED BY  
THE FOLLOWING  
EUROPEAN  
CERTIFICATION  
BODIES**

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