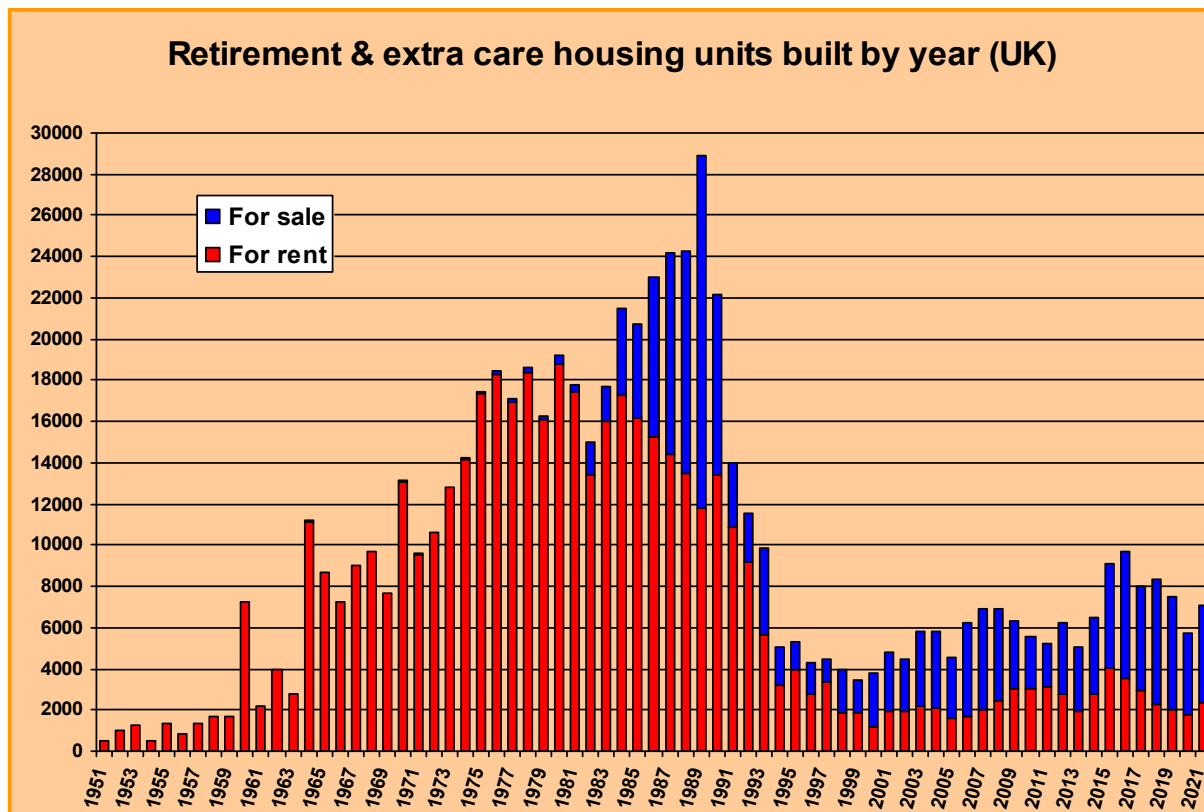


EAC Housing Data

October 2024



EAC's database contains the most comprehensive information available on the UK's supply of specialist housing for older people. It includes over 26,000 developments, spanning all ages, sectors, tenures and types of provision. We licence the dataset to companies and professional working in the sector to inform planning, development, investment and marketing decisions.

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

1. About EAC

EAC is a charity that offers detailed information and guidance to older people, their families and advisors about specialist accommodation and care options for older people across the UK. To support this service, delivered primarily through our website HousingCare.org, we undertake 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 since early 2000. 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.

EAC Housing Data now provides the most comprehensive and trusted information available about the UK's supply of specialist housing for older people. We therefore make it available under licence to planners, commissioners, funders, developers and managers of retirement facilities.

In parallel, we maintain a database of registered care and nursing homes which cater exclusively or primarily for older people. Although containing less detailed information, this too is updated regularly, drawing primarily on registration authority data. Housing database records contain links to care home data where a care home forms an integral part of a retirement complex.

2. About EAC Data

Housing

Our housing database includes 26,000 housing developments, of which just under 21,000 include accommodation for rent, (social/affordable as well as private), 5,550 include market sale properties and 1,280 include shared ownership properties. 1,170 developments include more than one tenure.

Around 16,250 developments (63%) provide retirement / sheltered housing (see classifications below); 1,920 (7.4%) provide extra care, assisted living or 'enhanced sheltered housing'; and 8,000 (38%) provide other forms of 'age exclusive' accommodation, typically lacking on-site support services and with only limited communal facilities. Around 200 developments provide a mix of housing accommodation types, and a further 350 have a care home on site.

[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 housing developments with a minimum age restriction of 50 or higher, 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. Support services can also change over time. 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 remains alive and well.

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 availability of a 24/7 on-site registered care service. At the moment we have retained this definition, but also 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, Independent 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 make here is that users of EAC 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

EAC also maintains its own care homes dataset to help deliver our public information and advice services. We aim to include information on registered UK homes that cater exclusively or primarily for older people. This restriction on content is quite difficult to apply in practice, but we do it, quite ruthlessly, simply to maintain EAC's focus on provision for older people.

As a result the EAC care homes dataset contains details of just 10,800 UK care homes (out of the total of c.18k registered UK homes). We do not offer it as a stand alone data product, but do provide it as a free add-on to *EAC Housing Data* for those customers who wish to make use of it.

3. Classifications used in EAC 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 without any shared facilities except perhaps a garden and sometimes a residents' lounge.

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 home

A residential setting where a number of older people live, usually in single rooms or suites, and have 24/7 access to on-site care personal care services (such as help with washing and eating).

Care home 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.

4. Licensing EAC 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 *Data Licence Agreement* that broadly stipulates 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 69 data fields detailed in the last section of this document.

What data formats can we provide?

MS Excel or delimited text formats.

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 for a period of 1, 2 or 3 years, subject only to restrictions imposed by our Data Licence Agreement – notably on how much raw data can be provided to third parties. Unlimited use is preferred by most housing developers, strategic planning authorities and consultants /researchers with a regular flow of commissions. Purchasers of 'unlimited use' licences receive quarterly data updates. Discounts apply to licences longer than one year.

We also occasionally licence EAC data at a reduced fee 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.

What does it cost?

Standard housing product, containing c.26,000 UK records or regional subsets:

	EAC Housing Data				EAC care homes data
Licence type	Unlimited use		Single use		
Coverage	One region	UK	One region	UK	Free, if required

Price per annum	£1,500	£5,000	£500	£1,500	
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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' – currently totalling 1,940 records.

	Housing-with-Care (HwC) only				Care homes dataset
Licence type	Unlimited use		Single use		
Coverage	One region	UK	One region	UK	Free, if required
Price per annum	£1,000	£3,500	£350	£1,250	

All prices are plus VAT

Discounts

2 year licences – 10%

3 year licences – 20%

(Other previously negotiated discounts will be maintained for subscription renewals)

5. Data content in detail

EAC housing dataset structure

The full UK dataset contains a separate record (Excel row) for each of c.26,000 developments/schemes.

Records contain the data fields (columns) below - though data content is incomplete for some schemes.

Data field	Data type	Notes
EAC facility ID	Number	
Country	Text	UK nations (4)
Region	Text	UK regions (12)
CeremonialCounty	Text	England ceremonial / traditional county
SsAuthority	Text	Higher level area / social care authority (as at 2023)
HousingAuthority	Text	Lowest level admin. area (as at 2023)
Manager	Text	Organisation responsible for estate management and generally for delivery of services (excl. care)
Manager sector	Text	Private, Statutory or Voluntary
Developer	Text	
Care provider	Text	Applies to housing-with-care only
SchemeName	Text	
Address	Text	Full address
PostTown	Text	
Postcode	Text	
GridE	Number	OS National Grid reference east – 6 digits
GridN	Number	OS National Grid reference north – 6 digits
Latitude	Number	

Longitude	Number	
YearBuilt	Integer	Year scheme or 1 st phase completed
YearRemodelled	Integer	Year of any major remodelling/upgrade
Properties	Integer	Number of homes in scheme
Age exclusive	True/False	See Classifications section of this Guide
AE number	Number	Number of age exclusive properties
Sheltered	True/False	See Classifications section of this Guide
S number	Number	Number of sheltered properties
Enhanced sheltered	True/False	See Classifications section of this Guide
ES number	Number	Number of enhanced sheltered properties
ExtraCareHousing	True/False	See Classifications section of this Guide
ECH number	Number	Number of extra care properties
Care staff on site	True/False	
Care staff on site 24/7	True/False	
CloseCareHousing	True/False	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	True/False	Studio/one room properties
BedsitNo	Number	No. of studio properties (where known)
1beds	True/False	1 bedroom properties
1bedsNo	Number	No. of 1 bedroom properties (where known)
2beds	True/False	2 bedroom properties
2bedsNo	Number	No. of 2 bedroom properties (where known)
3beds	True/False	No. of 3 bedroom properties
3bedsNo	Number	Number of 3 bedroom properties (where known)
Scheme type	Text	Typology: self-contained, estate, loose group, village
StoriesNo	Number	Number of stories high including ground
Lift(s)	True/False	
Lounge	True/False	
Dining	True/False	For residents & guests only
Restaurant	True/False	Open to the public
Guest suite	True/False	
Laundry	True/False	
Conservatory	True/False	
HobbyRoom	True/False	
ActivitiesRoom	True/False	
Cafe	True/False	
Bar	True/False	
Gym	True/False	
Pool	True/False	
ArtsCraftsCentre	True/False	
Library	True/False	
Shop	True/False	
Hairdressing salon	True/False	
Staffing	Text	Summary of staffing arrangements
AgeMin	Number	Minimum age qualification for residence
Awaiting Planning	True/False	Flags schemes not yet approved
IsArcoScheme	True/False	Scheme covered by ARCO Consumer Code
IsArhmScheme	True/False	Manager signed up to ARHM Code of Practice
Architects	Text	New field: Populated for c.600 newer schemes
HousingCareUrl	Text	Link to scheme profile on EAC HousingCare site

EAC care homes dataset structure

The full UK dataset contains a separate record (Excel row) for each of c.10,800 care homes. Records contain the data fields (columns) below.

Data field	Data type	Notes
EAC facility ID	Number	
Country	Text	UK nation
Region	Text	
CeremonialCounty	Text	England ceremonial / traditional county
HousingAuthority2023	Text	Lower level / housing authority area (2023 data)
SsAuthority2023	Text	Higher level / social care authority area (2023 data)
Owner	Text	Registered individual or company
HomeName	Text	
Address	Text	Full address
PostTown	Text	
Postcode	Text	
GridE	Number	OS National Grid reference east – 6 digits
GridN	Number	OS National Grid reference north – 6 digits
Latitude	Number	
Longitude	Number	
BedsCare	Number	
BedsNursing	Number	
BedsTotal	Number	
Sector	Text	
Associated housing	True/False	Whether complex includes linked housing
Associated housing ID	Number	EAC facility ID of linked housing
HousingCareUrl	Text	Link to scheme profile on EAC HousingCare site