

2017

# RHG Annual Report



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# Introduction

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*Dr Stephen Ladyman*

I am very pleased to introduce RHG's 2017 Annual Report. This year, our 5th as an independent trade association, has been a year in which retirement housing has had increased profile on the political agenda: nationally it has been discussed in the Housing White Paper and locally more councils are including specific requirements for older persons' housing in their Local Plans. In addition, the cost of social care and pressure on the Health Service have become key issues for Government and it is increasingly recognised that retirement housing

can have a significant role in addressing both. At RHG we have been building upon this to encourage high standards within the industry and to encourage development opportunities to meet the growing recognition that the UK needs to plan better for our older generation.

We have been working with local government to provide relevant advice and information on how to plan for retirement housing and the benefits of such to the local communities and to local services, including to health services. We have provided 'heatmaps' to local authorities in areas of high demand outlining the level of need in the district for older persons' housing and the type of accommodation that would best meet that need. We have also provided advice on how to select sites for retirement housing and how to include housing for older people in Garden Communities.

We have worked with central government both through the direct lobbying of politicians and also through our responses to the raft of recent public consultations. On behalf of our members we have submitted responses to the Housing White Paper: Fixing our Broken Housing Market and Planning for the Right Homes in the Right Places; the Draft London Housing Strategy and to the DCLG Select Committee Inquiry into Housing for Older People. We have also given evidence to HAPPI 4 and been part of the All Party Parliamentary Group on Housing for Older People.

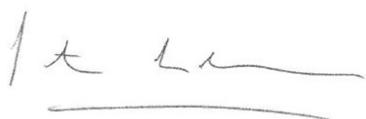
This year we launched our new website, [www.retirementhousinggroup.com](http://www.retirementhousinggroup.com) and welcomed new members, Charterpoint; Cognatum & Housing & Care 21. Our 2017 conference on the theme of Planning a Better Future for Older Households was well attended by providers and local authorities and covered diverse themes ranging from fire safety, neighbourhood planning, and event fees to preparation for the end of life.

I offer congratulations to our members on some of their many achievements including Beechcroft for Winner of Best Retirement Development for Penhurst Gardens and various other awards for Fitzroy Gate in Middlesex; Hanover for the successful opening of the UK's first co-housing project for older residents; Pegasus Life for winning the Housing Design Award 2017 for The Vincent in Bristol; Anchor who appeared in the Sunday Times top 100 'Best Not-for-Profit Organisation to Work For'.

RHG members meet 3 times a year to share our own good practices and enhance knowledge as well as to identify areas where we can influence strategic change. At recent meetings, speakers have included UK Finance; HM Land Registry; Laing & Buisson; University of Sheffield.

We foresee a busy year ahead as the current government seeks to consolidate policies including changes to the National Planning Policy Framework. There are opportunities to shape policy as the effects of poor quality older persons' housing on health sector budgets continues to be an issue and as local authorities push ahead with policies aimed to increase the provision of homes for retirees.

Lastly, I would like to extend my thanks to Vivien Aldred who produces our weekly News Round Up for members, giving comprehensive information on new regulations and policies, planning decisions and finance. Also thank you to all who have taken time to give presentations to us and to RHG's members and staff for their ongoing contribution.

A handwritten signature in black ink, appearing to be 'Vivien Aldred', with a horizontal line underneath it.

# Achievements in 2017

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## RHG Achievements

- Very successful national conference at Trinity House London in September 2017
- Invited to speak to All Party Parliamentary Group looking at delivery of older persons housing in rural areas
- Our proposed standardised description of event fees was incorporated in the Law Commission Report on "Event Fees in Retirement Properties" published in March 2017
- Invited to co-ordinate retirement housing sector response to Land Registry consultation on Landlord/Management Company Restrictions
- Submitted evidence to the CLG Select Committee Inquiry into Housing for Older People with many of our recommendations included in the Final Report

## Member Achievements

### Beechcroft

- **London Evening Standard Homes and Property Awards:** Winner of Best Conversion for Fitzroy Gate
- **The Sunday Times British Homes Awards:** Highly commended for Refurbishment/Conversion of the year with Fitzroy Gate
- **Housebuilder Awards 2017:** Winner of Best Refurbishment Project for Fitzroy Gate; Winner of Best Retirement Development for Penhurst Gardens; Winner of Small Housebuilder of The Year

### Hanover Housing Association

- Celebrated a **40-year partnership** with the London Borough of Hackney; the successful opening of the **UK's first co-housing project for older residents** in north London & retention of its prestigious **Silver Community Animal Welfare Footprint** status with the RSPCA.

## Pegasus Life

- Housing Design Award 2017 - for Vincent in Bristol

## Anchor

- Placed in **Sunday Times** 'Best Not-for-Profit Organisation to Work For'  
LaingBuisson Excellence in Training – Winner

## Carterwood

- Winner - **HealthInvestor awards 2017** – Property consultants of the year – property services
- Shortlisted – HealthInvestor awards 2017 – Consultants of the year
- Finalist – LaingBuisson's 'Property Consultant of the year' award



## The Year Ahead

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RHG will maintain an active work programme:

- Commenting on changes to NPPF and proposed Social Care Green Paper
- Working with Local Authorities, Healthy Towns and Garden Villages
- Supporting EAC in its research into values
- Maintaining our database of appeal decisions
- Seeking to widen access to specialist older persons housing through greater use of Attendance Allowance, improved access to mortgages and more diverse affordable and private rented sectors

# Treasurer's Report

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First and foremost, I am pleased to report that the RHG finances continue to remain in a healthy state as at the 31st December 2017. In accordance with the RHG Constitution, an independent assessor, Ward Goodman has been retained and instructed to carry out a full and detailed review of all the financial transactions and activities undertaken on behalf of the Members throughout FY2017.

The RHG financial year runs from 1st January to 31st December, and income is ultimately derived from Members subscriptions. In 2017, total income from 21 members was £30,025. Expenditure in accordance with the planned programme of works amounted to £38,919, thus resulting in an over-spend during the year, which was covered by the reserves brought forward from 2016.

Another successful conference was held during the year at Trinity House, with the event subsidised by the RHG, for a sum just under £2,000.

As at the 2017 year end (31st December 2017), there were cleared funds in the bank of £25,295 after all current cheques awaiting presentation at the bank had been deducted. In addition to the cleared funds at the bank, we have received 2 invoices in 2018 for 2017 expenditure (this is included in the £38,919 figure above, and the conference subsidy), once these invoices have been paid, we would have had a net balance at the end of 2017 of £22,092 in cleared funds available at the bank. Member's subscription invoices for 2018 were issued during February 2018.

In its fifth financial year as a separate and independent organisation, RHG is in a very positive financial position, and with a stable membership, there are certainly sufficient funds available to support and carry out what is budgeted to be an ambitious, but nonetheless achievable programme of work in 2018.

Chris Thompson

Hon Treasurer



# Member services

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RHG continues to keep members informed of the latest news, principally through the weekly News Round Up which provides a wealth of timely and relevant information thanks to Vivien Aldred.

Members have access to our exclusive written briefings on issues which members have identified as key to development and best practice in retirement housing. On members' guidance we will lobby and promote these issues on their behalf through continued engagement with national and local policy-makers.

RHG members meet in London three times a year. Meetings include:

- briefings from influential guest speakers
- updates on new and current issues affecting members' businesses
- an opportunity to share best practice
- networking opportunities

RHG's dedicated website provides:

- a shop window for member businesses
- guidance for policy-makers
- advice and sign-posting for people seeking retirement housing
- case studies of innovative and popular schemes developed by members
- a "Members Only Area" accessing research & advice developed for members - including a library of appeal decisions relevant to retirement housing and a log of local authority approaches to CIL
- access to the RHG housing needs assessment model, originally commissioned by RHG.
- [www.retirementhousinggroup.com](http://www.retirementhousinggroup.com)

If you would like more information on membership, please contact us at [rhg@retirementhousinggroup.com](mailto:rhg@retirementhousinggroup.com) or complete the form on our website.

## *Retirement Housing Group Members for 2017*

Anchor  
Armstrong Burton Group  
Association of Retirement Housing Managers  
Barton Willmore LLP  
Beechcroft Developments Ltd  
Carterwood Ltd  
Charterpoint Senior Living  
Cognatum Estates  
David Driscoll Consulting Ltd  
Eversheds LLP  
Goldsborough Estates/Bupa Assisted Living  
Hanover Housing Association  
Housing and Care 21  
Jones Retirement Homes  
Oak Retirement Ltd  
Paul Trofimov  
Pegasus Life plc  
Pegasus Planning Group  
Retirement Security Ltd  
Richard Morton Architects Ltd  
Signature Senior Lifestyle Ltd  
Tanner & Tilley Town Planning Consultants  
Total Property Solutions  
Turley

### ***Honorary Members***

Peter Askew

### ***Ex Officio Members***

Elderly Accommodation Counsel

## *Acknowledgements*

Cover page    Beechcroft, Penhurst Gardens, Chipping Norton  
                  Armstrong Burton, Bromsgrove  
Contents page Hanover - Woodside Square, Muswell Hill  
                  Cognatum, Allcourt, feature  
Page 4            Beechcroft, Small Housebuilder of the Year Awards, Housebuilder Award  
                  Carterwood, Tom Hartley, HealthInvestor awards 2017  
Page 5            Trinity House staircase  
                  Trinity House conference room  
                  Charterpoint, West Bridgford  
                  Bishops Waltham  
Back cover     Eversheds, London

