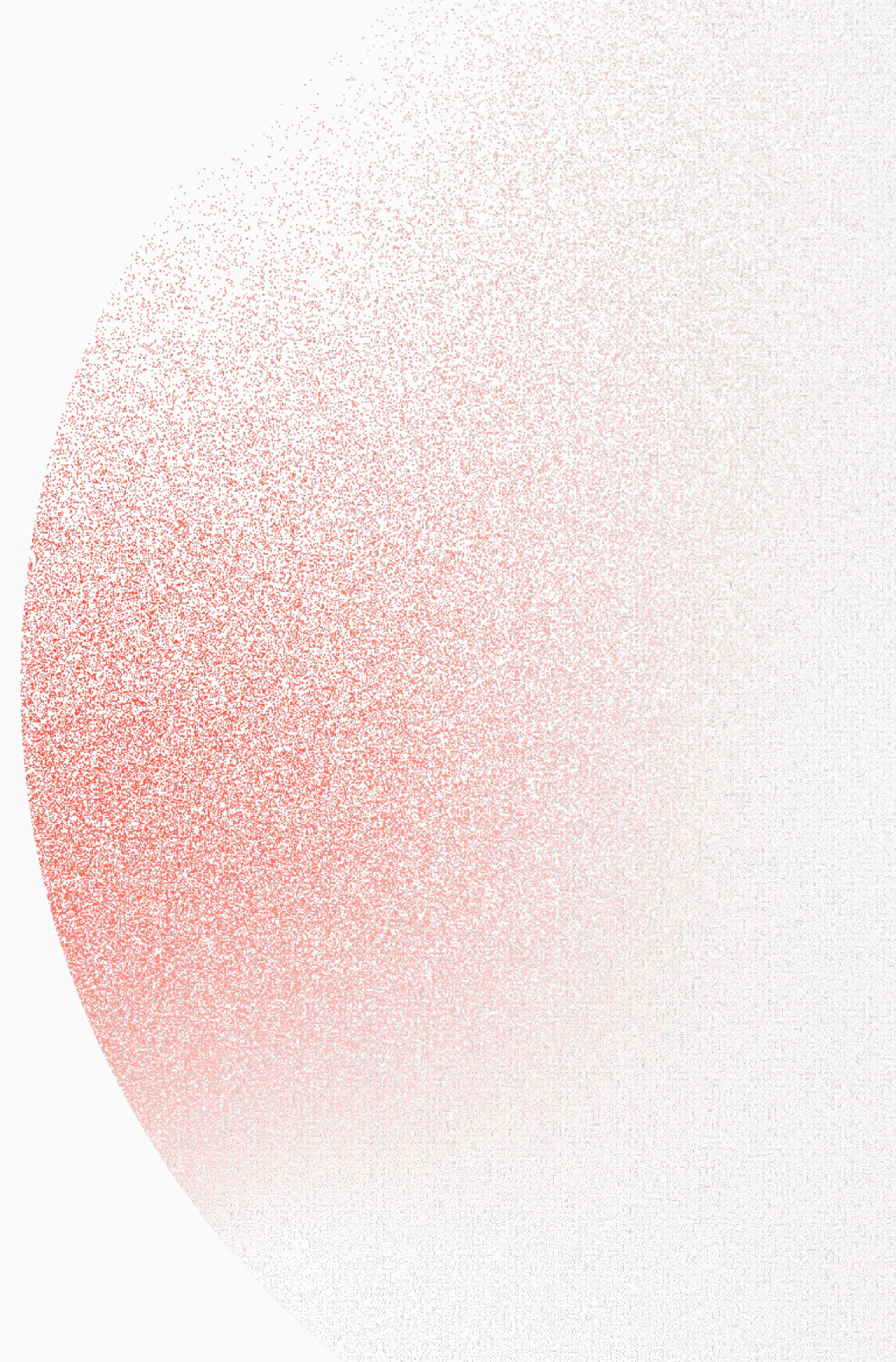


How Design Can Address the Dualities of Private Renting in Later Life

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The Context of Flanders

Barriers of Private Renting in Later Life

'Ageing in place' as popular discourse

Emotional attachment to the home

Moving is 'huge upheaval'

Housing culture centred on homeownership

Limited and unknown alternative housing options

Renting is framed as 'a step backwards'

Drivers of Private Renting in Later Life

The private rental housing stock is significantly better adapted to older adults' changing physical needs than the owner-occupied housing stock

Relieve of financial and maintenance concerns

Strong sense of agency

Linked to better well-being outcomes

Flexibility to respond to lifestyle changes

The 13 Dualities of Private Renting in Later Life*

A PROCESS OF BALANCING OPPOSITE NEEDS

Older adults need to find balance across these thirteen dualities to experience a positive effect on their well-being after a late-life rental relocation.

Facilitating the relocation process through the built environment helps with finding balance.

*Severens E, Stevens R, Smetcoren AS, Petermans A. Moving to a private rental dwelling in later life: a process characterized by balancing opposite needs. (in review)

intrapersonal dualities	reason for moving: circumstances vs foresight	A move forced by necessity can cause resistance, while a proactive move is made by conscious choice.
	starting fresh vs letting go	The emotional conflict between embracing a fresh start and grieving the loss of a familiar home and memories.
	hectic vs well-planned move	The chaos of moving can cause stress, while thorough planning and help can bring peace of mind.
	the emotional vs the rational	Sentimental attachment to the old home can clash with practical realities like finances, care, and upkeep.
dwelling-bound dualities	timing of sale vs start of lease	The logistical stress of aligning moving dates to avoid double expenses or temporary homelessness.
	financial possibilities vs wants and needs	Balancing rental costs with savings and home-sale proceeds to ensure lifelong financial security.
	spatial balance	Weighing pros and cons to find what is actually needed to live comfortable, while avoiding being blinded by a "wow factor."
	possessions vs space	The difficult, emotional process of decluttering lifelong possessions to fit into a smaller home.
interpersonal dualities	help vs self-reliance	Not wanting to be a burden and the pride of handling things independently often stand in the way of accepting necessary support.
	personalizing the home	Trying to make the new place feel like "home" while under the strict limitations of a rental agreement.
	freedom from worry vs loss of control	While a rental dwelling needs less maintenance, it also comes with the loss of control over the dwelling.
	active vs passive coping	Some housing issues might be solved independently by the tenant, while others need approval of the landlord, which can cause feelings of powerlessness.
	future perspective	A move to the private rental market can stem from the desire for long-term independent living, while it can also come with the lingering fear of forced relocation by a landlord.

**A careful (re)design of the private
rental housing stock can instigate a
shift in dominant discourse from
'ageing in place' to 'moving in time'.**

Aim and Set-up of the Study

RQ: “How can the thirteen dualities of private renting in later life be applied in the (re)design of the private rental housing stock in order to positively impact older adults’ well-being after a relocation?”

Research-by-design study

imbedded in a seminar for (interior) architecture master’s students

guided by four experts

redesign of two real-life cases with varying spatial contexts

dualities used as design input

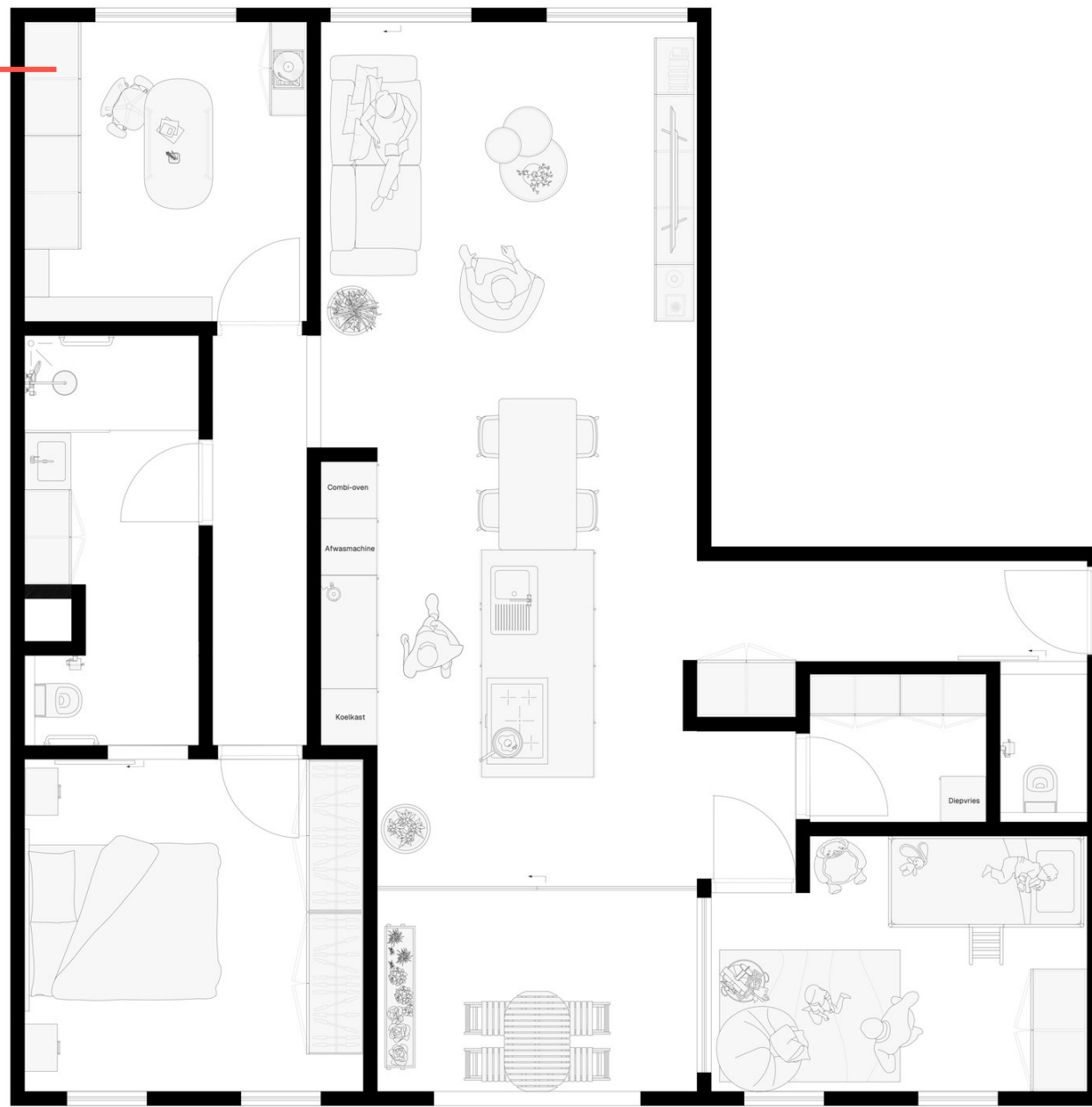
analysis of the design output focused on uncovering the different types of design interventions used to address the dualities

7 Design Strategies

- 1 Multifunctional Spaces
- 2 Accessibility Enhancement
- 3 Incorporating Flexibility
- 4 Connecting the Kitchen and Living Space
- 5 Providing Storage Space
- 6 Facilitating Personalization
- 7 Promoting Independence

Flexible use

flexible layout decorated with tenants' own furniture



use of 1 strategy

accessibility enhancement through widened doorways and removed thresholds

Multifunctional furniture

upgraded bathroom to improve independence

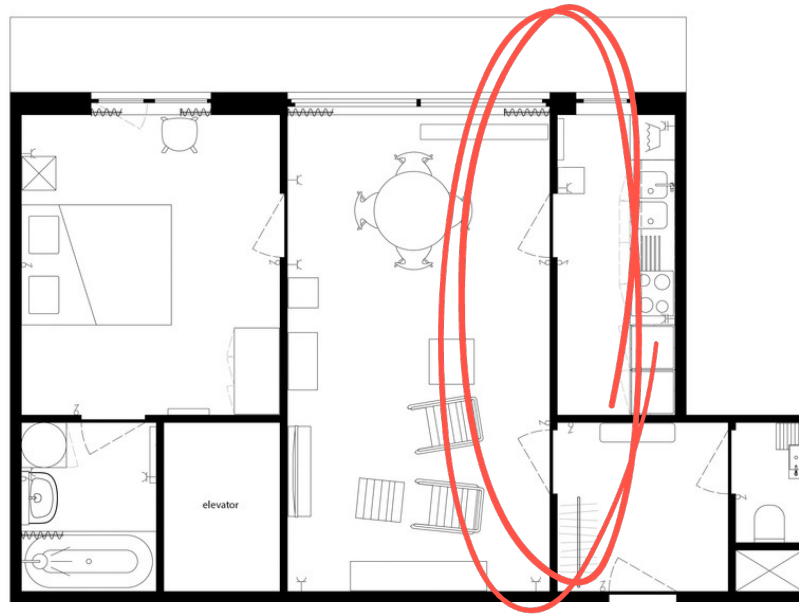
built-in cabinets with storage space and displays for personalization



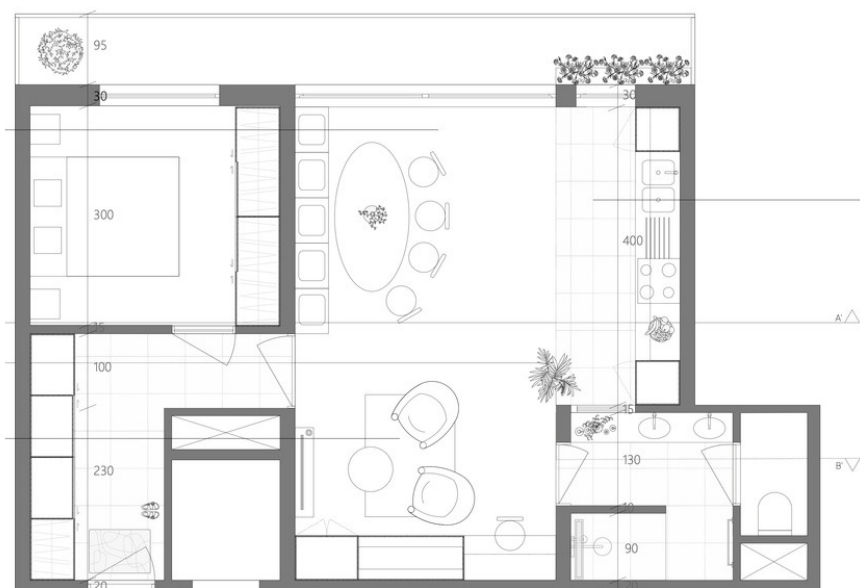
water and electrical connections for flexible use of storage room

use of multiple strategies

Simultaneously addressing multiple dualities



the emotional vs the rational



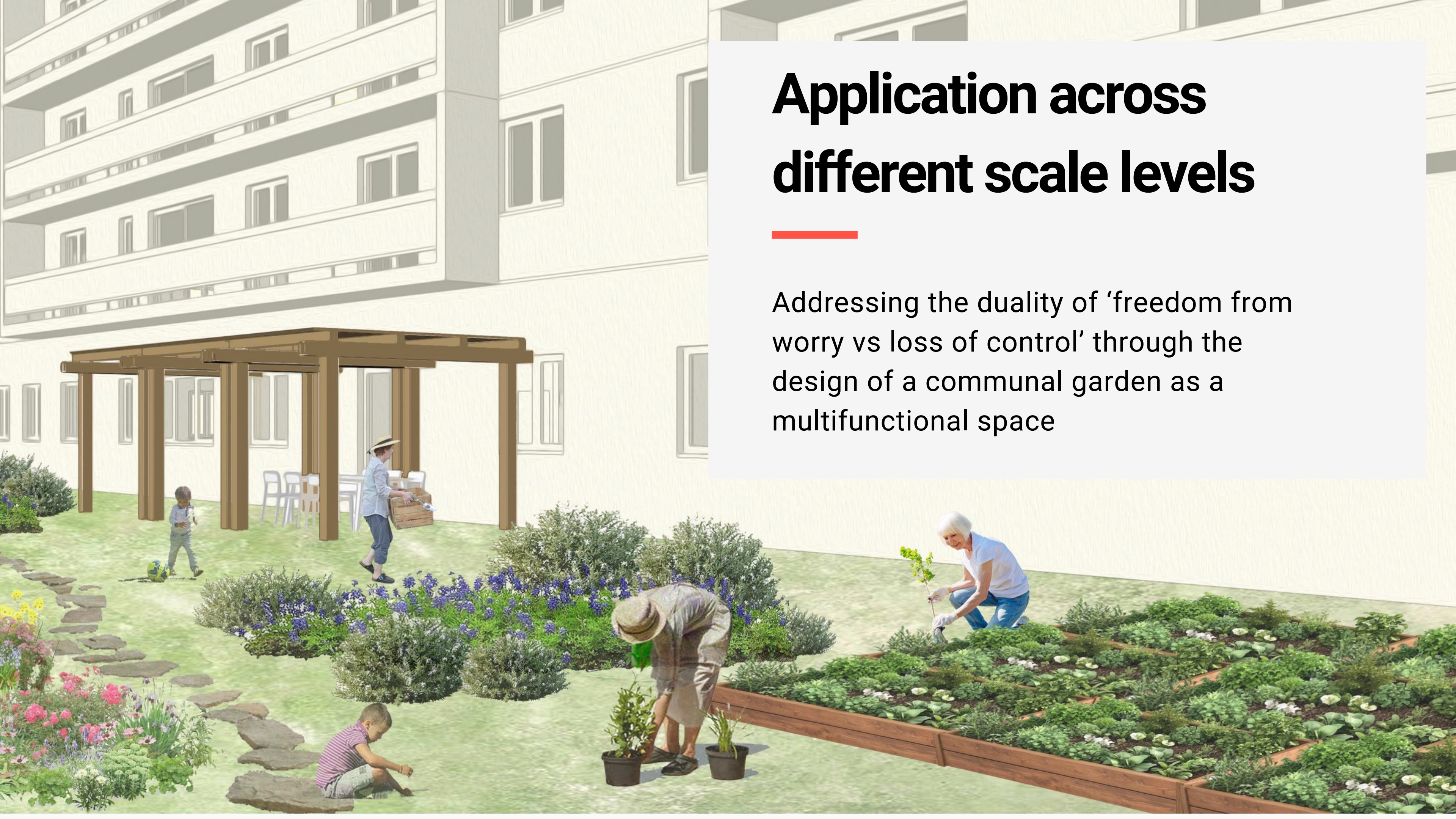
reason for moving:
circumstantial vs foresight



help vs self-reliance

Application across different scale levels

Addressing the duality of 'freedom from worry vs loss of control' through the design of a communal garden as a multifunctional space



Application in Architectural Practice

The students' designs highlight the flexible use of the design strategies that can be used to address multiple dualities simultaneously and on different scale levels.

HOLISTIC DESIGN APPROACH

Collaboration between building actors responsible for different scale levels of the built environment is necessary to reach the full potential of the design strategies.

FINDING BALANCE AS A DESIGNER

While older private tenants must find balance within the 13 dualities of private renting, designers can only support this by carefully balancing the 7 associated design strategies.

INFLUENCE ON PERCEPTION OF PRIVATE RENTING

A careful implementation of the 7 design strategies can, ultimately, shift the popular Flemish discourse from 'ageing in place' to 'moving in time'



The End

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