

# Housing and Care Homes for Older People in England

## **Key Data Report 2007**

1st Quarter Edition



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# Key Data Report 2007

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# Notes & Explanations

## Sources

- Demographic Data – Census 2001
- Sheltered Housing data – EAC surveys 1992 – 2007
- Care & Nursing Homes data – EAC surveys 1991 – 2007 and registration data published by the Commission for Social Care Inspection (CSCI)

## Notes

### Housing units

Both the rented and private sectors contain a wide range of housing types intended for older people. The social sector has traditionally distinguished these as Category 1, 2 etc., but the private sector tends to refer to them all simply as “retirement housing”. This report looks only at schemes that fall within the following definition: *“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”*.

It is important to note that a considerable proportion of housing intended for older people falls outside this definition, and is therefore excluded. Extra care, assisted living, and other forms of 'housing with care' **are included**. The analysis covers a total of 505,659 properties in 16,022 schemes / developments in England.

### Care & Nursing Home beds

These figures include beds in homes registered with the Commission for Social Care Inspection (CSCI), and where the home in question caters primarily for elderly people. Excluded therefore are beds in homes which cater for a range of ages (possibly including the elderly), but exist to meet a specific need (eg. physical or mental handicap).

EAC  
February 2007

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# *About Elderly Accommodation Counsel (EAC)*

EAC is a charity that offers information and advice nationwide about all forms of accommodation designed to meet the needs of older people. To support this service, it undertakes research into all forms of accommodation and associated care & support services, and publishes data for the benefit of other advisers and providers in the fields of housing and care for older people.

## **The Service**

Enquiries from members of the public are accepted by 'phone or letter, and the various options discussed with those clients who seek advice. General information leaflets are offered to assist them in arriving at a decision as to the most suitable form of accommodation.

Typically, clients then receive a comprehensive, personal Housing Options or Care Options Report. Where appropriate, this will contain details of sheltered / retirement housing developments, residential care homes or nursing homes selected to match their geographic requirements, need for support, financial circumstances and any relevant health conditions. In the case of housing to rent, eligibility factors are assessed by reference to landlords' allocations policies.

EAC does not recommend accommodation or providers of accommodation, and clients are advised to visit a housing scheme or home before considering any offer of a place.

## **Research**

EAC's information databases are updated regularly by means of questionnaire surveys, with ad-hoc amendments in between. The bulk of this work is carried out "in house", often in partnership with, or sponsored by, an outside partner.

## **Publications**

EAC publishes accommodation data and analyses in a range of formats to suit the needs of other advisory agencies, providers of housing and care, researchers and Government departments. Publications include:–

- County, regional & national Guides to Housing & Care Homes
- Our 'housing options' website: [www.housingcare.org](http://www.housingcare.org) which offers searchable access to both our housing and care homes databases

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## *1. Analysis by District*

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# 1. Analysis by District

	HOUSING UNITS					CARE HOME BEDS			
	Rent			Sale	All	Nursing Care			
	LA	RSL	Both			LA	Pri	Vol	All
<i>Adur</i>	280	159	439	327	766	0	131	85	216
<i>Allerdale</i>	0	396	396	83	479	0	192	28	220
<i>Alnwick</i>	139	227	366	0	366	0	78	0	78
<i>Amber Valley</i>	1092	206	1298	100	1398	0	338	16	354
<i>Arun</i>	660	312	972	1551	2523	0	665	90	755
<i>Ashfield</i>	0	106	106	0	106	0	458	25	483
<i>Ashford</i>	447	112	559	362	921	0	171	0	171
<i>Aylesbury Vale</i>	0	753	753	246	999	0	541	62	603
<i>Babergh</i>	374	127	501	63	564	0	242	0	242
<i>Barking</i>	842	498	1340	47	1387	0	307	0	307
<i>Barnet</i>	0	1148	1148	838	1986	0	454	75	529
<i>Barnsley</i>	0	1839	1839	65	1904	0	705	0	705
<i>Barrow-in-Furness</i>	33	173	206	0	206	0	99	0	99
<i>Basildon</i>	1723	396	2119	298	2417	0	162	0	162
<i>Basingstoke and Deane</i>	0	925	925	322	1247	0	298	24	322
<i>Bassetlaw</i>	1465	96	1561	0	1561	0	360	0	360
<i>Bath &amp; NE Somerset</i>	0	1964	1964	476	2440	0	562	110	672
<i>Bedford</i>	0	1344	1344	192	1536	0	222	0	222
<i>Berwick-upon-Tweed</i>	93	78	171	8	179	0	128	0	128
<i>Bexley</i>	0	1513	1513	1025	2538	0	279	0	279
<i>Birmingham</i>	4930	4562	9492	1956	11448	24	1846	332	2202
<i>Blaby</i>	211	80	291	34	325	0	0	32	32
<i>Blackburn with Darwen</i>	0	1474	1474	0	1474	0	408	24	432
<i>Blackpool</i>	758	221	979	205	1184	0	476	9	485
<i>Blyth Valley</i>	150	346	496	0	496	0	312	17	329
<i>Bolsover</i>	470	122	592	0	592	0	273	0	273
<i>Bolton</i>	3864	1171	5035	179	5214	0	533	0	533
<i>Boston</i>	0	597	597	26	623	0	329	0	329
<i>Bournemouth</i>	649	499	1148	1221	2369	0	473	25	498
<i>Bracknell Forest</i>	410	276	686	347	1033	0	176	0	176
<i>Bradford</i>	0	5006	5006	197	5203	0	1547	199	1746
<i>Braintree</i>	544	302	846	512	1358	0	59	0	59

**Explanations** != LA housing info not available RSL = all landlords other than LA

<b>CARE HOME BEDS cont.</b>					<b>Provision per 1000 population aged 65+</b>						
<b>Residential Care</b>				<b>All</b>	<b>Popn.</b>	<b>Housing Units</b>			<b>Care Home Beds</b>		
<i>LA</i>	<i>Pri</i>	<i>Vol</i>	<i>All</i>			<b>Rent</b>	<b>Sale</b>	<b>All</b>	<b>RC</b>	<b>N</b>	<b>All</b>
71	166	70	307	523	12.9	34.0	25.4	<b>59.4</b>	23.8	16.7	<b>40.6</b>
137	423	69	629	849	17.1	23.2	4.9	<b>28.1</b>	36.8	12.9	<b>49.7</b>
13	215	24	252	330	6.1	60.1	0.0	<b>60.1</b>	41.4	12.8	<b>54.2</b>
0	514	0	514	868	19.5	66.7	5.1	<b>71.8</b>	26.4	18.2	<b>44.6</b>
30	1326	372	1728	2483	36.5	26.6	42.5	<b>69.1</b>	47.3	20.7	<b>68.0</b>
66	493	30	589	1072	17.5	6.1	0.0	<b>6.1</b>	33.7	27.7	<b>61.4</b>
88	462	0	550	721	16.6	33.6	21.8	<b>55.4</b>	33.1	10.3	<b>43.4</b>
0	142	304	446	1049	21.3	35.4	11.6	<b>46.9</b>	20.9	28.3	<b>49.3</b>
109	247	34	390	632	15.3	32.7	4.1	<b>36.8</b>	25.4	15.8	<b>41.2</b>
81	84	32	197	504	24.1	55.6	1.9	<b>57.5</b>	8.2	12.7	<b>20.9</b>
44	694	1012	1750	2279	45.5	25.2	18.4	<b>43.7</b>	38.5	11.6	<b>50.1</b>
220	1208	0	1428	2133	35.3	52.1	1.8	<b>53.9</b>	40.4	20.0	<b>60.4</b>
177	139	71	387	486	12.0	17.1	0.0	<b>17.1</b>	32.2	8.2	<b>40.4</b>
40	436	6	482	644	24.4	86.9	12.2	<b>99.1</b>	19.8	6.6	<b>26.4</b>
125	190	95	410	732	19.0	48.7	17.0	<b>65.7</b>	21.6	17.0	<b>38.6</b>
84	478	0	562	922	17.5	89.2	0.0	<b>89.2</b>	32.1	20.6	<b>52.7</b>
214	338	278	830	1502	30.2	65.1	15.8	<b>80.9</b>	27.5	22.3	<b>49.8</b>
0	730	174	904	1126	22.0	61.2	8.7	<b>69.9</b>	41.1	10.1	<b>51.2</b>
52	176	26	254	382	5.7	29.9	1.4	<b>31.3</b>	44.5	22.4	<b>66.9</b>
0	216	486	702	981	34.5	43.8	29.7	<b>73.5</b>	20.3	8.1	<b>28.4</b>
1188	1451	671	3310	5512	142.0	66.9	13.8	<b>80.6</b>	23.3	15.5	<b>38.8</b>
80	346	54	480	512	13.6	21.3	2.5	<b>23.8</b>	35.2	2.3	<b>37.5</b>
288	709	79	1076	1508	18.3	80.5	0.0	<b>80.5</b>	58.8	23.6	<b>82.4</b>
137	1256	120	1513	1998	27.9	35.1	7.4	<b>42.5</b>	54.3	17.4	<b>71.7</b>
29	318	70	417	746	11.7	42.4	0.0	<b>42.4</b>	35.6	28.1	<b>63.7</b>
0	179	19	198	471	12.5	47.5	0.0	<b>47.5</b>	15.9	21.9	<b>37.8</b>
213	838	89	1140	1673	38.9	129.3	4.6	<b>133.9</b>	29.3	13.7	<b>43.0</b>
0	210	41	251	580	10.9	54.8	2.4	<b>57.2</b>	23.0	30.2	<b>53.2</b>
32	1270	494	1796	2294	34.3	33.5	35.6	<b>69.1</b>	52.4	14.5	<b>66.9</b>
39	195	7	241	417	11.9	57.8	29.2	<b>87.1</b>	20.3	14.8	<b>35.1</b>
429	1586	107	2122	3868	67.7	74.0	2.9	<b>76.9</b>	31.4	25.8	<b>57.2</b>
0	635	161	796	855	19.8	42.8	25.9	<b>68.7</b>	40.3	3.0	<b>43.3</b>



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## *2. Analysis by County & District*

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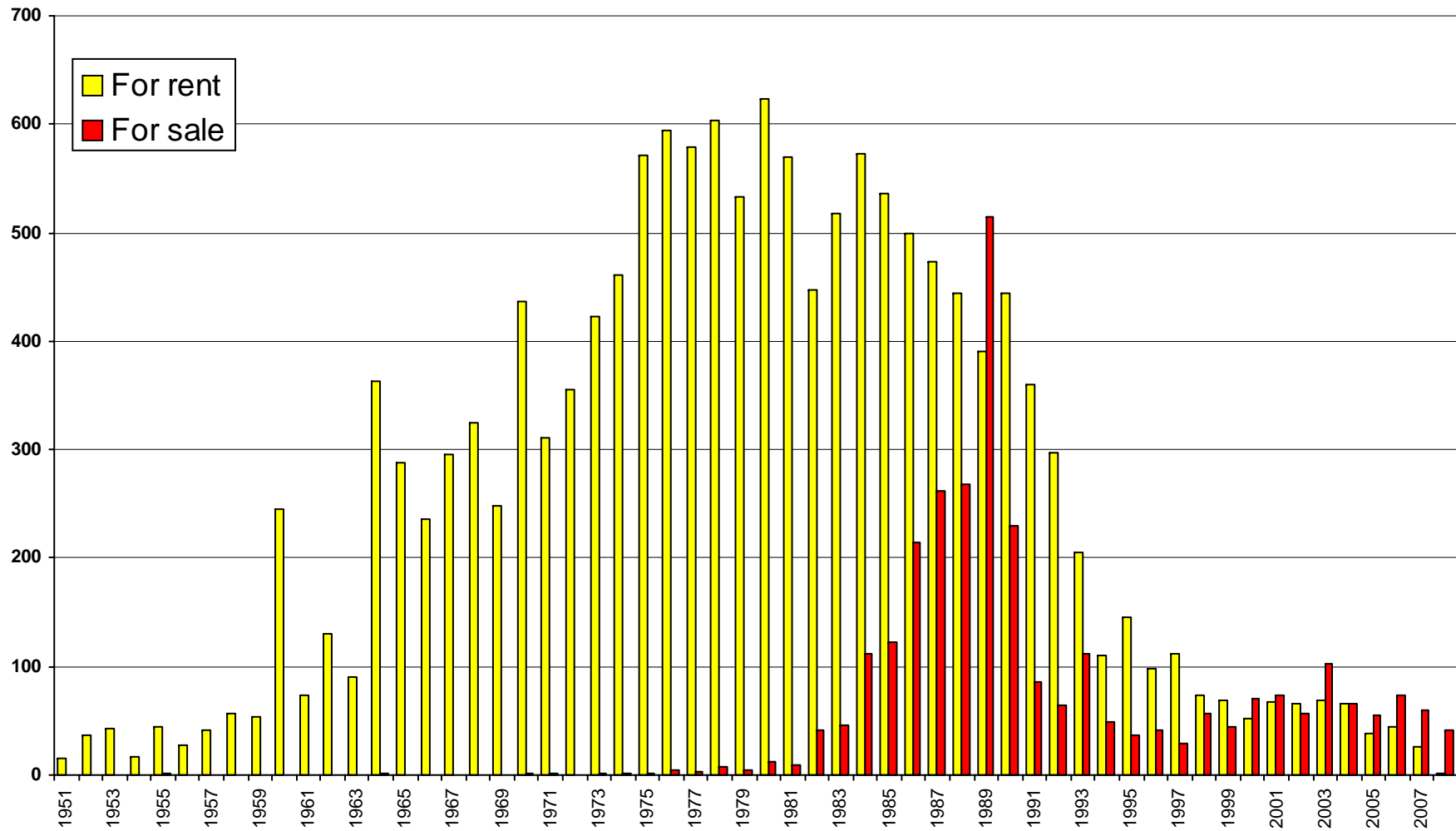
## 2. Analysis by County and District

	HOUSING UNITS					CARE HOME BEDS			
	Rent			Sale	All	Nursing Care			
	LA	RSL	Both			LA	Pri	Vol	All
<b>Bedfordshire</b>									
<i>Bedford</i>	0	1344	1344	192	1536	0	222	0	222
<i>Luton</i>	908	237	1145	86	1231	0	280	0	280
<i>Mid Bedfordshire</i>	0	742	742	145	887	0	287	0	287
<i>South Bedfordshire</i>	606	226	832	276	1108	0	132	0	132
	<b>1514</b>	<b>2549</b>	<b>4063</b>	<b>699</b>	<b>4762</b>	<b>0</b>	<b>921</b>	<b>0</b>	<b>921</b>
<b>Berkshire</b>									
<i>Bracknell Forest</i>	410	276	686	347	1033	0	176	0	176
<i>Reading</i>	376	510	886	706	1592	0	183	0	183
<i>Slough</i>	762	158	920	60	980	0	117	0	117
<i>West Berkshire</i>	0	1096	1096	576	1672	0	177	0	177
<i>Windsor and Maidenhead</i>	0	1217	1217	293	1510	0	447	39	486
<i>Wokingham</i>	346	271	617	438	1055	0	289	29	318
	<b>1894</b>	<b>3528</b>	<b>5422</b>	<b>2420</b>	<b>7842</b>	<b>0</b>	<b>1389</b>	<b>68</b>	<b>1457</b>
<b>Bristol</b>									
<i>Bristol</i>	2067	2237	4304	696	5000	0	718	196	914
	<b>2067</b>	<b>2237</b>	<b>4304</b>	<b>696</b>	<b>5000</b>	<b>0</b>	<b>718</b>	<b>196</b>	<b>914</b>
<b>Buckinghamshire</b>									
<i>Aylesbury Vale</i>	0	753	753	246	999	0	541	62	603
<i>Chiltern</i>	0	600	600	262	862	0	176	10	186
<i>Milton Keynes</i>	979	595	1574	569	2143	0	251	125	376
<i>South Bucks</i>	0	378	378	268	646	0	181	12	193
<i>Wycombe</i>	1564	238	1802	297	2099	0	159	40	199
	<b>2543</b>	<b>2564</b>	<b>5107</b>	<b>1642</b>	<b>6749</b>	<b>0</b>	<b>1308</b>	<b>249</b>	<b>1557</b>

**Explanations** != LA housing info not available RSL = all landlords other than LA

<b>CARE HOME BEDS cont.</b>					<b>Provision per 1000 population aged 65+</b>						
<b>Residential Care</b>				<b>All</b>	<b>Popn.</b>	<b>Housing Units</b>			<b>Care Home Beds</b>		
<i>LA</i>	<i>Pri</i>	<i>Vol</i>	<i>All</i>	<b>Rent</b>		<b>Sale</b>	<b>All</b>	<b>RC</b>	<b>N</b>	<b>All</b>	
0	730	174	904	1126	22.0	61.2	8.7	<b>69.9</b>	41.1	10.1	<b>51.2</b>
38	414	25	477	757	22.1	51.7	3.9	<b>55.6</b>	21.6	12.7	<b>34.2</b>
0	208	0	208	495	16.0	46.5	9.1	<b>55.6</b>	13.0	18.0	<b>31.0</b>
0	349	0	349	481	15.7	53.1	17.6	<b>70.7</b>	22.3	8.4	<b>30.7</b>
<b>38</b>	<b>1701</b>	<b>199</b>	<b>1938</b>	<b>2859</b>	<b>75.7</b>	<b>53.7</b>	<b>9.2</b>	<b>62.9</b>	<b>25.6</b>	<b>12.2</b>	<b>37.8</b>
39	195	7	241	417	11.9	57.8	29.2	<b>87.1</b>	20.3	14.8	<b>35.1</b>
0	259	24	283	466	18.0	49.3	39.3	<b>88.5</b>	15.7	10.2	<b>25.9</b>
0	85	0	85	202	13.9	66.2	4.3	<b>70.5</b>	6.1	8.4	<b>14.5</b>
0	132	12	144	321	19.2	57.2	30.1	<b>87.3</b>	7.5	9.2	<b>16.8</b>
0	244	83	327	813	20.5	59.3	14.3	<b>73.5</b>	15.9	23.7	<b>39.6</b>
0	208	91	299	617	17.9	34.4	24.4	<b>58.9</b>	16.7	17.7	<b>34.4</b>
<b>39</b>	<b>1123</b>	<b>217</b>	<b>1379</b>	<b>2836</b>	<b>101.4</b>	<b>53.5</b>	<b>23.9</b>	<b>77.4</b>	<b>13.6</b>	<b>14.4</b>	<b>28.0</b>
702	590	291	1583	2497	56.7	75.9	12.3	<b>88.2</b>	27.9	16.1	<b>44.1</b>
<b>702</b>	<b>590</b>	<b>291</b>	<b>1583</b>	<b>2497</b>	<b>56.7</b>	<b>75.9</b>	<b>12.3</b>	<b>88.2</b>	<b>27.9</b>	<b>16.1</b>	<b>44.1</b>
0	142	304	446	1049	21.3	35.4	11.6	<b>46.9</b>	20.9	28.3	<b>49.3</b>
0	144	337	481	667	15.0	39.9	17.4	<b>57.4</b>	32.0	12.4	<b>44.4</b>
36	405	132	573	949	21.3	74.0	26.7	<b>100.7</b>	26.9	17.7	<b>44.6</b>
0	159	118	277	470	10.8	34.8	24.7	<b>59.6</b>	25.5	17.8	<b>43.3</b>
0	138	238	376	575	22.5	80.1	13.2	<b>93.2</b>	16.7	8.8	<b>25.5</b>
<b>36</b>	<b>988</b>	<b>1129</b>	<b>2153</b>	<b>3710</b>	<b>91.0</b>	<b>56.1</b>	<b>18.1</b>	<b>74.2</b>	<b>23.7</b>	<b>17.1</b>	<b>40.8</b>

## Sheltered & retirement housing schemes built by year (UK)



Note: Information about year of construction is not available for 7% of schemes built for sale and 35% of schemes built for rent. The figures plotted above include adjustments to compensate for this, and are therefore approximate only.

# EAC Research

Between 1992 & 1995, EAC 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 parallel, EAC maintains a database of residential care and nursing homes.

The ***National Database of Housing for Older People*** contains detailed information about 25,500 housing developments, of which some 22,000 were built for rent (mainly by local authorities, housing associations, Abbeyfield Societies and almshouse charities), and 3,500 for sale (whether outright or through shared ownership / LSE arrangements). The database also documents the management of each individual scheme, and in the case of the social/public rented sector, includes information about landlords' lettings policies.

The ***National Database*** can be searched in its entirety on EAC's website [www.housingcare.org](http://www.housingcare.org). Extracts are also available in print in a series of county, regional and national Guides and Directories. Standard analyses, such as this Key Data Report, are produced regularly, and EAC also undertakes bespoke research and analyses for providers of housing and care services for older people.

Drawing on information recorded about the 10,000 people who make use of its advisory and information service each year, EAC is also able to provide valuable evidence of the aspirations, preferences and needs of older people in the rapidly changing market for housing and care.

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**Key Data Report 2007**

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