















HOUSING FOR AN AGEING POPULATION

OUR RECOMMENDATIONS

2023

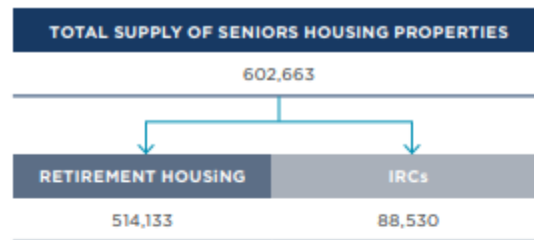


DEFINITIONS

 Retirement Housing	 Integrated Retirement Communities	 Care Homes
<p>Also known as sheltered housing, retirement flats or communities</p>	<p>Also known as extra care, retirement villages, housing-with-care, assisted living or independent living</p>	<p>Also known as Nursing Homes, Residential Homes, Old People's Home</p>
 Offers self-contained homes for sale, shared-ownership or rent.	 Offers self-contained homes for sale, shared-ownership or rent.	 Communal residential living with residents occupying individual rooms, often with an en-suite bathroom.
 Part-time warden and emergency call systems. Typically no meals provided.	 24-hour onsite staff. Optional care or domiciliary services available. Restaurant / Cafe available for meals.	 24-hour care and support. Meals included.
<p>Typical facilities available:</p> <ul style="list-style-type: none"> • Communal lounge • Laundry facilities • Gardens • Guest room 	<p>Typical facilities available:</p> <ul style="list-style-type: none"> • Restaurant and Café • Leisure Club including: gym, swimming pool, exercise class programme • Communal lounge and/or Library • Hairdressers • Gardens • Guest room • Activity (Hobby) rooms • Social event programme 	<p>Typical facilities available:</p> <ul style="list-style-type: none"> • Dining room • Communal lounges • Activities • Gardens
 Typically 40 - 60 homes.	 Typically 60 - 250 homes.	 Sizes vary considerably.

SUPPLY

602,633 SENIORS HOUSING UNITS IN THE UK



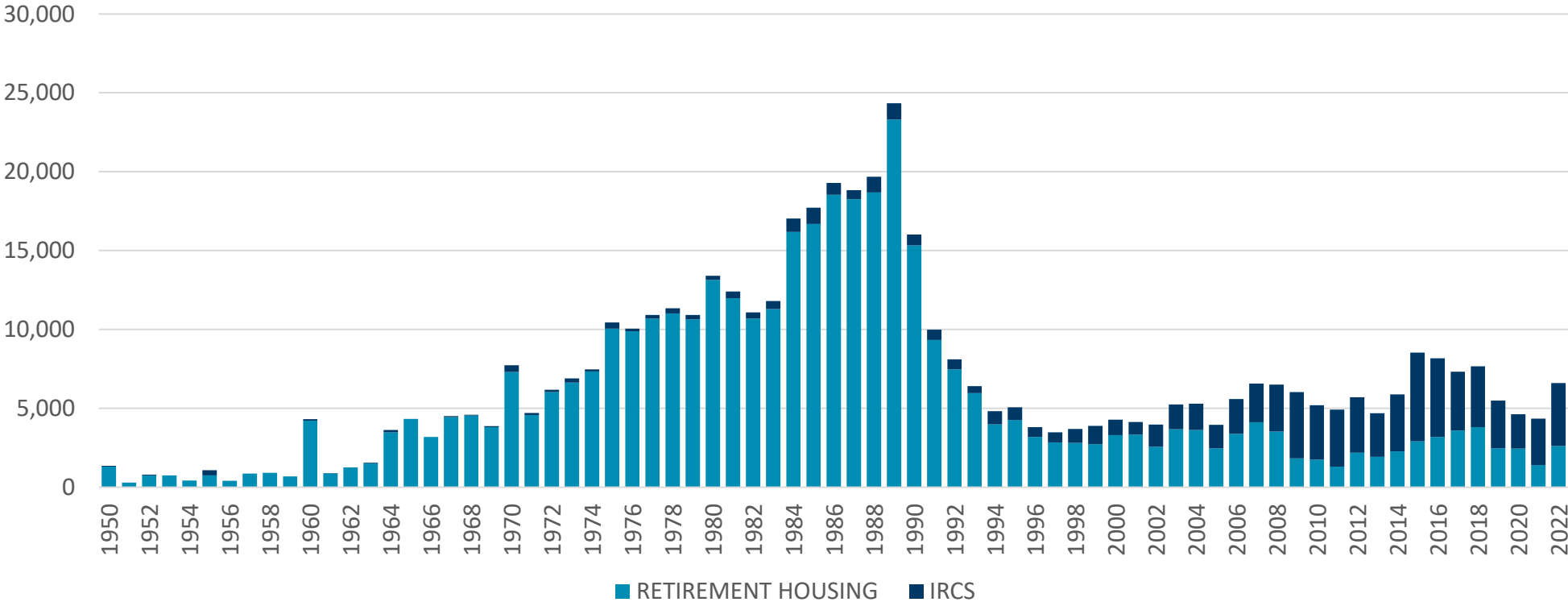
MANAGER SECTOR	RH	IRCs	TENURE	RH	IRCs
Private	98,990	19,459	Ownership	133,585	23,288
Public	127,002	6,694	Rent	374,158	61,989
Voluntary	288,141	62,331	Shared ownership	6,390	3,253

	RETIREMENT HOUSING			IRCs		
	PRIVATE	PUBLIC	VOLUNTARY	PRIVATE	PUBLIC	VOLUNTARY
Ownership	96,809	3,419	33,357	18,072	16	5,200
Rent	931	123,491	249,736	1,387	6,623	53,979
Shared ownership	1,250	92	5,048	0	101	3,152

DELIVERY

AN AVERAGE OF 6,271 UNITS DELIVERED A YEAR OVER THE LAST DECADE

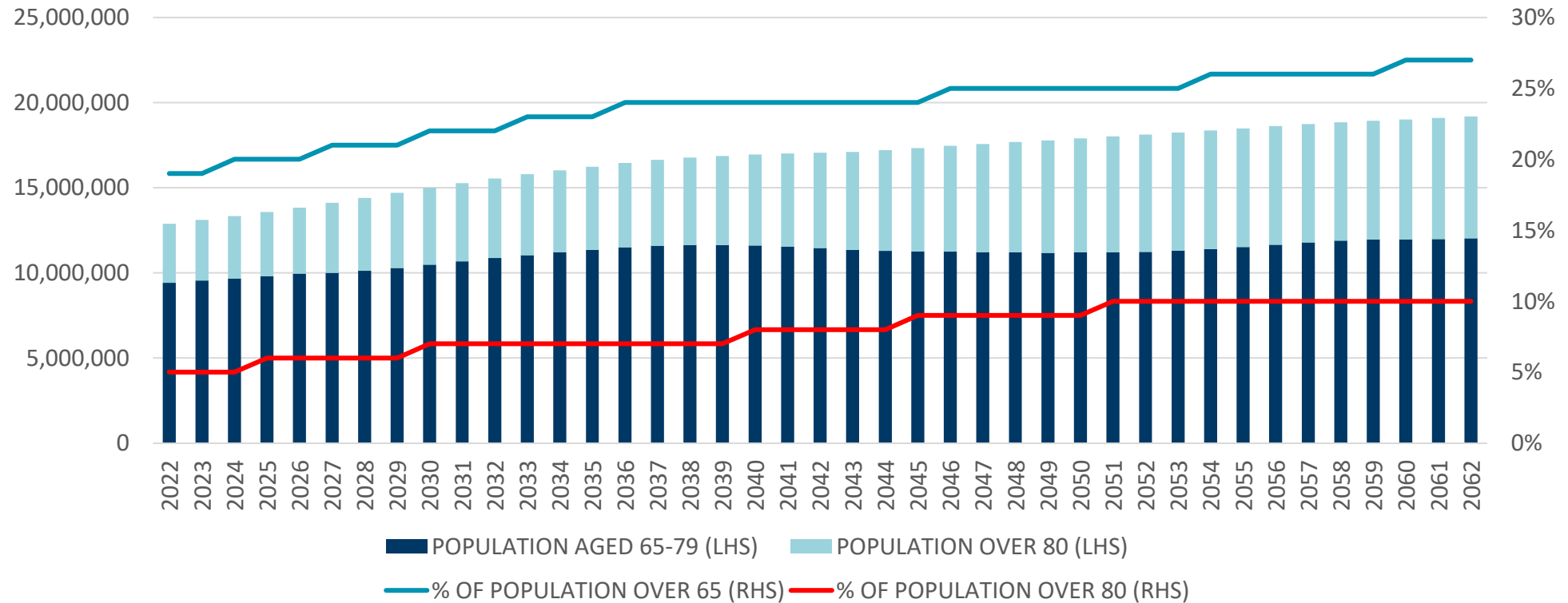
GROWING PREVALENCE OF IRCS



DEMAND

OVER 65S IN THE UK ARE SET TO INCREASE FROM 12.9M TO 16.9M BY 2040

GROWING ELDERLY POPULATION OF THE UK



PROJECTING FUTURE SCENARIOS

ANALYSING THE FUTURE IMPLICATIONS OF NOT DELIVERING ENOUGH SENIORS HOUSING

Make Sensible Assumptions

- Supply of elderly nursing and residential care homes remains constant
- Occupancy of elderly care homes remains constant
- The average number of over 65s per over 65s household in the UK is 1.5
- Seniors Housing stock in the UK is 90% occupied
- The average number of over 65s living in each seniors housing units is 1.33

Build a Model

- Based on year-by-year population projections from the ONS

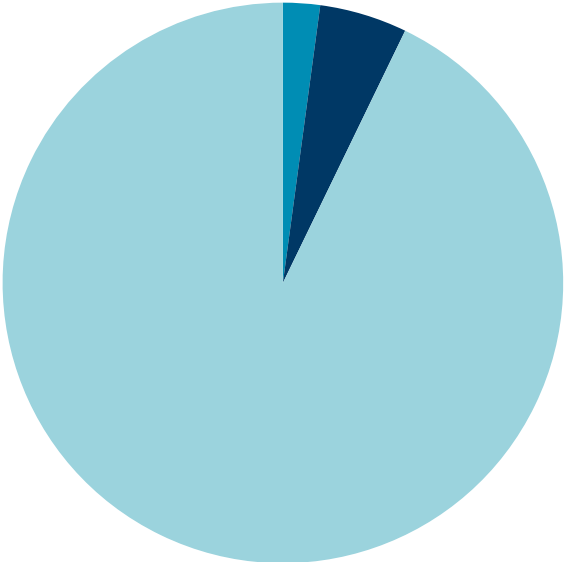
Plug in Different Delivery Rates

- A. 6,300 Seniors Housing units
- B. 20,000 Seniors Housing units
- C. 50,000 Seniors Housing units

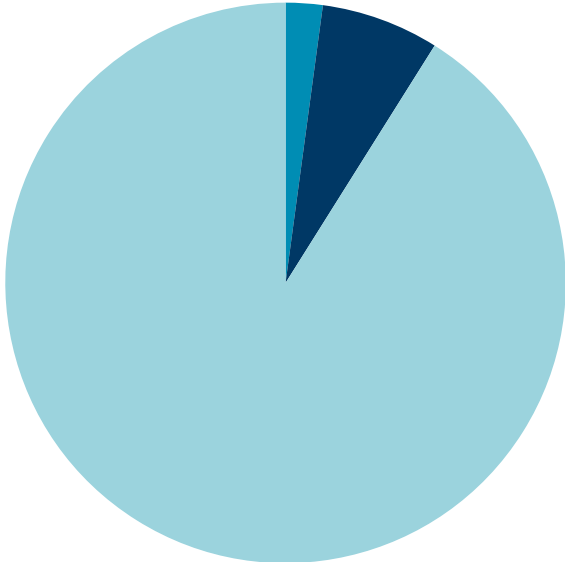
FUTURE DEVELOPMENT SCENARIOS

50,000 SENIORS HOUSING UNITS IS OUR SUGGESTED DELIVERY TARGET

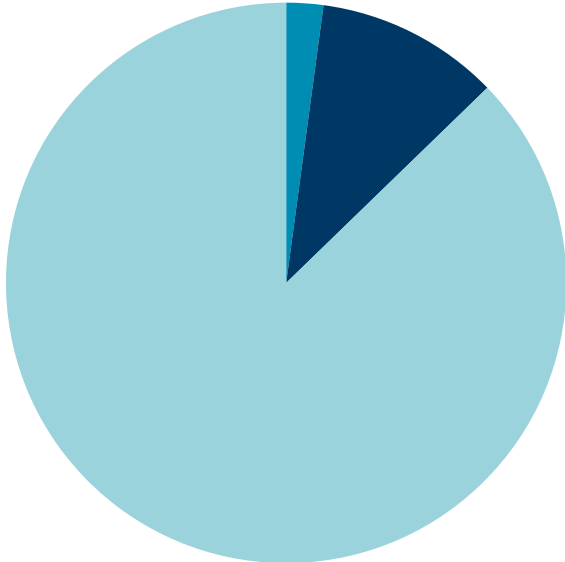
SCENARIO A



SCENARIO B



SCENARIO C



CARE HOMES

SENIORS HOUSING

STANDARD HOUSING



CHALLENGES

SENIORS HOUSING CHALLENGES

WHY ARE WE NOT DELIVERING ENOUGH SENIORS HOUSING UNITS



POLICY



PLANNING



SENTIMENT



HOUSE BUILDERS

RECOMMENDATIONS

THE BPF AND ITS MEMBERS HAVE OUTLINED FOUR KEY RECOMMENDATIONS FOR THE TASK FORCE



INDEPENDENT REPORT



PLANNING REFORM



TRANSPARENCY



FACILITATE INVESTMENT

HOUSING FOR AN AGEING POPULATION

OUR RECOMMENDATIONS 2023

CONTACTS

AMY KING

HEAD OF SENIORS HOUSING
amy.king@cushwake.com

JAMES HANSON

HEAD OF HEALTHCARE TRANSACTIONS
james.hanson@cushwake.com

MILLIE TODD

HEAD OF UK LIVING RESEARCH
millie.todd@cushwake.com

SAMMY PARKER

SENIOR SURVEYOR
sammy.parker@cushwake.com

PATRICK COLLINS

SENIOR ANALYST
patrick.collins@cushwake.com

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UK Headquarters
125 Old Broad Street
London, EC2N 2BQ
Phone: 020 3296 3000



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