



Place North West Senior Living Conference

Charles Taylor - Director of New Business



A wide choice of
**high quality
housing**
to rent and buy



54,000
homes for
older people

Across almost
1,700 sites



Operating in
more than
85%
of local councils
in England

A trusted care home
provider with more than

100
care homes

Access to a range of
**valuable
services,**
information and advice

Our Values



Accountable - Taking responsibility for doing a brilliant job and we are personally accountable for our actions and keep our promises.



Respectful - We are inclusive and value everyone for who they are in helping us succeed as an organisation.



Courageous - We demonstrate courage to shape a better future by constantly seeking to move forward. We're pioneers in our services.



Honest - We show integrity and demonstrate openness and transparency in everything we say and do.

Our Strategy - Developing More Together

Demand for older people's housing across all tenures is rising. Our focus is on developing retirement communities of 60+ apartments.

Aiming for a total of 5,700 new homes by 2031. A mix of one-third affordable rent, one-third shared ownership and one-third home ownership.

Service Types

- Older people
- Apartments or bungalows
- Wellbeing proposition

Tenure Types

- Mid-market and affordable or
- Outright sales led schemes

Partnerships and Innovation

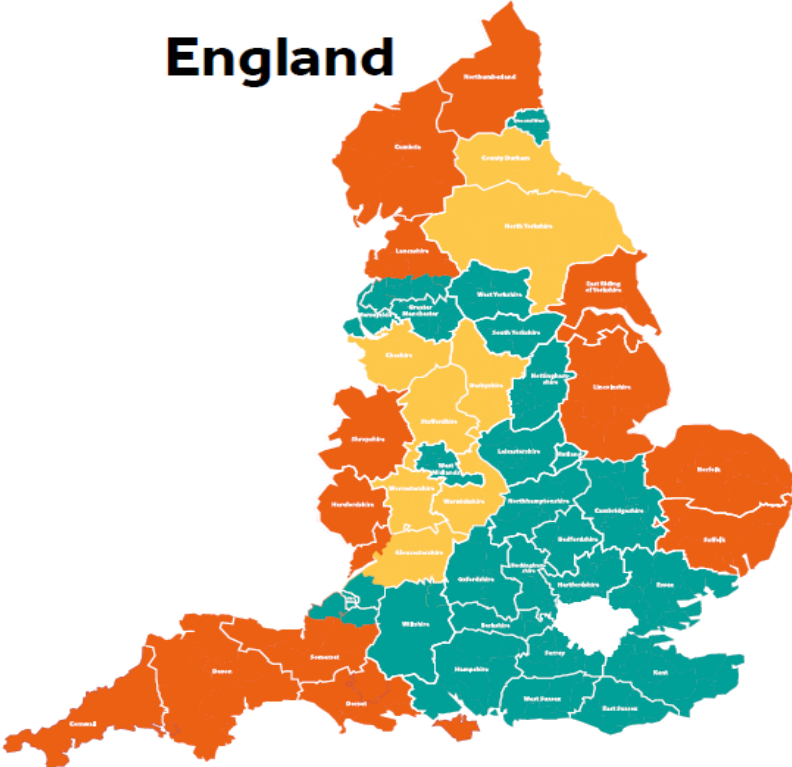
- McCarthy Stone
- LGBT+
- Homes England

Geography

- Clustering
- Focusing on Key development areas

Our Priority Development Areas

England

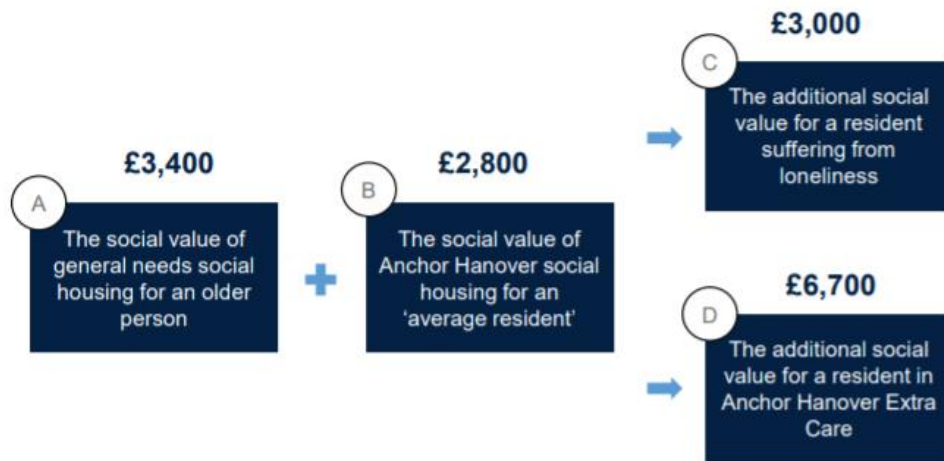


London



Social Value

Understanding the social value of an Anchor tenancy



McCarthy Stone Partnership

- Will initially deliver 482 homes across five sites: Hook, Hampshire, Hinckley, Leicestershire, Bingley, West Yorkshire and Standish, Greater Manchester
- £67m investment for the development of 316 Extra Care apartments
- Aimed at those in greatest need of supported housing and care, 124 apartments will be affordable rent and 192 will be shared ownership
- Meets the Government's objectives of increasing housing supply and improving access to care and support for older people
- We have received internal approval for further sites



Riverside Rochester

Where: Rochester, Kent

Former use: Brownfield Land

Number and type of properties:
101 Independent Living apartments
with onsite Bistro etc

Service type: Wellbeing and onsite
care

Tenure type: Mixed tenure - rent
(40%) and shared ownership (60%)

Target completion: Spring 2024



LGBT+ Majority extra care scheme in Manchester

Manchester CC interest in the concept

Secured a 2.21 acre site (former Spire Hospital site) in Whalley Range

Appointed Anchor end 2020 as partners

Target planning application May 2022 and SoS Summer 2023

100+ apartments in mixed tenure

On site amenity and community facilities in partnership with LGBT Foundation



LGBT+ Majority extra care scheme in Manchester

In 2020, the Foundation carried out a survey asking older LGBT people about their thoughts on this LGBT+ majority extra care scheme.

The results showed:

- 89% wanted more supported housing options for older LGBT people
- 74% wanted to move into the LGBT+ majority extra care scheme
- 51% would be uncomfortable in non-LGBT specific care housing (for over 75s this was higher at 67%)



What will 2022 bring...

- More co-located sites with McCarthy Stone and further develop the proposition
- Outcome of APPG report into Shared Ownership
- More partnerships with people who can accelerate our goals
- Detail around MMC and increased sustainability
- Challenges over costs and planning still prevalent
- Govt Task Force should be a positive

