# The Future Opportunity -
## Analysing the upcoming supply of Care Homes and Retirement Living

November 2018

improve decision making
carterwood







improve decision making
carterwood®

# Market size - UK

**100,000**
net shortfall of market standard bedspaces in 2019 rising to
**166,000**
in 2029

**325,000**
number of en-suites in UK
(at June 2018)

**106,500**
number of wetrooms in UK
(at June 2018)

**204,000**
net shortfall of private extra care units in 2019 rising to **240,000**
in 2029

Sources: Carterwood Analytics, Census, ONS 2016-based Population Projections, LaingBuisson, A-Z Care Homes Guide, CQC, EAC, HousingLIN

# Planning permission headlines

## UK, April 2015 - March 2018

Total number of care home beds granted -
**39,200**

Total number of older people's housing units granted -
**23,600**

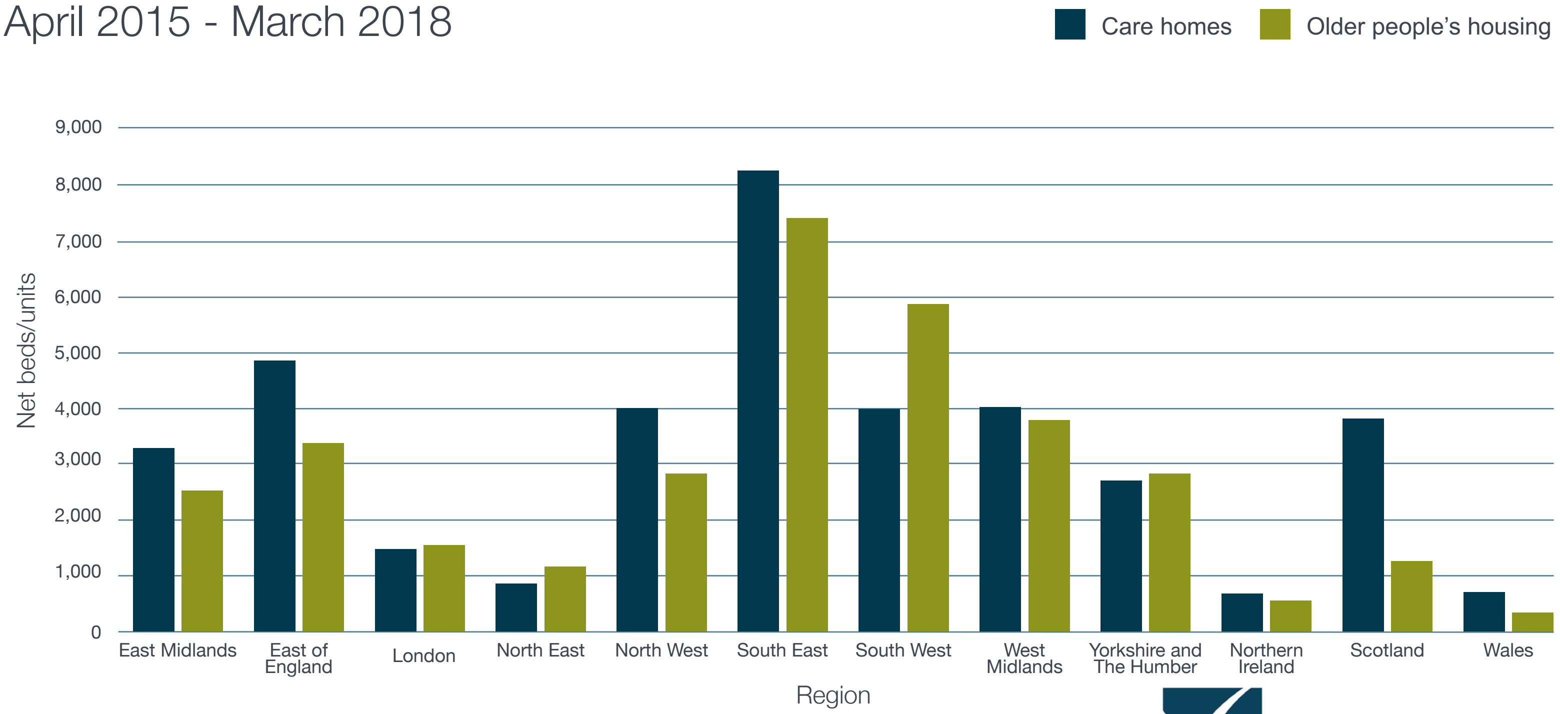
**24%**
of applications for new care homes submitted in 2015 have been developed

**34%**
of applications for new older people's housing schemes submitted in 2015 have been developed

Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments.
Includes Isle of Man and Channel Islands

# The Planning System - what is really happening?

## April 2015 - March 2018




Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments

improve decision making
carterwood®

# Who has developed over the last 3 years in the UK?

## Care homes

Top 20 only make up 7% of all new-build care home applications

Nearly twice as many Top 20 schemes get developed compared to non-Top 20 schemes

Top 20 schemes get permission c.20% quicker than non-Top 20 schemes

## Older people's housing

Over 5x as many Top 20 schemes submitted in 2015 have been developed vs non-Top 20

Top 20 make up 34% of all applications

Top 20 schemes get permission c.19% quicker than non-Top 20 schemes

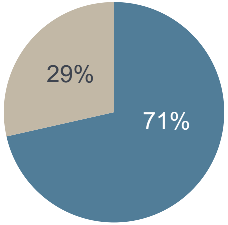
Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments.
Includes Isle of Man and Channel Islands

improve decision making
carterwood®

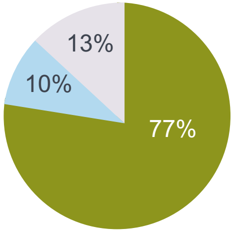
# Urban v rural

## England and Wales, new builds only, between April 2015 - March 2018

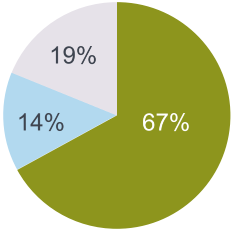
### Care home



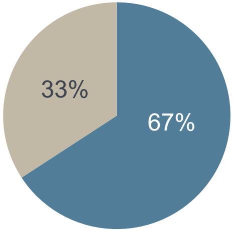

### Care home - Urban



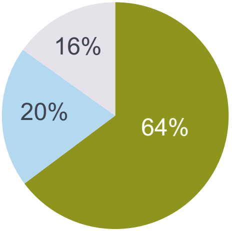

### Care home - Rural



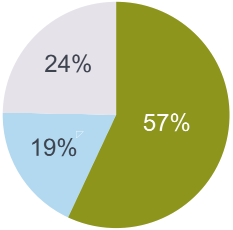

### Older people's housing




### Older people's housing - Urban




### Older people's housing - Rural




Urban Rural

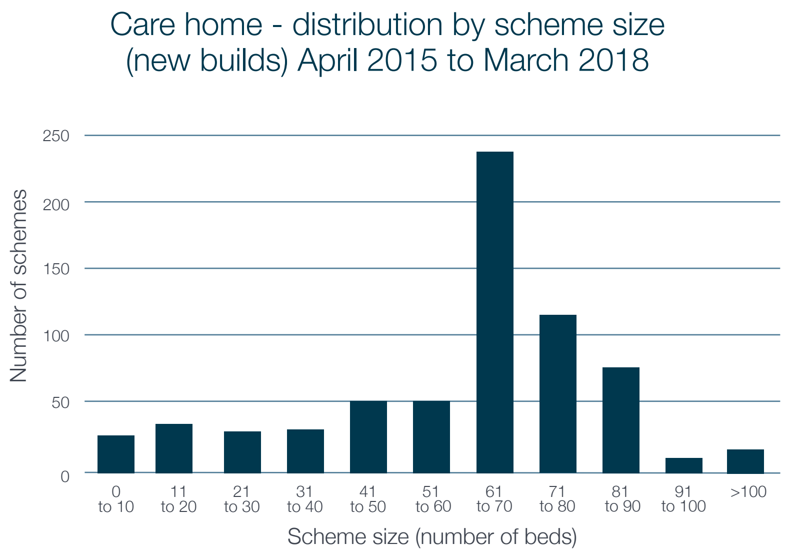
Granted Pending Refused

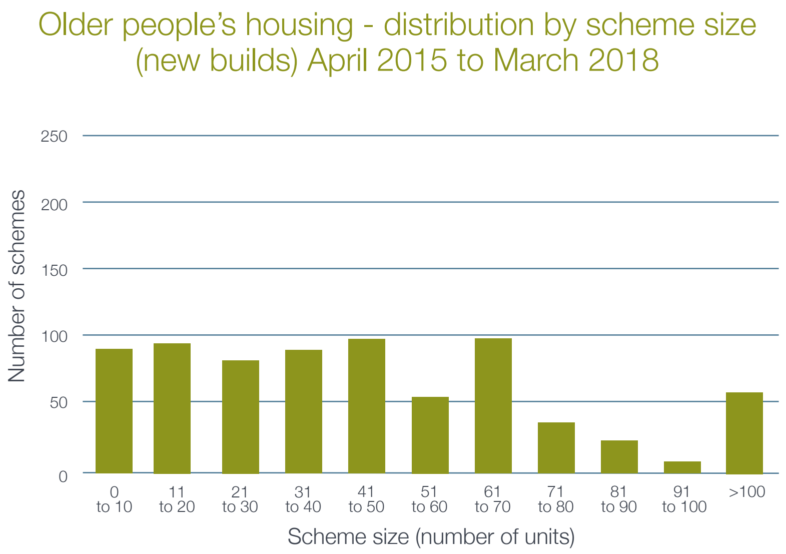
Sources: Census, Carterwood Analytics, Glenigan, EGi, local authority planning departments.

improve decision making
carterwood®

# Scheme sizes - is big always beautiful?

## UK



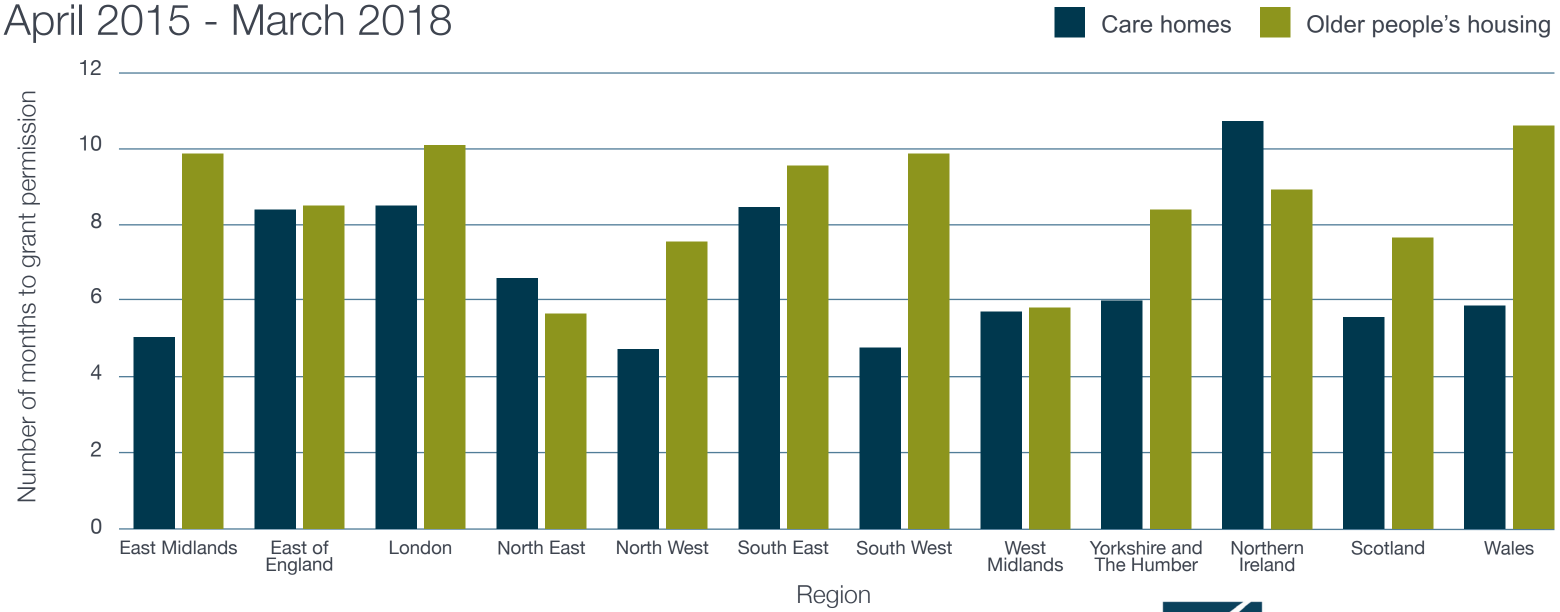




Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments.
Includes Isle of Man and Channel Islands

improve decision making
carterwood®

# Average number of months to obtain planning permission by region

## April 2015 - March 2018




Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments

improve decision making
carterwood®

# Impact of planned supply upon demand

## April 2018

| Top 10 locations - planning summary | | | | | | |
|---|---|---|---|---|---|---|
| **Location** | **Region** | **Number of new build applications** | **Total net beds (including extensions)** | **Shortfall pre-planning** | **Shortfall post-planning** | **% decrease in shortfall** |
| Rochford | East of England | 0 | 10 | 899 | 889 | 1% |
| Sutton Coldfield | West Midlands | 5 | 278 | 1,050 | 772 | 26% |
| Rayleigh | East of England | 3 | 222 | 963 | 741 | 23% |
| Keynsham | South West | 4 | 283 | 811 | 528 | 35% |
| Guiseley | Yorkshire and The Humber | 3 | 189 | 621 | 432 | 30% |
| Poynton | North West | 5 | 394 | 747 | 353 | 53% |
| Loughborough | East Midlands | 2 | 130 | 452 | 322 | 29% |
| Ashtead | South East | 4 | 266 | 520 | 254 | 51% |
| Christchurch | South West | 2 | 184 | 294 | 110 | 63% |
| Whitstable | South East | 4 | 378 | 381 | 3 | 99% |

Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments, Census, Land Registry, 2016-based Population Projections, LaingBuisson, CQC, A-Z data, Care Homes Guide

improve decision making

carterwood®

# Untapped markets - Older people's housing

## April 2018

**Wealthiest locations in each region with no planning (April 2018)**

| Location | County | Region | Population (2018) | Average house price (£) |
|---|---|---|---|---|
| Chorleywood | Hertfordshire | East of England | 13,954 | 827,690 |
| Esher | Surrey | South East | 53,442 | 736,338 |
| Hale (Trafford) | Greater Manchester | North West | 17,396 | 609,669 |
| Ferndown | Dorset | South West | 27,331 | 333,489 |
| Kenilworth | Warwickshire | West Midlands | 22,829 | 326,396 |
| Wetherby | West Yorkshire | Yorkshire and The Humber | 11,835 | 314,469 |
| Brackley | Northamptonshire | East Midlands | 13,952 | 265,288 |
| Yarm | County Durham | North East | 19,784 | 255,660 |

We have only assessed locations with a minimum population of 10,000 people as at 2018

Sources: Carterwood Analytics, Glenigan, EGi, local authority planning departments, Census, Land Registry, 2016-based Population Projections.

improve decision making
carterwood®




**Amanda Nurse**
Managing director
07595 119208
amanda.nurse@carterwood.co.uk
@amandanurse007
@Amanda Nurse



**Tom Hartley**
Director
07715 495062
tom.hartley@carterwood.co.uk
@tomcarterwood
@Tom Hartley


improve decision making
carterwood®

November 2018