



Setting Standards for
Retirement Communities

Extra Care Housing: Past, Present, Future

The Challenges

10 November 2023

Michael Voges, Chief Executive, ARCO



Setting Standards for
Retirement Communities

www.arcouk.org

About ARCO and Integrated Retirement Communities

Expanding choice and options between care at home and care homes for older people

About ARCO

41

Members, spanning
not-for-profit
and private operators

80

Affiliate
organisations
















Providing services to approximately

30,000

older people

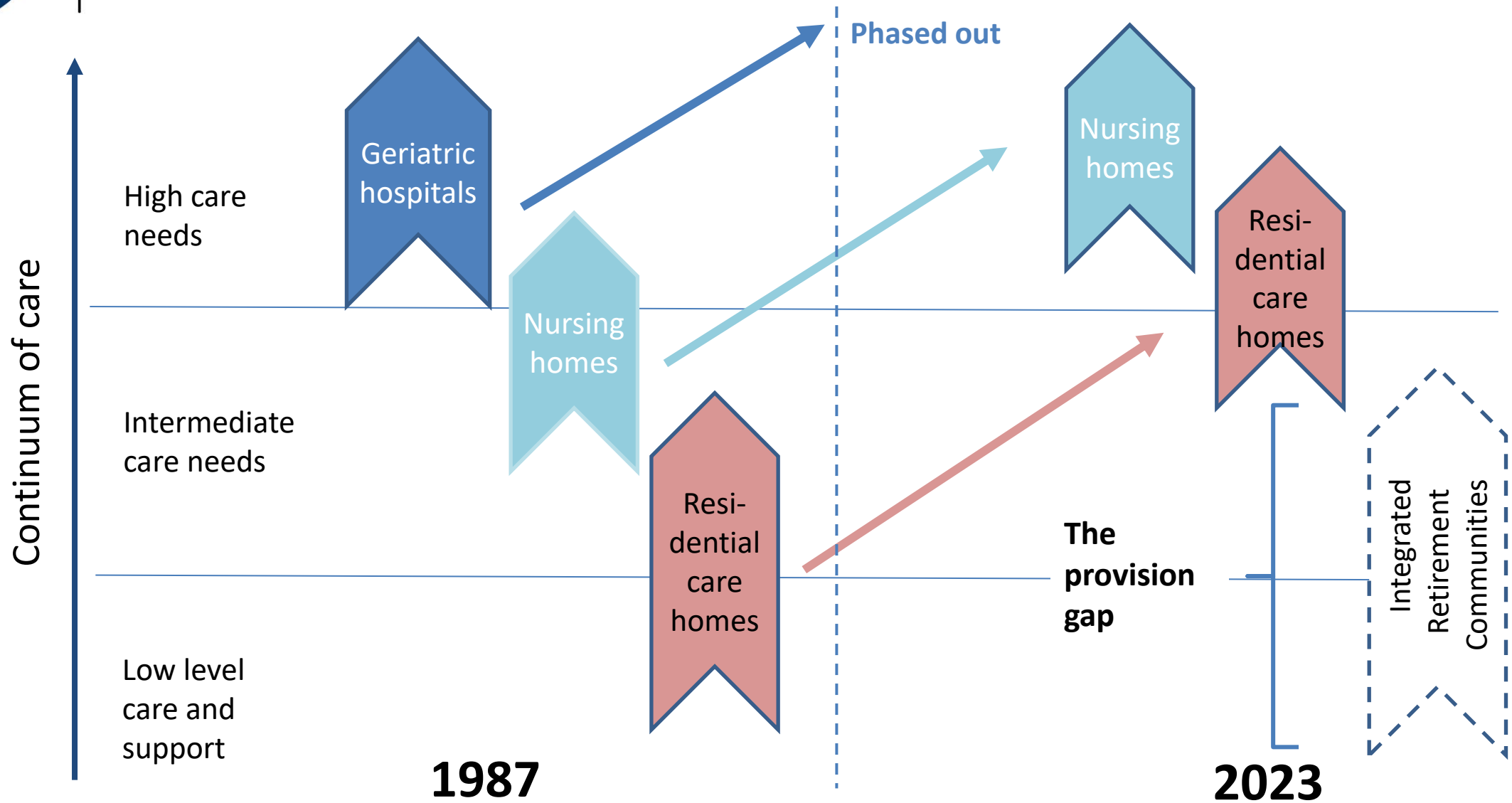


Where do IRCs sit?

 Retirement Housing Also known as sheltered housing or retirement flats	 Integrated Retirement Communities Also known as extra care, retirement villages, Housing-with-Care, assisted living or independent living	 Care Homes Also known as Nursing Homes, Residential Homes, Old People's Home
 <p>Self-contained homes for sale, shared-ownership or rent</p>	 <p>Self-contained homes for sale, shared-ownership or rent</p>	 <p>Communal residential living with residents occupying individual rooms, often with an en suite bathroom</p>
 <p>Part-time warden and emergency call systems</p>	 <p>24-hour onsite staff with optional care and domestic services available</p>	 <p>24-hour care and support (including meals)</p>
 <p>Usually have a lounge, laundry facilities, gardens and a guest room</p>	 <p>Range of facilities including a restaurant or café usually alongside leisure and wellness facilities such as gyms, hairdressers, activity rooms, residents' lounges and gardens</p>	 <p>Range of facilities and activities, including gardens, lounges and dining rooms</p>
 <p>Typically 40 - 60 units</p>	 <p>Typically 60 - 250 units</p>	 <p>Sizes vary considerably</p>



The provision gap: The changing continuum of care and support



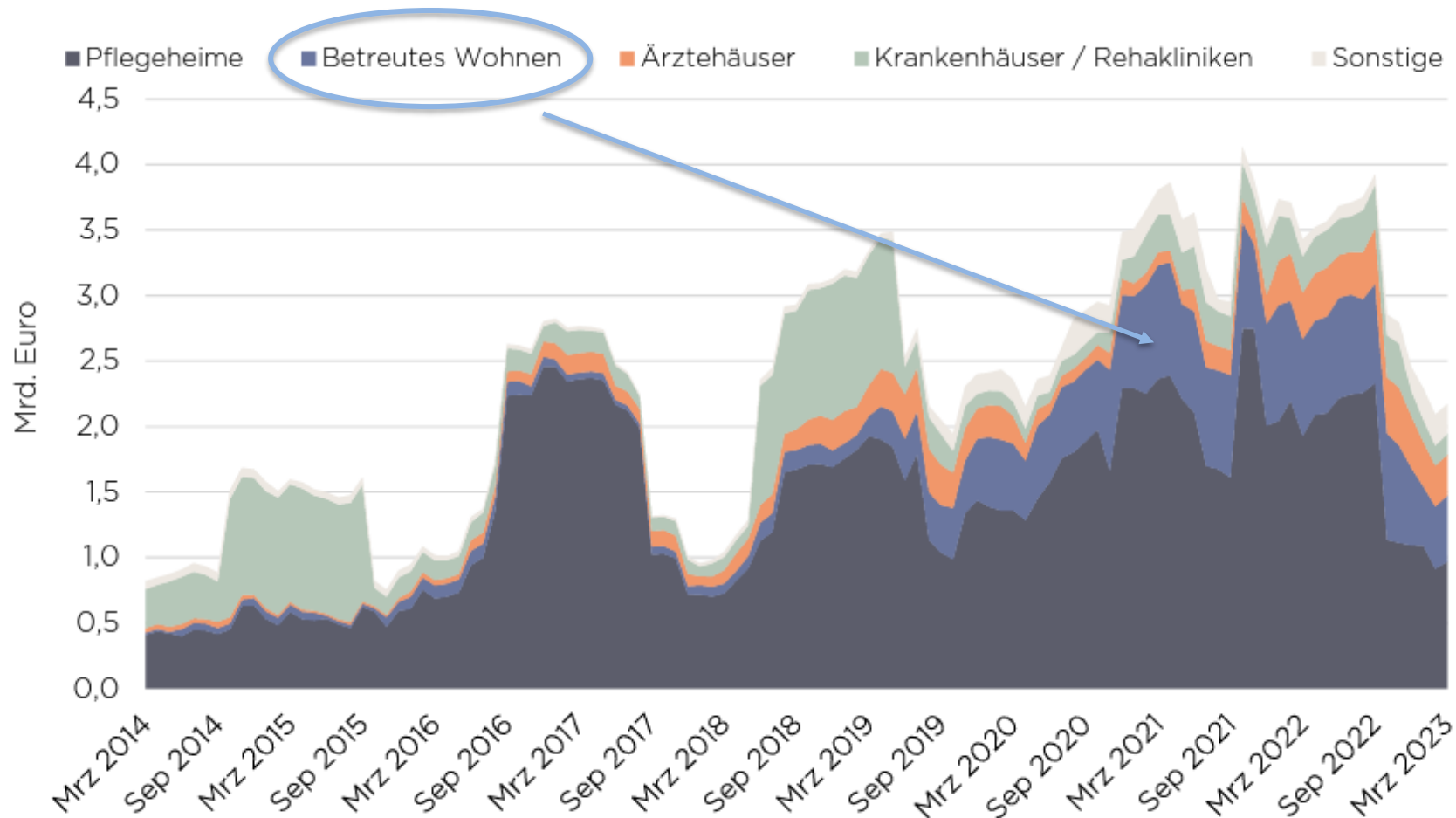


Part of a global conversation



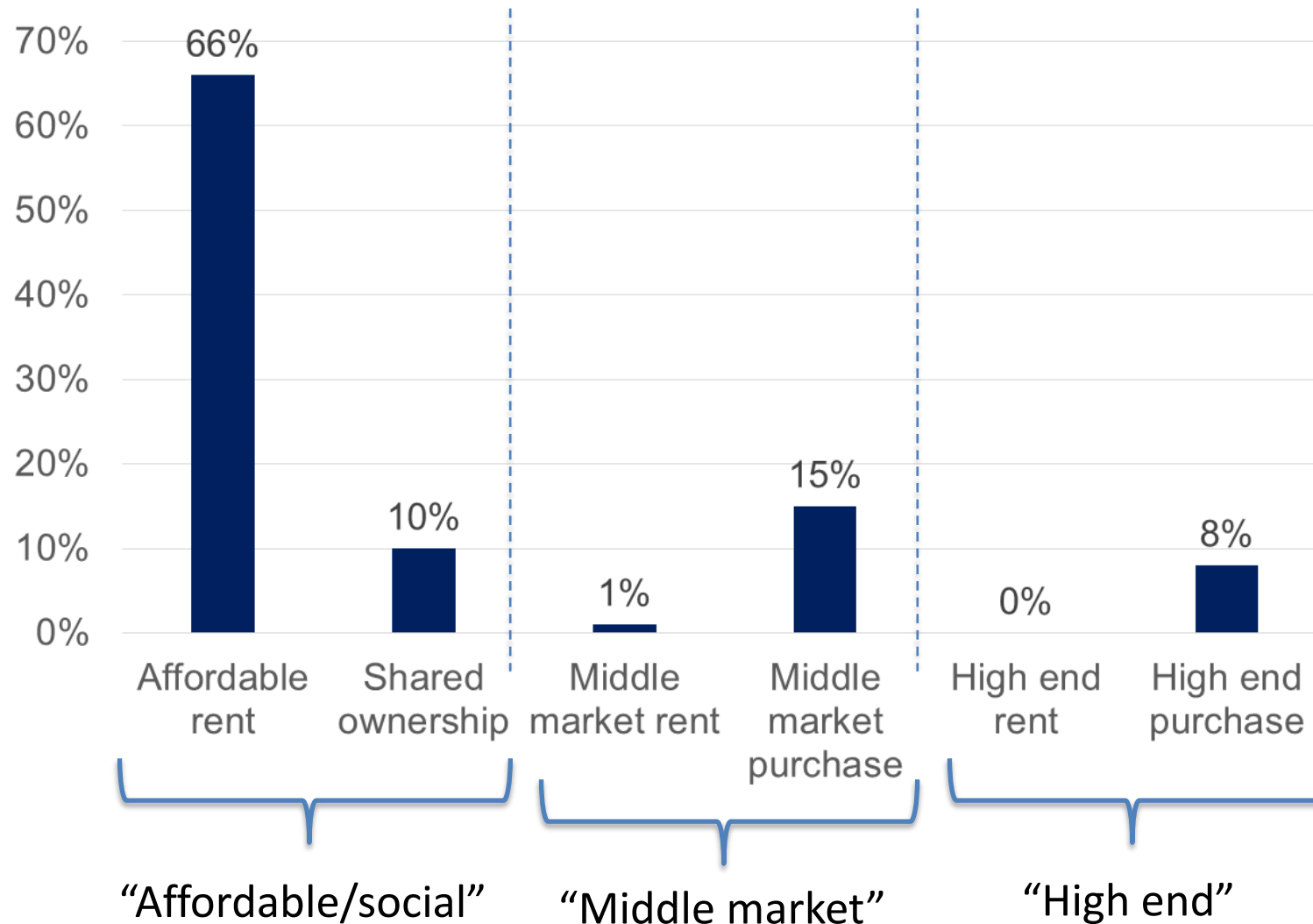
Part of a global conversation

Abb. 1: Transaktionsvolumen Deutschland (letzte 12 Monate rollierend)





Shape of market: affordable/social options provide majority of provision



Extra-care specialist strikes £61m deal with G15 giant for seven sites

NEWS 28.02.23 3.30 PM BY JAMES WILMORE

Housing 21 has acquired seven extra-care schemes from Notting Hill Genesis (NHG) for £61m as part of ongoing expansion into London.

Clarion sells more than 400 properties to specialist retirement living association

NEWS 20.06.23 10.30 AM BY JAMES RIDING

Clarion Housing Group has sold 445 properties to a housing association that specialises in extra care and retirement living.

ARTICLE

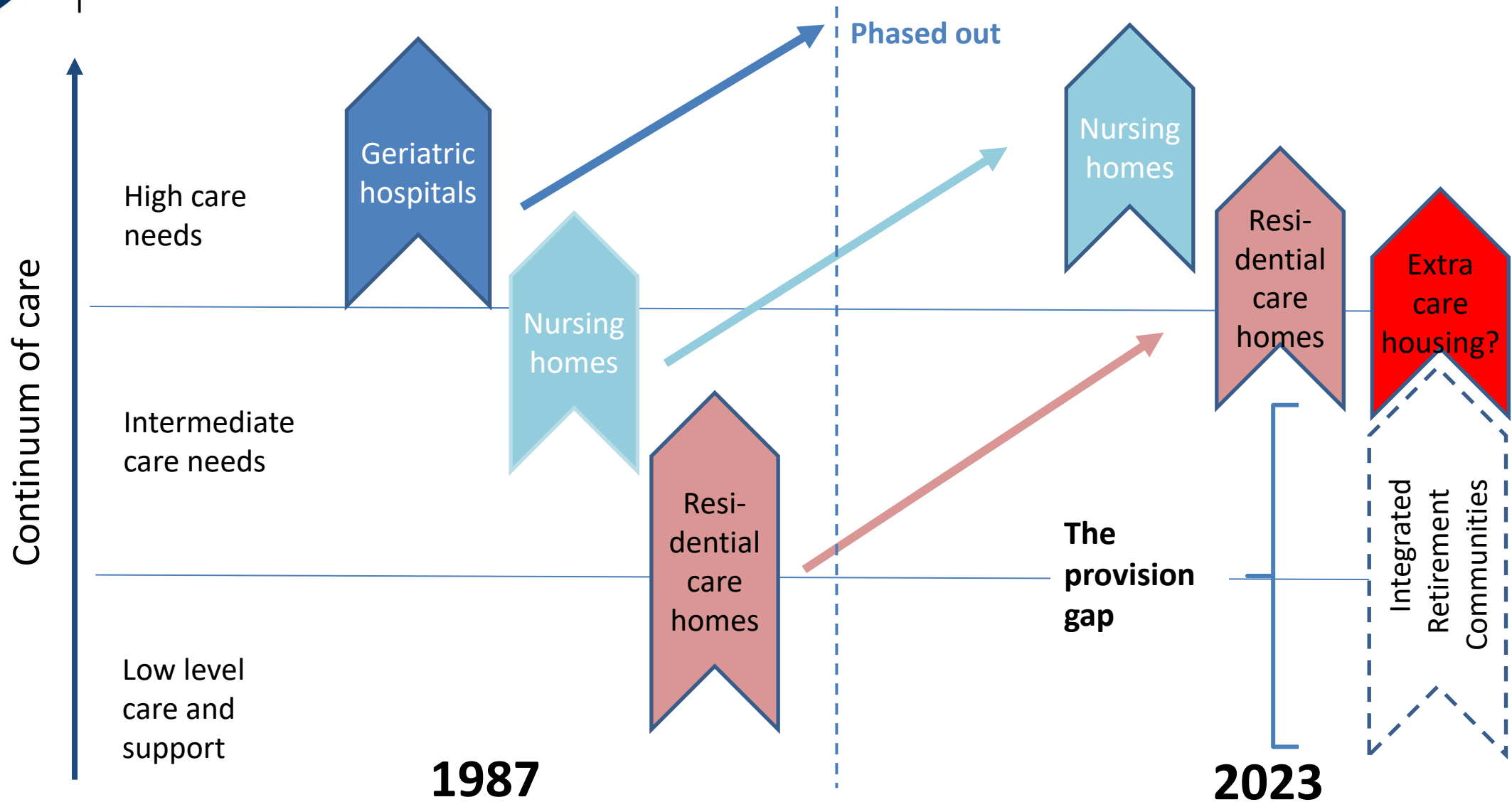
The 'risky business' of acuity creep in assisted living

By [Rhonda DeMeno](#) | March 15, 2023

The assisted living industry is expected to accommodate a burgeoning resident population over the next 10 to 20 years.

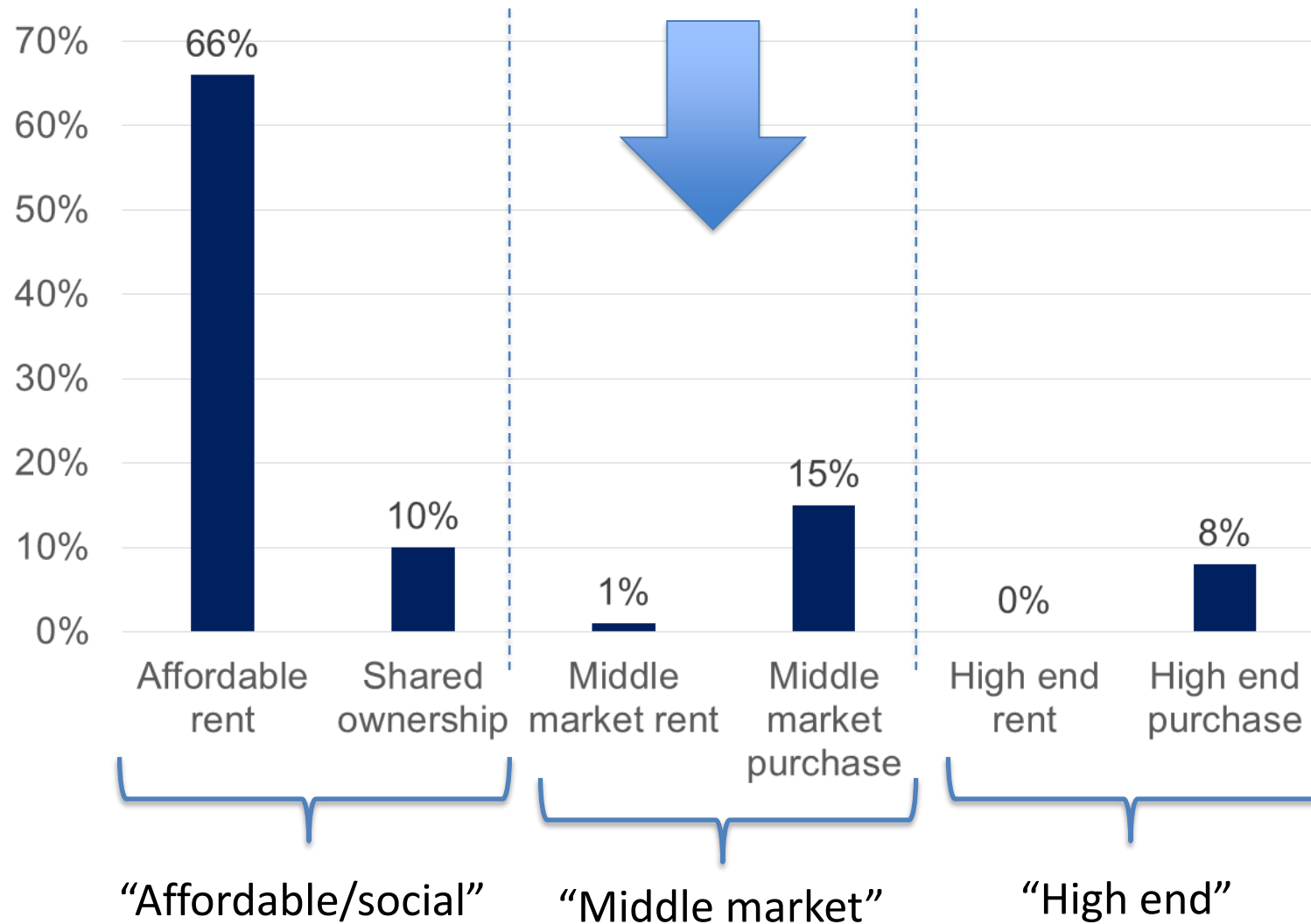


The provision gap: The changing continuum of care and support





Big focus: how do we cater for the mid market?





Most older people own their home



Department for Levelling Up,
Housing & Communities



NatCen
Social Research



Older People's Housing

There are 6.9 million older households in England
(where the household reference person* is aged 65 or over).

*The household reference person (HRP) is the person in whose name the accommodation is owned or rented.





Service charges in housing with care quite high compared to other countries – and schemes sizes small

	UK	NZ/Australia
Annual service charges in mid market	£6k-14k (some innovative models keeping lower)	approx. £3.6k
Average number of units per scheme	Approx. 60 units	NZ: 92 (new villages 150+) AUS: new villages 110 (up to 350)

BIGGER IS BETTER.



Summary

- Housing and care is a global conversation
- Lack of revenue funding is threat to sustainability
- Acuity creep is threat to vibrancy
- Mid market needs to expand
- Scale will be key – is 200 the new 80?





RIU