

# Roundtable on Later Living

with James Lloyd - Director of  
Policy & Communications, ARCO  
John Collyns - Executive Director,  
Retirement Villages Association  
(NZ) Prof. Les Mayhew - Professor  
of Statistics, Bayes Business School



Portcullis House



James Lloyd



John Collyns



Prof. Les Mayhew

## Introduction

The PLG's roundtable on Later Living brought together key stakeholders to discuss the pressing issues and potential solutions in older people's housing. The meeting, chaired by Sir Gary Streeter MP, featured insights from experts including Prof. Les Mayhew, James Lloyd, John Collyns, and others, who explored the challenges of downsizing, the benefits of retirement villages, planning system reforms, and the necessity for government leadership in supporting the sector. The discussions underscored the critical need for strategic action to create more age-friendly communities and improve housing options for older people.

## Key Takeaways

- The discussion highlighted the inefficiencies in current housing occupancy, with many older individuals living in homes too large for their needs. Addressing this mismatch by providing more appropriately sized homes could significantly reduce the overall housing stock required each year. In comparable countries like Australia, New Zealand, and the USA, around 6% of retirees reside in IRCs, while in the UK, the equivalent figure is only about 0.6%.



[/PLGHousing](https://twitter.com/PLGHousing)



[/PLGHousing](https://www.linkedin.com/company/plghousing)

[secretariat@plghousing.org](mailto:secretariat@plghousing.org)

- Retirement villages were identified as crucial in offering better health outcomes and reducing the burden on the NHS. Integrated care communities, where residents have access to amenities and healthcare services, were shown to significantly extend residents' lifespans and improve their quality of life.
- There is a pressing need to reform the planning system to better support the development of housing for older people. Currently, many local authorities lack comprehensive plans to address this need, hindering the expansion of suitable housing options.
- Strong leadership from the government is essential to establish clear definitions and targets for older people's housing. Additionally, innovative financial solutions are necessary to make such housing affordable, including the potential use of existing housing funds to support later life living.
- The importance of robust consumer protection in the retirement village sector was emphasised. As the needs and expectations of the ageing population evolve, business models must adapt to ensure long-term care, financial security, and high-quality living environments for residents.

## Issues raised

- Many older people are reluctant to downsize due to various factors, including emotional attachment to their homes, high transaction costs (such as stamp duty and estate agent fees), and the lack of appealing downsizing options.
- The current planning system lacks sufficient support for older people's housing. Only a third of local authorities have a plan for this demographic, and there is a need for clearer government definitions and targets to guide development.
- There is a persistent issue with consumer confidence, partly due to negative media perceptions and a lack of understanding about the value retention of older people's housing. Building trust and ensuring strong consumer protection are essential to overcome these barriers.

We would like to thank the members of our Advisory Board for their contributions and continuing support.



To get involved, please contact [secretariat@plghousing.org](mailto:secretariat@plghousing.org)