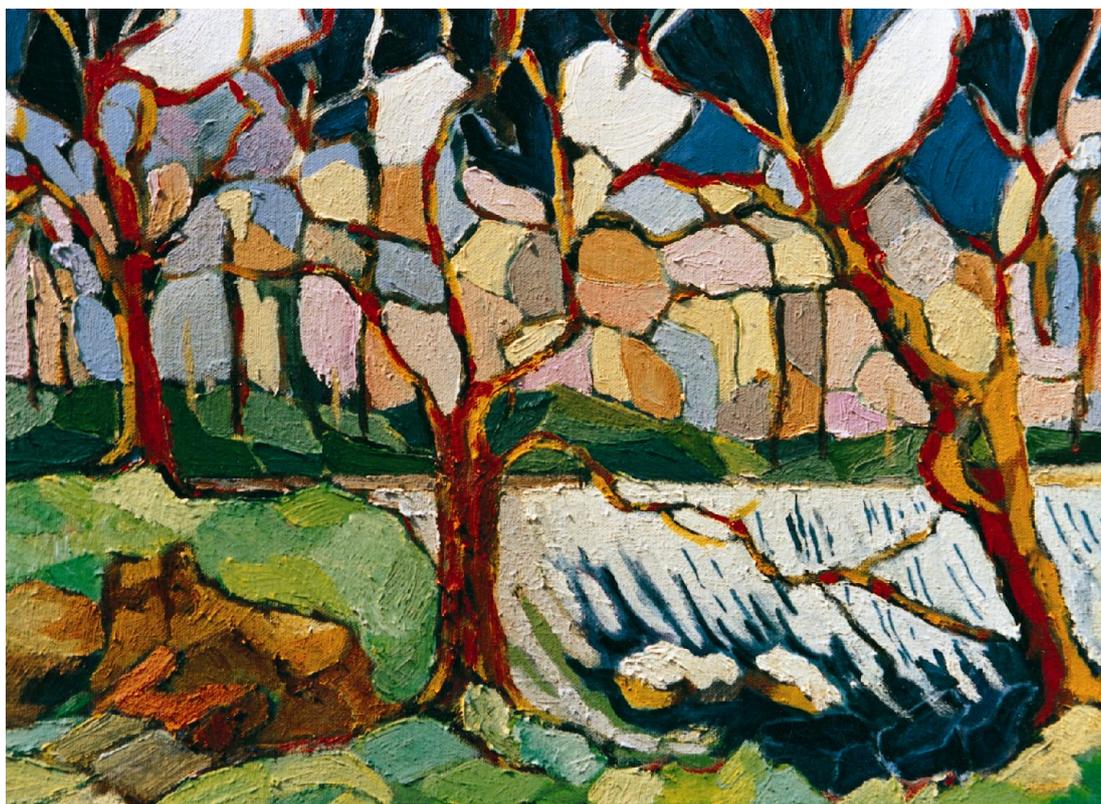


EAC data products

May 2015



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 over 25,000 specialist housing developments and 12,600 registered care homes in the UK. A range of sub-datasets are available to inform strategic service planning and investment decisions.



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 25,000 housing developments, of which around 21,000 include accommodation for rent, (mainly by local authorities, housing associations, Abbeyfield Societies and almshouse charities), 4,000 include outright leasehold sale properties, and 1,000 include shared ownership properties.

Around 18,000 (72%) of developments provide retirement / sheltered housing (but see below); 1,700 provide extra care, assisted living, 'enhanced sheltered housing or close care; and the remainder are other forms of 'age exclusive' settings, typically lacking on-site support services and with only limited communal facilities. The latter may be known as Category 1, amenity housing, or even 'elderly persons dwellings' in the social rented sector. In the private sector they are described differently, and more importantly, make up a gradually increasing proportion of 'age-friendly' housing.

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 1,000 and 1,700 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.

The overall point to note is that users of EAC's housing data for statistical and market appraisal purposes cannot avoid considering these 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 12,600 homes that cater exclusively or primarily for older people. They include around 7,000 registered to provide personal care only and 5,000 registered also to provide nursing care.

The database is updated annually against the registers maintained by the national care homes inspection authorities, supplemented by EAC's own questionnaire surveys. We can be confident therefore that we know of all home openings, closures and changes of ownership within 12 months. An area where we plan to do more work is in providing more descriptive detail about the culture and ethos of homes, and their approach to supporting residents with dementia.

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 this ill-defined sector which in the public sector traditionally included '*elderly persons dwellings*' and *amenity housing* in Scotland. However it does cover well an increasing number of schemes that were classed as sheltered prior to the removal of scheme manager (warden) services. New age exclusive schemes are increasingly common in the private/leasehold sector, and this category may come to encompass *HAPPI homes*.

Coverage: c.7,000 schemes

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.

Coverage: c.16,800 schemes

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 and very sheltered housing.

Coverage: c.500 schemes

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.

Coverage: c.1,000 schemes

Care homes

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

Coverage: c.7,800 homes

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.

Coverage: 4,800 homes

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. The Licensee may not use the Data in any service or product to be sold to another party, or in any publication intended for general distribution outside of its own organisation.*
- *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. Most prefer basic datasets similar to those described in 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?

We can supply UK, regional or county datasets. Regional options are:

- East Midlands
- East of England
- London
- North East
- North West
- South East
- South West
- West Midlands
- Yorkshire & The Humber
- Scotland
- Wales
- Northern Ireland

What licensing options are there?

We licence the use of data either for a single defined purpose or for unlimited use for one year or longer – in either case subject to the terms outlined above. By single defined purpose 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. Unlimited use applies to most housing developers, strategic planning authorities, and consultants /researchers with a regular flow of commissions. Discounts are offered on licences longer than one year.

Purchasers of annual licences are entitled to quarterly data updates.

What does it cost?

The following guide prices are for the basic level of detail described in the Appendix below. But please treat these as a very broad guide only – and discuss your requirements with us.

Data content	Housing only, basic level of detail						Housing + care homes
Licence type	Single use			Unlimited use			
Coverage	One county	One region	UK	One county	One region	UK	As per housing only + 25%
Price per annum	£100 - £200	£400	£1,000	£500 - £1,000	£1,500	£5,000	

All prices are plus VAT

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

Data content	Housing-with-Care only, basic level of detail				Housing-with-Care + care homes
Licence type	Single use		Unlimited use		
Coverage	One region	UK	One region	UK	As per housing only + 25%
Price per annum	£250	£750	£1,000	£3,500	

All prices are plus VAT

Discounts

- Discount for 2 year licence – 15%
- Discount for 3 year licence – 25%

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Appendix: Basic data sets

Housing

Field	Field type	Notes
SchemeID	Number	
HousingCare website url	Text	Link to full online details
ManagerName	Text	
DeveloperName	Text	
SchemeName	Text	
Postcode	Text	
Complex includes a care home	Yes/No	
CareHomeID	Number	Can link to details of care home
Properties	Number	
Year built	Number	
Year remodelled	Number	
Tenure 1	Number (code)	Main or only tenure available
Tenure 2	Number (code)	Secondary tenure, if any
Tenure 3	Number (code)	Ditto
Country	Text	
Region	Text	
County	Text	
CouncilArea	Text	
Age exclusive housing	Yes/No	
Retirement/sheltered housing	Yes/No	
Enhanced sheltered housing	Yes/No	
Extra care housing	Yes/No	

Care homes

Field	Field type	Notes
HomeID	Number	
HousingCare website url	Text	Link to full online details
Owner	Text	
OwnerType	Text (code)	Private, Voluntary or LA
Name	Text	
Postcode	Text	
BedsTotal	Number	
RegisteredFor	Text (code)	Personal or nursing care
Client categories	Text	Can also be provided coded
YearRegistered	Number	
Country	Text	
Region	Text	
County	Text	
CouncilArea	Text	
Complex includes housing provision	Yes/No	
HousingSchemeID	Number	Can link to details of housing scheme

Sample data tables are available on request.

Additional data

Additional detail is available for housing developments only, including:

- Staffing arrangements
- Property sizes and types
- Communal facilities
- Extended data for housing-with-care developments