

GEOFF PENROSE:

We finished with a... Quite an amazing video, thank you. We are actually going to start this with a slightly different video. So, let's look at this first.

(Video plays)

SPEAKER:

Visitability, it would not kill us to build a one-step entry in our new home.

Visitability, it would not kill us to build wider doorways and a clear passage on the main floor, in every new home.

SPEAKER:

Visitability, it would not kill to build a main bathroom accessibility by businesses using mobility devices, in every new home.

Visitability, it would not kill us welcome everyone. (Laughter)

GEOFF PENROSE:

Interesting, interesting concept, isn't it?

Winston Churchill said, "We shake our dwellings, and afterwards, our dwellings shape us." It is quite insightful because what is really talking about is that homes are actually really important. It is a place to go to sleep at night, it is a place we wake up in the morning, it is a place we keep our loved ones safe, it is a place we share memories with our friends and family. And some estimates are that we will spend 80% of our life in homes. They are important.

We also know quite a lot about homes. We know if we look at the 'Herald' on quite a daily basis, we talk about the price of homes and the cost of housing in general. So we get that sort of information on the very regular basis.

We also know we didn't always build homes the right way. From 1994, for about 10 years, we built something between 40 and 100,000 leaky homes, homes with water tightness issues.

We also know that we haven't always built... I'm just working on the clicker. We haven't always built homes that have kept us warm and dry, in terms of environmental performance, in terms of installation.

We also know from some rather sad experiences that a lot of houses that we felt have not been as... So we have had those experiences too. So we do know a lot about housing.

And we reflect on the videos we saw, there are really three things about houses, I termed them the 'ABCs of housing', that we need to think about.

The first is surely, all houses require an approach, step-free, level entry approach. An easy way to get into the dwelling. That there should be a bathroom that is usable by all people.

The bathroom should be on the entry-level. And there should be adequate circulation. Not necessarily more space but a space in the right place. Doorways, corridors, to space that is well-organised.

So these are things that we should expect from all of our homes. And unfortunately, the reality is that in many cases we still deliver what we term 'hostile homes'.

This is a picture of a dwelling that is in Hobsonville Point, 2007 to 2016, built and sold, from any metric that you look at, it is a huge success in infrastructure there by way of schooling, new transport hubs, less water use, less structures are used. Safer communities.

Except when we evaluate that against the metric of the ABCs, the approach, the bathroom that is an entry-level, and unfortunately, that 90% of the homes won't make the ABCs. Something we need to reflect on a little bit.

Or, you might be sitting there saying, "OK, does it matter at all? Does it really matter?" Because, and I think Megan and I have probably use the same stats, when we go and have a look at it, we have maybe 1% of users. So we might be thinking we're in the 19%, doesn't matter. So should we bother about the ABCs thing for the 1%?

And then if we reflect a little bit more, we say, "OK, maybe that is not quite the full picture." We have just under one in four people 24% identify themselves as having a disability. 14% of those report that at the physical disability. So that is a little bit more than the 1%.

If you look at the number of accidents that we had in a home, ACC statistics tell us that we have just over 360,000 falls reported through to ACC each year. That comes at a cost of just over \$435 million. Half of those falls are due to things like poor lighting, slippery conditions, trip hazards, stairs, steps. Preventable aspects of a home.

So we're certainly not making a home safe. In fact, unfortunately, if you look at those statistics, the 360,000 statistics that we end up with have about 260 people each year that die from falls in homes. Relate that to road estimates, about 280 people. So hostile homes can be very frightening.

When you look at people who are categorised as obese, that is 31% of the population, with another 35% of the population categorised as being overweight. And, of course, as Megan said, just over 60,000 births each year. And again, looking at the needs and requirements of families with young children.

Then there is changing population, our ageing and changing population. Currently, we sit at 14% of the population is over 65. That is going to increase to 21%. This graph shows what that looks like. In 1960, we are a little bit like the Sky Tower, shaped in terms of a population with very few people at the higher end of the scale.

In 2010, the graph in the middle which shows a bulge happening, which is the baby boomers, going through to 2060, a little bit further out, but we're starting to look a little bit like just a box in terms of those statistics. Quite a changing population, indeed.

So, let's add that all up. I'll do my maths. 31% are obese, half of the people overweight, 1% of births, the 14% with a physical disability, 20% age 65 and over. OK, the maths aren't quite as good as they used to be, so we get a bit over 100%.

So, people are in a couple of categories there. So it is significant. Having said that, not everyone still gets it. Not everyone still thinks it's an issue because not everyone thinks it will still affect them even when we're talking about 103% of the population.

When we think about ageing and changing population, what happens as we age and change? When a lot of people understand the homes the retirement sector is driving... It is still going to be nine in 10 people wanting to stay in their home. As previously reported, when you get over 65, your levels of activity change. So ageing in place, still doing the same thing.

So, what does Lifemark do to help? We're certainly there to support the development of multiple homes. We have a rating system and a set of standards - we have just updated those. Version 2 is now available.

That being said, it is more of just a set of standards. It is a process to work through. It is a review process to understand what outcomes are sought for and so in outcomes, we work on the basis of the standards board also work very much collaboratively to understand how to get better outcomes on the design of dwellings.

We are also committed to developing wider and greater understanding. You will see we have a stand, and you take lunch. Please browse by it. Check for any of our team. We have got Helen and Sarah and Adam over there. Please chat to us.

We have also got an aged experience that we have bought in to help experience how to understand our changing environment a little bit more. We've also got a bit there from consumers, what they can expect from their home in terms of design.

We work with a number of retirement operators. They were the first adopters to understand the importance of having a better and more inclusive design for their communities. We have been very happy to work with them very closely over the last five years.

We also work with a number of architects, architectural designers, group home builders. Some of them are in the room today. It is a pleasure to always work with you on a design that you put forward. To ensure that you are going to get better outcomes.

But is there light at the end of the tunnel despite all of this? Are we actually going to be making a difference? I like to think that is a light to the end of the tunnel. I like to think we are making some changes and making a difference.

We are fortunate, we have been working with Fletcher Living, the development has been put on hold but that is going to be 940 units in Christchurch. That is significant because all of those dwellings, when they get built, will be Lifemark graded. So it is not just a percentage, it is 100%.

We are also fortunate to work with a number of talented product partners who, in their own way, are doing quite some amazing and innovative changes. APL have invented and created a propriety product around a level threshold which has resolved a lot of problems that have existed for years. People say, "It's fine, it still has a little lip, but that is not level."

We have been pleased to work with Resene, Dr O'Connor, in terms of kitchen design. They have their own innovations that they use and a number of innovations that they use to implement their products.

Methven, we are also happy to work with. They have been a good look. New Zealand organisation. Recently, working with them, we also know that lever taps are good but there is a lever taps and then lever taps. Some are significantly better in terms of ease of use with

limited hand function. If there is visual impairment in terms of colour contrast and the ability to understand which way to use the tap. So, we have been quite excited to work with them.

Also been talking about leadership in local government. We've certainly been happy to work with Christchurch. That council has done some recent innovations around advancements around giving dwellings slightly more floor space incentives. They include a Life mark rating.

And to the symposium, thank you, and the design manual, that we're going to see results a day, we work in that certification business, we certify 35% of rest and building products, we think we influence a little bit more. We would like to influence a lot more. It was a delight to ensure the hostile homes get removed and replaced by more suitable and appropriate dwellings. We think that will work for everybody.

Finally, this has been about joining the dots. I think the ABCs are important for all homes. We want to develop a higher level of performance. It is about time we said no to these hostile homes that we are creating, and we did something, that we say yes to more inclusive design, and we just are doing it.

I know now, my last slide will be the one you will enjoy a lot, because it will be lunchtime. Thanks very much. (Applause)