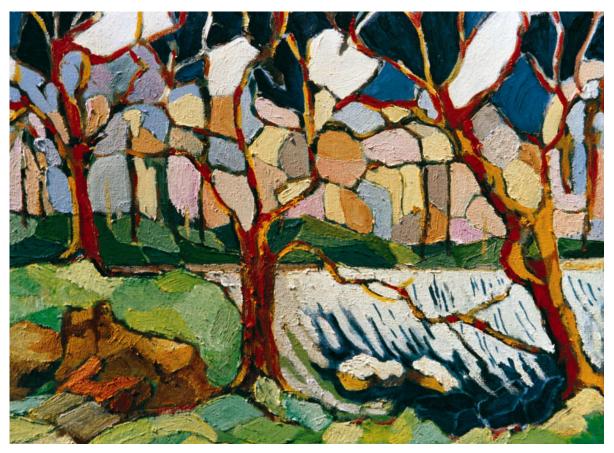# EAC Data Products Guide

July 2020

Finalist in EAC's annual Over 60s Art Awards 2006

EAC's national databases of housing and care homes for older people contain detailed information on 25,200 specialist housing developments and 11,200 registered care homes in the UK. A range of sub-datasets are available to inform strategic service planning and investment decisions.

Licences for use of EAC's data are available directly from EAC.

EAC Elderly Accommodation Counsel (EAC) is a charity with a mission to help older people make informed choices about meeting their housing and care needs.

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About EAC

EAC is a charity that offers information and advice nationwide about accommodation and care options for older people. To support this service, it undertakes research into all forms of specialist accommodation and associated care & support services.

Between 1992 & 1995, we compiled the first national picture of sheltered and retirement housing in the UK. This was subsequently expanded and updated between 1997 & 1999, and has been maintained through a continuous research programme from early 2000 onwards. In late 2007, we introduced the EAC Quality of Information Mark to encourage housing providers to supply much more detailed information about their provision, and to update this regularly.

In parallel, we maintain a database of those residential care and nursing homes which cater exclusively or primarily for older people. Although containing less detailed information than the housing database, this too is updated continuously, drawing on questionnaire surveys and registration authority data.

In 2008 we combined these two datasets in recognition of the trend towards providing care in housing settings, and also to provide better descriptions of new complexes which may combine independent living accommodation, supported housing and a registered care facility on the same site.

EAC's National Database of Housing and Care Homes for older people is a uniquely comprehensive source of information for planners, commissioners, developers and managers of retirement facilities anywhere in the UK.

About EAC's data

Housing
Our housing database contains information on just over 25,000 housing developments, of which around 20,400 include accommodation for rent, (mainly by local authorities, housing associations, Abbeyfield Societies and almshouse charities), 4,900 include outright leasehold sale properties, and 1,040 include shared ownership properties.

Around 16,000 developments (64%) provide retirement / sheltered housing (see below); 2,000 (8%) provide extra care, assisted living, 'enhanced sheltered housing or close care; and 7,500 (30%) provide other forms of 'age exclusive' accommodation, typically lacking on-site support services and with only limited communal facilities.

[The %ages above total more than 100% because some developments contain more than one type of accommodation]

Specialist housing for older people has never been regulated (outside Scotland) in the way that care homes are, and prior to EAC's initiative there was no single source of even basic data. Collecting data has therefore involved – and continues to involve – a number of approaches, of which distributing questionnaires to providers is only one. We therefore cannot guarantee that our database contains 100% of retirement / sheltered developments, but we are confident it contains the vast majority.

Maintaining the database is ongoing work, but whilst closures and openings are generally picked up, we receive detailed questionnaire returns for only around 20% of developments each year. There can therefore be some delay in picking up changes to management arrangements or service provision within developments.

'Sheltered housing' and 'retirement housing' are also imprecise terms. Provision for rent, largely by local authorities and housing associations, has been shaped by several funding regimes since the 1950s, so that accommodation standards, the number of communal facilities and the

level and type of support services have initially been different in different eras. However we continue to use this definition of retirement / sheltered housing: *"a group of dwellings intended for older people and served by a resident or non-resident warden/scheme manager with specific responsibility for the group"*.

In recent years many social sector providers have reconfigured their sheltered provision. The most noticeable change has been to the 'warden' or scheme manager service – first from a live-in to a non-resident arrangement, and then frequently to part time. The level of support provided now varies widely, with some landlords maintaining the 'traditional' sheltered model but others eliminating the scheme manager function entirely in favour of 'floating' housing support services available equally to all local residents assessed as needing them, regardless of where they live. The latter has resulted in the re-classification of a considerable number of schemes.

In the owner-occupied sector, change has been less dramatic because of the contractual terms contained in most Leases. Scheme managers have become increasingly non-residential, and frequently part time, but the principle of a scheme manager as integral to the retirement housing model appears alive and well.

At the other end of the spectrum of provision, extra care and other forms of 'housing-with-care' provision bring their own problems of definition. Depending on the criteria chosen, EAC's database contains somewhere between 1,300 and 2,000 such developments. The key question is whether extra care is defined by the provision of 24/7 on-site availability of registered care staff. At the moment we have retained this definition, but adopted an intermediate category of 'enhanced sheltered housing' to include schemes that may share extra care's objectives but don't use this staffing model.

Finally it is fair to say that EAC's 'age exclusive' category of provision is effectively a grouping of convenience for everything that does not fit the traditional sheltered/retirement housing model or the newer 'housing-with-care' models. In the social rented sector it encompasses some rather dated administrative classifications – Category 1, amenity housing and 'elderly persons dwellings'. In the private sector, and generally in more recent times, it also includes Lifetime Homes, HAPPI homes, Lifestyle Living and other 'age friendly' or 'age exclusive' provision. EAC's 'age exclusive' classification denotes only one thing – which is that these homes and developments are largely without the person-centred support and care services common to our other classifications.

An important point to note is that users of EAC's housing data for statistical and market appraisal purposes cannot avoid considering questions of definition, and making their own decisions as to what factors they want to focus on.

Care homes
Our care homes database contains information on 11,200 homes that cater exclusively or primarily for older people. They include around 7,100 registered to provide personal care only and 4,700 registered also to provide nursing care.

The database is updated annually against the registers maintained by the national care homes inspection authorities, supplemented for some by EAC's own questionnaire surveys. Whilst we are confident that our care homes database is largely complete, the amount of detailed information it contains on individual homes is much less than we aim for in our housing database.

Classifications used in EAC's datasets

Age exclusive housing
Housing designed, built and let/sold exclusively to older people (typically 50+ or 55+), but without the supportive on-site management characteristic of sheltered housing. Usually also without any shared facilities except perhaps a garden.

EAC's database does not comprehensively cover older social sector provision of bungalows built in the 1950s – 1980s, mainly where these were scattered throughout large housing estates and therefore don't lend themselves being considered a discrete scheme or development. However it does cover well those social sector schemes that were classed as sheltered prior to the removal of scheme manager (warden) services, as well as the increasing number of newer private sector schemes that major on age-friendly design rather than service provision.

Retirement / sheltered housing
A group of self-contained flats or bungalows reserved for people over the age of 55 or 60; some shared facilities such as residents' lounge, garden, guest suite, laundry; plus on-site supportive management. A regularly visiting scheme manager service may qualify as long as s/he is available to all residents when on site. An on-call-only service does not

qualify a scheme to be classified as retirement/sheltered housing. Developments usually built for either owner-occupation or renting on secure tenancies.

Enhanced sheltered housing
Sheltered housing with additional services to enable older people to retain their independence in their own home for as long as possible. Typically there may be 24/7 (non-registered) staffing cover, at least one daily meal will be provided and there may be additional shared facilities. Also called assisted living, very sheltered housing and close care housing (where care is available on a short term basis from a care home on the same site).

Extra care housing
Schemes where a service registered to provide personal or nursing care is available on site 24/7. Typically at least one daily meal will be provided and there will be additional shared facilities. Some schemes specialise in dementia care, or may contain a dedicated dementia unit.

Care homes
Residential settings where a number of older people live, usually in single rooms, and have 24/7 access to on-site care personal care services (such as help with washing and eating).

Care homes with nursing
These homes are similar to those without nursing care but they also have registered nurses who can provide care for more complex health needs.

About licensing EAC's data

What purposes do we supply data for?
We supply data for use in all forms of research, market research and modelling, including within GIS systems. We supply it under a Licence Agreement that defines the purposes for which it may be used. In summary the licence says:

- *The licence granted is non exclusive and non transferable.*

- *The Licensee may employ the Data (in part or whole) for its own internal organisational purposes including research, market research and modelling, including within GIS systems. Access to the Data within the Licensee's organisation will be restricted to the Licensee's Product Development Team.*

- *The Licensee may not sell, let, lend or otherwise part with possession or disseminate the Data in part or whole to any third party.*

- *For the avoidance of doubt, the Licensee can sell, let, lend or licence any modelled data which they derive from use of the Licensor's Data to their end-users provided that no third party can derive the Data in whole or in substantial part from the modelled data.*

We do NOT provide mailing lists or licence our data to be used for direct mail purposes.

How much detail can we provide?
We aim to collect around 400 pieces of data on housing schemes and 150 on care homes. However except for very specialist purposes, few users require this level of detail, and our standard housing product now contains the 60 data fields detailed our Appendix below. Please contact us to discuss availability and pricing for extended datasets.

What data formats can we provide?
MS Access is our native format, but we can translate into MS Excel and delimited text formats also.

What geographical options are there?
Our UK-wide datasets offer the best value, but we can also supply regional datasets. Regional options are:
East Midlands, East of England, London, North East, North West, South East, South West, West Midlands, Yorks & Humber, Scotland, Wales, Northern Ireland.

What licensing options are there?

Our standard Licence Agreement allows unlimited use of EAC data, subject only to restrictions on how much raw data can be provided to third parties, for a period of 1, 2 or 3 years. Unlimited use applies to most housing developers, strategic planning authorities and consultants /researchers with a regular flow of commissions. Purchasers of 'unlimited use' licences are entitled to quarterly data updates.

We also occasionally licence EAC data at a reduced licence fee for use *for a single defined purpose*. By this we mean a discrete piece of research, analysis, mapping or similar exercise. This licence is usually relevant to consultants or researchers commissioned to produce a one-off report for a client.

Discounts apply to licences longer than one year.

Licensing arrangements and costs for use of EAC data in reports intended for publication will be quoted for separately.

What does it cost?

	Standard housing dataset				Housing + care homes
Licence type	**Unlimited use**		**Single use**		
Coverage	One region	UK	One region	UK	As per housing only + 25%
Price per annum	£1,500	£5,000	£500	£1,500	

All prices are plus VAT

For specialist users, we also offer a UK Housing-with-Care only dataset. This includes extra care, assisted living, close care and 'enhanced sheltered housing'.

	Housing-with-Care (HwC) only				HwC + care homes
Licence type	**Unlimited use**		**Single use**		
Coverage	One region	UK	One region	UK	As per housing only + 25%
Price per annum	£1,000	£3,500	£350	£1,000	

All prices are plus VAT

Discounts

2 year licences – 10%
3 year licences – 20%

Appendices: Data sets

1. EAC housing database, extended dataset structure

The full UK dataset contains a separate record for each of c.25,200 developments/schemes.
The UK Housing-with-Care dataset contains a separate record for each of c.2,200 developments/schemes.

Records contain the data fields below - though data content may be incomplete for some schemes.

Data field	Field type	Notes		
EAC facility ID	Long Integer			
Country	Text	UK nation		
County	Text	England ceremonial county		
District	Text	Lowest level administrative area		
Manager	Text			
Manager sector	Text	Private, Statutory or Voluntary		
Developer	Text			
Care provider	Text	Applies to housing-with-care only		
SchemeName	Text			
Address	Text			
PostTown	Text			
Postcode	Text			
GridE	Long Integer	OS National Grid reference east		
GridN	Long Integer	OS National Grid reference north		
Latitude	Long Integer			
Longitude	Long Integer			
YearBuilt	Integer	Year build completed		
YearRemodelled	Integer	Year of any major remodelling/upgrade		
Properties	Integer	Number of homes in scheme		
Age exclusive	Yes/No	See Classifications section of this Guide		
AE number	Integer	Number of age exclusive properties		
Sheltered	Yes/No	See Classifications section of this Guide		
S number	Integer	Number of sheltered properties		
Enhanced sheltered	Yes/No	See Classifications section of this Guide		
ES number	Integer	Number of enhanced sheltered properties		
ExtraCareHousing	Yes/No	See Classifications section of this Guide		
ECH number	Integer	Number of extra care properties		
CloseCareHousing	Yes/No	See Classifications section of this Guide		
Tenure 1	Text	Sole or main tenure		
Tenure 2	Text	Applies only to mixed-tenure schemes		
Tenure 3	Text	Applies only to mixed-tenure schemes		
Bedsits	Yes/No	Studio/one room properties		
BedsitNo	Double	Number of studio properties		
1beds	Yes/No	1 bedroom properties		
1bedsNo	Long Integer	Number of 1 bedroom properties		
2beds	Yes/No	2 bedroom properties		

2bedsNo	Long Integer	Number of 2 bedroom properties		
3beds	Yes/No	3 bedroom properties		
3bedsNo	Long Integer	Number of 3 bedroom properties		
Scheme type	Text	Typology: self-contained, estate, loose group, village		
StoriesNo	Byte	Number of stories high including ground		
Lift(s)	Yes/No			
Lounge	Yes/No			
Dining	Yes/No	For residents & guests only		
Restaurant	Yes/No	Open to the public		
Guest suite	Yes/No			
Laundry	Yes/No			
Conservatory	Yes/No			
HobbyRoom	Yes/No			
ActivitiesRoom	Yes/No			
Cafe	Yes/No			
Bar	Yes/No			
Gym	Yes/No			
Pool	Yes/No			
ArtsCraftsCentre	Yes/No			
Library	Yes/No			
Shop	Yes/No			
Hairdressing salon	Yes/No			
Staffing	Text	Summary of staffing arrangements		
AgeMin	Byte	Minimum age qualification for residence		
Awaiting Planning	Yes/No	New field: flags schemes not yet under construction		
Architects	Text	New field: populated for c.600 newer schemes		
HousingCareUrl	Text	Scheme url on EAC HousingCare website		

2. EAC care homes dataset

Field	Field type	Notes
EAC facility ID	Number	
Country	Text	
Region	Text	
County	Text	Ceremonial county
District	Text	Lowest level local authority
Owner	Text	Owner / operator of home
Sector	Text	Private, Voluntary or Statutory
HomeName	Text	
FacilityAddress	Text	
Postcode	Text	
BedsCare	Number	
BedsNursing	Number	
BedsTotal	Number	
Associated housing	Yes/No	
Associated housing ID	Number	Related ID in EAC housing dataset
Latitude	Number	
Longitude	Number	
GridE	Number	
GridN	Number	
HousingCare url	Text	Scheme url on EAC HousingCare website

Sample data tables are available on request.