

# The Urban Land Institute

## Later Living: Housing with Care Guide

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May 2019

## ULI UK Residential Council:

# BUILD TO RENT: A BEST PRACTICE GUIDE



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## BUILD TO RENT: A BEST PRACTICE GUIDE



**Edition 2 | March 2016**

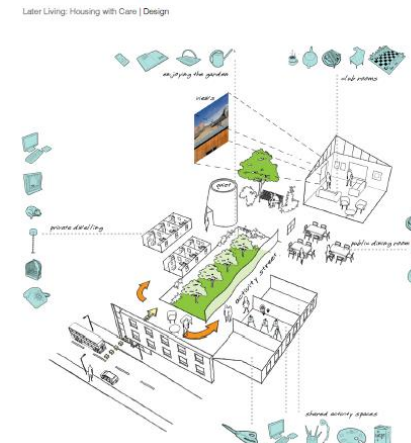
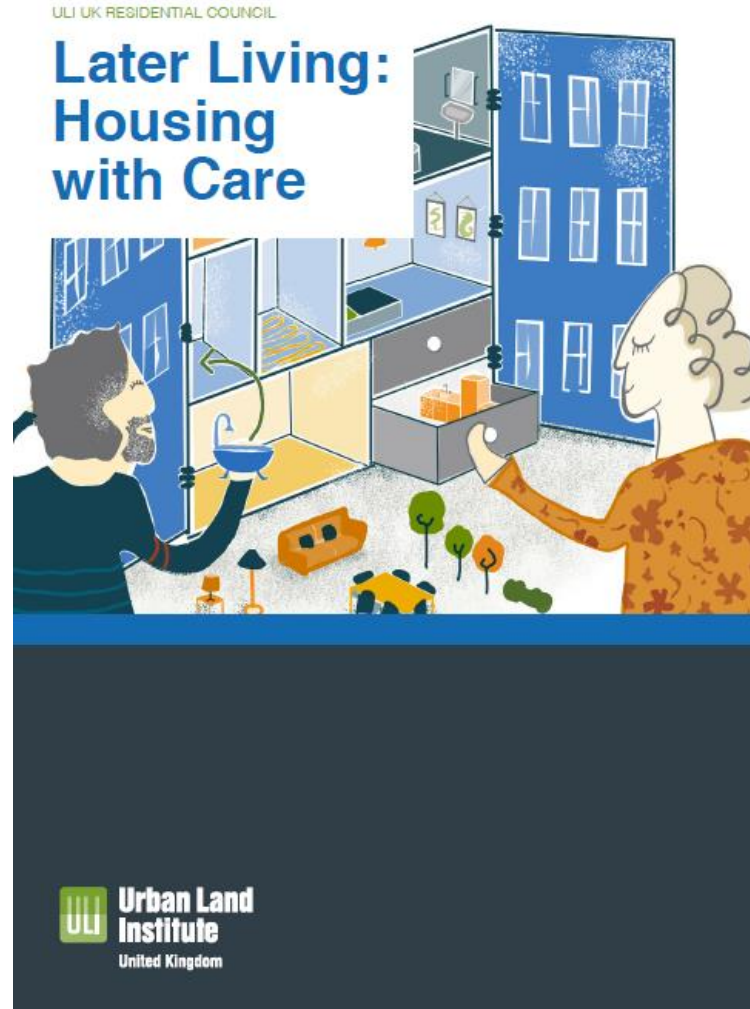






# What we have done

- Key stakeholder review
- Peer review
- Imagery
- Chapter drafting and design
- Now second stage drafting for sign off



## Definition (it's a long one!)

*The schemes which fall within the scope of this guide deliver a long term operating model and ownership. This moves the traditional model from pure development profit to an income producing scheme, enabling the growth of this sector as an institutional asset class attracting long term investors.*

*Schemes are expected to be 60 units plus to facilitate affordability thresholds in most locations given the range of amenity and services that may be required. As part of their suite of services and amenities they will all provide support, community and wellbeing functions (including access to care services) with staff available 24 hours a day to enable their residents to maintain their independence and reduce the need for more formal care settings.*

*Not all of these schemes will have regulated care services on-site (whether in house or outsourced); however, many will, as it ensures longevity by enabling residents to age in place regardless of their future care requirements.*



**FIRST AID**  
**CASE**



Instead more like this...



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...and this



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For the few, even this.



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**“It would be easier to run a scheme without care. But that’s not what customers want.”**

**AIRBAG**

**The majority of residents don’t have care, but they have the security of knowing care is available”**



















EAT

A neon sign spelling the word "EAT" in a stylized, blocky font. The letters are constructed from a red neon tube with a bright yellow-orange glow. The sign is mounted on a horizontal wooden plank. The background is a dark, textured brick wall. The lighting is dim, with the primary light source being the neon sign itself, which casts a soft glow on the wall and the plank it sits on.









