



Ympäristöministeriö  
Miljöministeriet  
Ministry of the Environment

## **Housing development programme for older population for 2013–2017**

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Government Resolution

18 April 2013

## 1. Background

In the coming years, Finland will face rapid demographic change. At the end of 2012, the population over the age of 65 numbered 1,018,420 (18.8% of the total population) and that over the age of 85 totalled 123,673 (2.3%). According to a projection by Statistics Finland, in 2030 the number of people over the age of 65 will be 1,496,000 (25.6%) and those over the age of 85 will total 226,000 (3.9%). Due to the rise in life expectancy and the impact of the baby boomer generation, the share of very aged people will heavily increase.

There is a broad consensus in Finland that older people should be able to live at home for as long as possible. Central and local government finances will not otherwise suffice to meet the challenge posed by ageing. Older people themselves have the same wish and such a provision is included in the forthcoming Act on Care Services for the Older Population. When older people can no longer live at home, as their functional capacity weakens and their needs can no longer be met through home renovations, they are presented with the solution of moving to a more accessible, safer dwelling. However, this is only possible if there is a sufficient supply of reasonably priced, accessible dwellings on the market. Securing enough housing stock suitable for the older persons is therefore a key objective of this Government resolution.

Due to rapid ageing of the population, the need for accessible apartments will significantly increase in the future. When evaluating demand for accessible dwellings, it should be acknowledged that these same easily accessible dwellings are not solely sought by the older persons, but also by families with small children or family members with disabilities. In addition, it is known that in the age group of 55–64 year-olds, a large number of people prepare for the future by obtaining an accessible dwelling well in advance.

Unless a sufficient supply of accessible dwellings is ensured in good time, there is a risk that people on small incomes will be unable to move into such dwellings. This would require a heavy increase in the services delivered to older people's homes, or they would have to move into 24-hour care housing at an earlier stage. Both of these alternatives would be more expensive than keeping the older at home.

Service needs will increase along with the rise in the number of older people. However, these needs will largely depend on changes in old people's functional capacity. Over recent decades, the functional capacity has improved, as has the health of the older. In the case of very aged people, however, functional capacity is not following this trend. Because the majority of people who reach very old age will need help in their everyday lives, the number of people requiring services and support will increase.

The need for 24-hour care will be intensified by lower functional capacity and various long-term illnesses; memory disorders in particular, but also strokes and depression. According to estimates, 40% of people with a moderate to severe memory disorder require sheltered housing or institutional care. Slightly over half of older people will not require 24-hour care at any point in their lives. On the other hand, a large share of people needing long-term 24-hour care will require such care for several years.

Municipalities have reduced institutional care, while increasing 24-hour care housing. This partly includes the conversion of old people's homes (institutional care) to sheltered housing (service housing), transforming ordinary sheltered housing into intensive sheltered housing (24-hour care), and the construction of new housing. By the end of 2011, 4.4% of 75-year-olds and older were in institutional care, and 5.9% in 24-hour care housing. The relative proportion

of people living at home, on the other hand, has not actually increased, but has remained at around 89.5% throughout the 2000s. With respect to national objectives, institutional care is still overly-dominant in the structure of care services for the older persons in Finland. Nevertheless, there are vast differences between municipalities, as some municipalities no longer operate any institutional care at all, while in some it accounts for a large share of care services.

## **2. Housing situation of older population**

The majority of older people live and wish to continue living in their own homes for as long as possible. In 2011, 89.6% of over 75-year-olds lived at home, 80% of whom lived in an owner-occupied dwelling. Among these, 39.1% lived in separate detached houses (one-family houses), 44.5% lived in apartment buildings and the rest terraced and semi-detached houses.

Accessibility of the building stock is a key factor in determining the suitability of buildings for use by ageing population. In an inaccessible building, residents face difficulties in carrying out their everyday chores and in accessing the neighbourhood from their homes. Barriers and poor functionality of apartments and residential buildings also add to the various risks faced at home, such as that of accidents. Among people over 85, every second person falls over at least once a year, and as many as 50% fall repeatedly. Health care services are required in 10% of falls, and 2–4% lead to fractures. Accidents on staircases in particular can be disastrous for older people.

In old apartment buildings, the lack or small size of lifts pose the greatest challenges. In 2011, the number of apartment buildings with three or more floors without a lift amounted to 18,441 and the total number of staircases without a lift to 42,000. These buildings without a lift (46.4% of the total) housed approximately 402,000 apartments, home to 99,000 people over the age of 65. For many older people, the installation of a lift makes it possible to live at home for longer.

Most of the older population live in detached houses; however, the accessibility requirements for housing design barely refer to such dwellings. For this reason, most new detached houses are problematic from the perspective of accessibility. Living in a detached house also involves further challenges in the form of property maintenance tasks, such as snow clearing and maintenance of the heating system.

In addition to housing, poor planning and maintenance of the residential environment, and obstacles to mobility in particular, significantly reduce older people's possibilities of managing on their own. Social insecurity experienced in a residential area further reduces older people's willingness to move around in the area, as does a lack of meeting places.

Services required by the older population include retail, postal and health care services. At a later stage, they also need home services. In terms of the supply of commercial services, there are vast differences between areas. Grocery stores and other local services are most available in large centres, compactly built residential areas and residential areas with apartment buildings. The lowest level of services is found in areas with detached housing. One way of reducing the need for traffic and improving the availability of services and public transport is to create a more integrated urban structure. In general, ease of living and availability of services are important to older people.

There is high variation in the strategies and means employed by municipalities to develop their urban structure and residential areas. Large and small municipalities, as well as urban areas and

sparsely populated areas, face highly variegated situations. Many rural municipalities have a large ageing population, resulting in the need to increase services required by the older people. Also, in municipalities with a declining population the older wish to live in their own homes for longer. However, in sparsely populated areas distances to services can be very long and public transport scant.

### **3. Starting points for the development of housing for older people**

To a great extent, responsibility and opportunities for improving older people's housing lie with the residents themselves. Since most older persons live in owner-occupied housing, they are responsible for improving their own housing. While engaging in development efforts to improve housing for the older, the state could subsidise repairs of the housing stock and the construction of sheltered housing. Municipalities play a key role, particularly in the arrangement of services. Companies, non-governmental organisations and the voluntary sector occupy an important position in the improvement of housing conditions and the provision of housing support services and other activities.

Strategies associated with ageing policy and service provision, which address municipal services, have recently become more common. Within the municipalities, these are the strategies that most commonly concern the housing of and services for older people. The Act on Care Services for the Older Population, to enter into force in July 2013, places municipalities under an obligation to prepare a plan for the promotion of the older population's wellbeing, independent living, and for the arrangement of services required by the older. The planning focus is on living at home – housing conditions, transport services and the accessibility of the environment form part of such plans. In addition, these plans must define the municipality's ageing policy objectives and measures. This requires broad cooperation between the municipality's various administrative branches and other operators.

According to the Act on Care Services for the Older Population, municipalities must provide long-term care to the older persons, primarily in their private homes or other home-like places of residence (e.g. sheltered housing). Institutional care comes in only when there are sufficient medical grounds for it, or it is otherwise justified from the perspective of leading a dignified life and the provision of safe care.

Municipalities can reduce the number of institutional care places by delivering social and health care services to people's homes, promoting health and wellbeing, improving housing conditions and arranging sheltered housing. It is vital that the service structure forms an entity inclusive of the development of housing alternatives, in addition to 24-hour care and support for living at home. The aim is controlled structural change, where institutional long-term care is chiefly abandoned and replaced by solutions for housing and 24-hour care that correspond to the needs of older people.

In the 2011 Government Programme, the preparation of a cross-administrative development programme for housing for older people was agreed. This programme includes the renovation of the existing housing stock, the creation of new housing solutions and the development of sheltered housing, the development of residential areas from the perspective of older people, and issues related to housing support services.

Housing for older people pertains to a very large population group and its various needs. For this reason, a variety of measures are required in support of such housing. Figure 1 illustrates the various aspects of supporting housing for older. This involves the renovation of existing

housing stock, moving into different existing housing, new housing solutions and sheltered housing. Various services, such as local services, support services and home services, as well as property maintenance services, could provide the basis for leading a smoother everyday life. People's individual needs and life situations play a role in identifying the appropriate solution; age alone is not a determining factor. The key is to forecast changes in housing needs in good time, and to prepare for such needs.

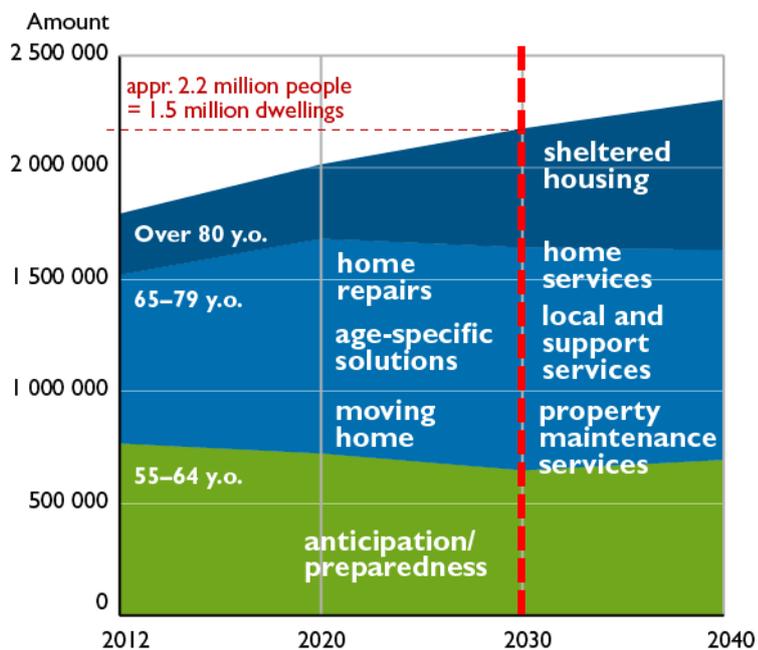


Figure 1. Housing solutions and the supporting services for older people.

Considering the aim that at least 92% of people over the age of 75 and practically everyone under that age live at home, Finland will need a million accessible and safe dwellings by 2030.<sup>1</sup> By then, approximately 1.5 million people over the age of 65 will be living at home. In addition, people between 55 and 64 years old must be included in this calculation, since they are increasingly making advance preparations for the future.

The rate of renewal of the housing stock is slow, approximately 1–1.5% annually. Even if greater account is taken of accessibility in the construction of detached houses, new housing construction will not suffice to meet future needs. The existing housing stock therefore requires extensive renovation; a key problem in old buildings is the lack of lifts.

Figure 2 outlines the route to achieving a stock of one million accessible dwellings. This is based on the assumption that apartment buildings equipped with a lift and built since the beginning of the 1990s, and some single-floor detached houses, are fairly accessible. This is due to a change in building regulations with respect to housing design and accessibility requirements in the 1990s and 2000s. Since buildings and apartments vary greatly, and different kinds of repairs have been performed, no precise information is available on the number of accessible dwellings. Nevertheless, the table depicts the scale of key measures required to respond to the needs of the older population with respect to living at home. These measures concern new construction and the existing housing stock, and both apartment buildings and detached houses.

<sup>1</sup> Quality recommendation for services for the elderly, Ministry of Social Affairs and Health and the Association of Finnish Local and Regional Authorities (Ministry of Social Affairs and Health 3:2008).

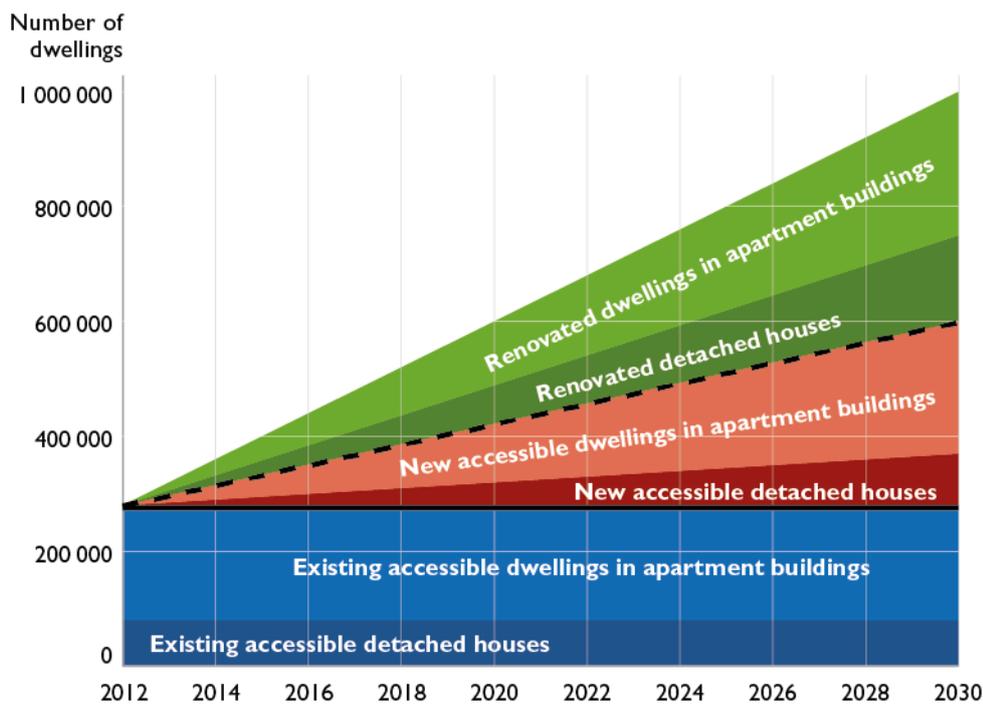


Figure 2. Addressing the need for accessible dwellings through renovation and new construction.

An ageing population also needs special housing solutions, such as sheltered housing. Development of aids and technology has brought about changes in housing. In the coming years, there will continue to be a substantial need for sheltered housing for people suffering from memory disorders. Where new sheltered housing is concerned, the annual need will rise from approximately 1,500 units in 2013 to nearly 2,000 units by 2030. This is based on current forecasts of the prevalence and treatment of memory diseases. In addition to people with memory diseases, people in very poor physical condition, as well as older people with mental health problems, require long-term care housing. Alterations to a dwelling, alongside home services, are another way of supporting people with memory disorders in their wish to continue living in their own homes. For many people, this enables postponing the transfer to sheltered housing.

#### 4. Objectives and measures under the Housing development programme for older population

The target group for the development programme for housing for older people consists of people over the age of 65. Measures related to forecasting and preparation also concern young age groups. According to projections by Statistics Finland, the number of people over the age of 65 will reach approximately 1.5 million in 2030. Measured in the number of apartments, this equals around a million apartments.

The objectives of the Housing development programme for older population include the following:

- improving the housing conditions of the older people, with a view to promoting achievement of the national objective regarding living at home
- supporting the older in their own preparations regarding housing and the related services
- creating the preconditions for improving the housing conditions of the older, through long-term measures by the state
- strengthening the focus on housing for older people in the planning of municipal finances and measures, and promoting the change in service structure in the direction of outpatient care
- directing the activities of the housing and construction sector to better meet the older population's housing needs and towards the improvement of housing conditions
- improving cooperation between various actors and creating operating models that support housing for older people.

### Improving the housing stock

The quality of the housing stock is a key issue with respect to older people living in their own homes. Increasing the accessibility, safety and functionality of the existing housing stock form is a key need in terms of improving the housing conditions of the older. For this reason, the focus of the development programme for housing for older people is on the renovation of residential buildings, particularly on the installation of lifts, and on other measures taken to promote renovation. Renovation of apartment buildings and apartments takes priority. The magnitude of the accessibility renovation needs within the current housing stock means that measures must be launched immediately, in order to maintain the annual amount of renovation at a reasonable level. In this way, the market for apartments that are suitable for the older persons will also steadily develop.

The target for lift installation is set at 500 lifts a year in buildings without a lift; in this connection, other accessibility repairs will be performed related to entry to the building. There is also a considerable annual need for repairs in detached houses, but the individual measures required are often lighter.

Table 1. Targets for renovation construction by 2030.

|   | In apartment buildings | In detached houses | Total            |
|---|------------------------|--------------------|------------------|
| Estimated number of accessible dwellings in 2013                            | 230,000                | 90,000             | 320,000          |
| Addition by 2030 at the current rate of new housing construction            | 200,000                | 80,000             | 280,000          |
| <b>Need for repairs by 2030</b>   | 250,000                | 150,000            | 400,000          |
| <b>Total number of accessible dwellings in 2030</b>                         | <b>680,000</b>         | <b>320,000</b>     | <b>1,000,000</b> |
| <b><u>Annual need for accessibility repairs until 2030</u></b>              |                        |                    |                  |
| • New lift + accessible entrance (500 lifts)                                | 6,500                  |                    |                  |
| • Accessibility repairs in buildings with lifts (common spaces+ apartments) | 8,000                  |                    |                  |
| • Accessibility repairs in detached houses                                  |                        | 9,000              |                  |
| <b>Annual total need for repairs/target</b>                                 | <b>14,500</b>          | <b>9,000</b>       | <b>23,500</b>    |

With respect to the development of housing for older people and improving the housing stock, key measures to be taken by the Ministry of the Environment's administrative branch include the installation of lifts and the promotion of other types of renovation. In this, central means include securing funding for grants for the installation of lifts and grants for renovating the dwellings of older and disabled people.

#### Support for housing and the related development activities

Alongside renovation of the housing stock, housing for the older can be supported through various means, such as the development of new housing solutions and the supply of sheltered housing. Versatile services, such as local services, support services and home services, as well as property maintenance services, can support the achievement of an easier everyday life. Support for social interaction and other efforts towards fostering a sense of community can reduce loneliness, thereby promoting and maintaining people's functional capacity and decreasing the incidence of illness. Welfare technology and ICT also offer new kinds of opportunities to support living at home.

In addition to the state and citizens, the municipalities are key actors in issues related to population ageing. Non-governmental organisations, companies and the voluntary sector provide services and engage in versatile activities that support housing.

Development efforts related to the development programme for housing for older people are based on existing funding. Examples of such funding include R&D funding from the Housing Finance and Development Centre of Finland (ARA) the KASTE programme of the Ministry of Social Affairs and Health, "the Active Age - Never mind the years" programme of the Finnish Slot Machine Association RAY, as well as the TEKES and Sitra programmes and funding. The development programme will be implemented in close cooperation with actors in the sector (state and municipal actors, actors involved in development work and funding parties, NGOs and the private sector).

The first stage of the development programme for housing for older population will comprise the implementation of development programme measures in 2013–2015. At the beginning of the next term of Government, the programme's implementation will be evaluated and laid down in detail. Future funding for the programme will then be decided within the framework of the Government decision on spending limits and its various budgets.

## **Activities of the development programme in years 2013–2017**

### **A. Forethought and preparation**

1. Improvement in housing for older people will be taken into account in the implementation of state housing policy in 2013–2030.
2. The position of housing for the older, and the related living environments and services, will be strengthened as a well-functioning entity in municipal strategies.
3. Forethought with respect to housing for the older will be increased.

### **B. Improving the accessibility and renovation of dwellings**

4. Installation of elevators in the existing housing stock will be promoted.
5. The availability of repair grants for housing for older and disabled people will be enhanced.
6. Accessibility will be promoted through new solutions, guidance and training.
7. Operating models and tools will be developed to support accessibility, safety and the renovation of dwellings.

### **C. Quality of dwellings and diversity of housing solutions**

8. The accessibility of detached houses in new housing construction will be improved.
9. The sense of community in residential areas will be supported.
10. Physical solutions for sheltered (service) housing will be improved.

### **D. Housing, services and the residential environment as a functional entity**

11. Various service area models and residential environments will be created to help sustain the ability of the older to function.
12. Technology that supports older people in living at home will be developed and disseminated.
13. The role of enterprises, non-governmental organisations and voluntary activities within housing for older people and housing support services, will be strengthened.
14. The coordination of the development programme for housing for older people will be supported.

# Implementation plan for the development programme for 2013–2017

## A. Forethought and preparation

1. Improvement in housing for older people will be taken into account in the implementation of state housing policy in 2013–2030.

Sufficient account will be taken of the housing development needs of the ageing population in the state's housing policy measures in 2013–2030. This concerns new housing construction and renovation construction, the steering of construction, the amount of housing finance and financing conditions.

1.1 The objectives and plan for improving housing for older people will be formulated in the context of the state's housing policy. In connection with the housing policy programme or corresponding programme, prepared for each term of Government, the housing situation of the older will be evaluated and the implementation of the related plan will be revised.

*Responsible organisations:* **Ministry of the Environment, Ministry of Finance**

2. The position of housing for the older, and the related living environments and services, will be strengthened as a well-functioning entity in municipal strategies.

Municipals will prepare for the forthcoming demographic change in a systematic, comprehensive manner. Housing and housing solutions form part of the municipal plan to promote the wellbeing, ability to function and autonomous living of older people, as referred to in section 5 of the Act on Care Services for the Older (980/2012). It is vital that the planning of housing, the living environment and services as a well-functioning entity be included in strategic plans, which are founded on a comprehensive analysis of the older population's needs. Implementation of the plans will be linked to the planning of municipal finances and land-use planning.

2.1 Strategic planning carried out within municipalities will be steered so as to include the development of housing for older people, the residential environment and services as a well-functioning entity in municipal planning aimed at promoting the wellbeing of the older, their functional capacity and autonomous living.

*Responsible organisations:* **Ministry of Social Affairs and Health, Ministry of the Environment, the Association of Finnish Local and Regional Authorities, the National Institute for Health and Welfare**

3. Forethought with respect to housing for the older will be increased.

It is important to assess the functionality of one's own home from the perspective of aging, well in advance. Taking consideration of accessibility and safety perspectives will support living at home and reduce housing-related risks. People on the brink of retirement are also used to arranging their own housing, without any significant support from society. There are many ways of encouraging people to anticipate their housing needs. Home equity could be released, in order to enable repairs at the dwelling and for purchasing the required services. New types of solutions will be developed for the housing needs of the older, alongside existing forms of tenure and financing.

- 3.1 Information will be provided on the forecasting of and preparation for the housing needs of older people, both for citizens and municipalities.

*Responsible organisations:* **the Housing Finance and Development Centre of Finland (ARA), Ministry of the Environment, Ministry of Social Affairs and Health**, the National Institute for Health and Welfare, the Association of Finnish Local and Regional Authorities, non-governmental organisations

- 3.2 An information campaign on accessibility, safety and preparation for living at home will be launched.

*Responsible organisations:* **Ministry of the Environment, non-governmental organisations**, ARA, RAY, the Association of Finnish Local and Regional Authorities

- 3.3 Suitable tenure and financing models will be developed for housing for older people, including solutions based on home equity, and their implementation will be supported.

*Responsible organisations:* **Ministry of the Environment**, Federation of Finnish Financial Services, financial institutions, the housing and construction sector

## **B. Improving the accessibility and renovation of dwellings**

4. Installation of elevators in the existing housing stock will be promoted.

In old apartment buildings, the greatest challenge is posed by the lack of lifts and the small size of existing lifts. Installation of a lift and adaptations that increase accessibility would enable many older people to continue living at home for longer.

- 4.1 In 2012–2017, a national lift project will be implemented, with the aim of increasing the installation of lifts to at least 500 retrofitted lifts per year. The conditions of lift installation grants will be evaluated and financing of these grants will be increased to correspond to the objectives in hand.

*Responsible organisations:* **ARA, Ministry of the Environment**, municipalities, the Finnish Real Estate Federation

5. The availability of repair grants for housing for older and disabled people will be enhanced.

ARA allocates annual appropriations to municipalities for grants intended for repairs to older and disabled people's dwellings. By improving the terms and conditions of these grants, help could be provided to people on small incomes in performing the required adaptations in their homes.

- 5.1 The income limits for the grants will be increased, financing for grants will be increased to correspond to the related need, and the possibilities of supporting renovations that fall within the housing companies' sphere of responsibility will be investigated.

*Responsible organisations:* **Ministry of the Environment, Ministry of Finance, Ministry of Justice, ARA**

6. Accessibility will be promoted through new solutions, guidance and training.

The accessibility and life-cycle perspectives will be strengthened in the construction and housing sectors and in the activities of citizens. Accessibility repairs and other repairs will be promoted through technical solutions, the provision of information and training.

6.1 The development of innovative lift, accessibility and repair solutions will be supported.

*Responsible organisations:* **TeKes**, enterprises, RAKLI, ARA, Ministry of the Environment, the Finnish Real Estate Federation

6.2 Guidance regarding repairs will be increased through funding for non-governmental organisations.

*Responsible organisations:* **RAY, the Central Union for the Welfare of the Aged**

6.3 Municipal building supervision authorities will be supported through training and informative guidance in their advisory and guidance work, related to the accessibility and safety aspects of renovation carried out in residential buildings.

*Responsible organisations:* **Ministry of the Environment, the Association of Finnish Local and Regional Authorities**, municipalities, Rakennustarkastusyhdistys ry

6.4 Basic and continuing training related to accessibility, safety and repairs will be increased to people working in the construction sector and others whose work involves housing for the older persons.

*Responsible organisations:* **Finnish National Board of Education, universities, universities of applied sciences**

7. Operating models and tools will be developed to support accessibility, safety and the renovation of dwellings.

Property owners and actors in the construction and housing sector will be supported by providing operating models and tools for meeting the need for accessible, safe dwellings.

7.1 Municipalities will be guided in their adoption of practices for evaluating the renovation needs of dwellings and in launching renovations. Examination of the dwelling's accessibility and safety from the perspective of independent living will be included in home visits in support of wellbeing, and in the evaluation of service needs.

*Responsible organisations:* **Ministry of Social Affairs and Health, Ministry of the Environment, the National Institute for Health and Welfare, the Association of Finnish Local and Regional Authorities**, ARA, municipalities

7.2 An operating model will be created for housing companies, which includes accessibility repairs as part of long-term maintenance plans and condition evaluations.

*Responsible organisations:* **Ministry of the Environment, the Finnish Real Estate Federation**

7.3 A method will be prepared for evaluating the accessibility and safety of dwellings, alongside an accessibility classification for residential buildings.

*Responsible organisations:* **Ministry of the Environment, ARA, Ministry of Social Affairs and Health**, non-governmental organisations

7.4 Best renovation practices that improve accessibility will be published on the website korjaustieto.fi.

*Responsible organisations:* **Ministry of the Environment, ARA, RAKLI**, the Finnish Real Estate Federation, municipalities, non-governmental organisations

### **C. Quality of dwellings and diversity of housing solutions**

8. The accessibility of detached houses in new housing construction will be improved.

More than half of the older population lives in detached houses. Their share will remain large, creating a need for accessible detached houses. However, current accessibility requirements scarcely touch upon detached houses. The building regulations for detached houses will be evaluated and developed with respect to flexible adaptation, accessibility and safety.

8.1 Building regulations on the accessibility of detached houses will be developed and information provided on best design practices for accessibility and on the design of a residential floor including all essential functions.

*Responsible organisations:* **Ministry of the Environment, Building Information Foundation RTS**, Pientaloteollisuus ry

8.2 An architectural design competition will be arranged for accessible detached houses with several floors.

*Responsible organisations:* **ARA, Ministry of the Environment, Housing Fair Finland Co-op**, Finnish Association of Architects, Pientaloteollisuus ry

9. The sense of community in residential areas will be supported.

A sense of community can be fostered in many ways. In the context of housing, a separate building for communal activities is not required; a sense of community can be created in ordinary apartment buildings or neighbourhoods. Accessible meeting and service spaces are needed in residential areas and buildings, for cultural, recreational and voluntary activities, particularly for older people's own activities.

9.1 The implementation of communal spaces and activities in neighbourhoods and residential buildings will be promoted as part of the Development programme for resi-

dential areas for 2013–2015, and their suitability for the needs of older people will be evaluated.

*Responsible organisations:* **ARA, Ministry of the Environment, municipalities, RAKLI**, the Finnish Real Estate Federation, non-governmental organisations

10. Physical solutions for sheltered housing will be improved.

24-hour care (sheltered housing) is primarily required by people with severe memory disorders. This sets requirements for the development of the physical environment.

10.1 A method will be created of charting the municipality's housing stock and care service locations for the older, an evaluation of the required measures will be performed, and guidance will be provided on the use of such a method.

*Responsible organisations:* **ARA, Ministry of the Environment, Ministry of Social Affairs and Health**, the National Institute for Health and Welfare, the Association of Finnish Local and Regional Authorities, municipalities

10.2 Good international examples of sheltered housing intended for people with memory disorders will be charted, on whose basis the ARA's guidelines for planning and practices for granting subsidies will be developed.

*Responsible organisations:* **ARA**, Ministry of the Environment, research institute

10.3 Financing for investment grants for special groups will be increased, in order to ensure that new construction and the modernisation of sheltered housing for the older comply with quality requirements.

*Responsible organisations:* **Ministry of the Environment, Ministry of Finance**

#### **D. Housing, services and the residential environment as a functional entity**

11. Various service area models and residential environments will be created to help sustain the ability of the older to function.

The aim of enabling people to continue living in their own homes for as long as possible should be reflected in decisions that affect the community, and in spaces intended for service provision. Service area refers to residential areas which house ordinary dwellings, senior apartments, communal housing and sheltered housing, as well as housing and care services and other services that promote health and wellbeing. Rural, densely populated and urban municipalities require the appropriate service area solutions. Urban planning will take account of older people's needs and their right to individual housing, a sense of community, smooth everyday lives and accessibility of services.

11.1 Development of service area solutions emerging from a local starting point will be steered.

*Responsible organisations:* **Ministry of the Environment, Ministry of Social Affairs and Health**, ARA, the National Institute for Health and Welfare, municipalities

- 11.2 The implementation of residential environments that sustain the ability of older people to function will be promoted through steering of land-use planning and urban planning, alongside the integration of housing and services for various population groups.

*Responsible organisations:* **Ministry of the Environment, the Association of Finnish Local and Regional Authorities**, Ministry of Social Affairs and Health, ARA, municipalities, RAKLI, Tekes

12. Technology that supports older people in living at home will be developed and disseminated.

Technology that provides support for older people in terms of living at home is currently available, but such solutions are often designed for institutional use only. We need technological solutions that are easy to use and suitable for homes in particular.

- 12.1 The development and adoption of welfare, safety and ICT technology will be supported as part of the intelligent strategies' implementation.

*Responsible organisations:* **Ministry of the Environment, Ministry of Transport and Communications, Ministry of Social Affairs and Health, Ministry of Employment and the Economy**, Tekes, enterprises, educational institutions, non-governmental organisations

13. The role of enterprises, non-governmental organisations and voluntary activities within housing for older people and housing support services, will be strengthened.

Property maintenance services by the commercial sector are still minor in relation to the housing and service needs of older people. In addition, use can be made of non-governmental organisations and voluntary work in the housing of older people.

- 13.1 Property maintenance service models for older people's housing will be charted and created, and the implementation of such operating models will be promoted.

*Responsible organisations:* **Tekes, research institute/university**, RAKLI, enterprises

- 13.2 Well-functioning models for cooperation between non-governmental organisations and municipalities, in housing and service provision for older people, will be developed and disseminated.

*Responsible organisations:* **RAY**, non-governmental organisations, municipalities

- 13.3 Self-motivated volunteering and other forms of voluntary work in the context of housing for older people will be charted and their utilisation supported.

*Responsible organisations:* **RAY, non-governmental organisations**, municipalities

14. The coordination of the housing development programme for older population will be supported.

Efficient implementation of the development programme requires the reconciliation and coordination of measures. The financing and implementing parties will work in close cooperation to implement the programme.

14.1 Annually, 500,000 euros will be allocated in support of the programme's implementation; such support includes promotion of cooperation between various actors, the preparation of development activities and the coordination of the programme. This funding will be used to hire two employees in support of the programme's implementation in 2014–2017.

*Responsible organisations:* **Ministry of the Environment, ARA**