



Homes  
England

Making homes happen

# Supporting Affordable Homes for Independent Living

Housing LIN 'HAPPI Hour' 21 June 2022



# “It is unacceptable that so many are living in non-decent homes”

- *“For older people trapped in non-decent or unsuitable accommodation, the UK Government will work to increase the choices available to them. A new Task Force will be launched shortly to look at ways better choice, quality and security of housing for older people can be provided, including how to address regional disparities in supply of appropriate and where necessary specialised housing”*



# The Affordable Homes Programme 2021 – 2026

£7.39 billion from April 2021 to deliver up to 130,000 affordable homes outside of London by March 2026.



**The Affordable Homes Programme provides grant to support the cost of building housing for rent or sale at sub-market rates** – a key element of the Government’s plan to end the housing crisis, tackle homelessness, and provide aspiring homeowners with a step onto the housing ladder.



**The fund is part of a range of tools and funding streams that Homes England has at its disposal to support the delivery of housing of all types and tenures** – we know that a one-size-fits all approach doesn’t work and that these resources need to be combined in different ways to most effectively support the different markets, partners and places with which we work.



**Funding and support is available for all organisations with an interest in developing affordable housing** – including housing associations, local authorities, developers, institutional investors, for-profit registered providers, community-led organisations and others.

# AHP Focus on Supported Housing

We expect around 10% of homes delivered through the AHP to provide specialist support services.

## What is supported housing?

Any housing where accommodation is provided alongside care, support or supervision to help people live as independently as possible. This includes housing for older, disabled and vulnerable people.

## Are there any special features of supported accommodation?

It should be designated for use by a specific group of people (e.g. older people) and may or may not have special design requirements appropriate to this group (different types of accommodation can be provided on a single scheme).

## What kind of support is provided?

Support should help people to live as independently as possible and services should reflect the needs of different people. For example, some people may require ongoing care, others may need tailored support for a limited period – such as rough sleepers or people at risk of homelessness who could be provided with education and training alongside support to sustain their tenancy.

## Who provides specialist support services?

Depending on needs, support services can either be specifically provided by a landlord or a partner organisation or there should be a clear process in place for tenants to get access to an external support service as required.

## How can Homes England help?

Our grant funding can be used to build new supported housing (and limited capacity to repurpose/improve existing homes for this purpose). Funding for the support services themselves is distinct and generally comes from local authority or welfare funding and can also be provided by public bodies and charities.

We may also be able to provide other sources of development and infrastructure finance and access to land. We can also help to coordinate and broker relationships with other partners and funding bodies.

[Search “Specialist Homes” in the Capital Funding Guide to find out more](#)

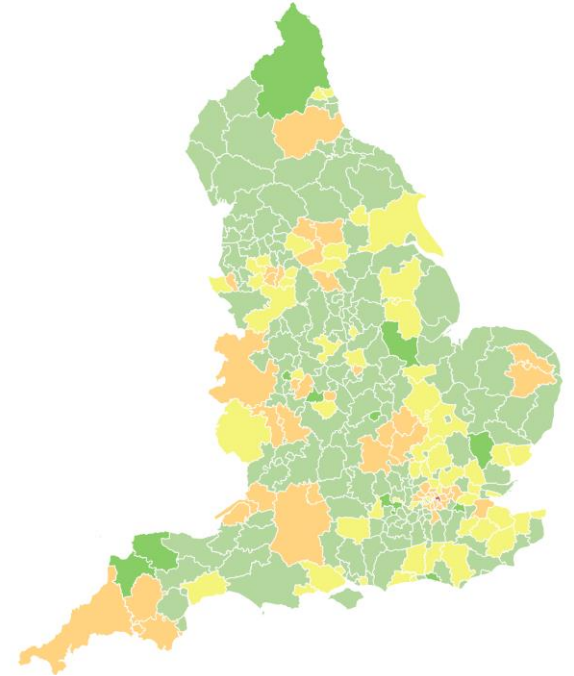


# AHP Focus on place

We understand that needs, challenges and priorities vary across the country and we want to hear how we can most effectively support places.

Our priorities are to:

- **Be led by intelligence** – encouraging ambition in parts of the country where need is highest
- **Support local ambitions and priorities** – focussing on bringing partners together, collaborating to deliver sub-regional priorities and mayoral ambitions
- **Encourage more local-government led delivery of affordable housing** – whether directly or with delivery partners
- **Understand and address gaps in delivery** – for example, by geography, sector or tenure.
- **Support communities and local economic recovery** – by supporting delivery of high quality, sustainable housing that supports local businesses
- **Deliver the right homes in the right places** – ensuring a diversity of tenure and property type to meet needs and provide choice
- **Focus on quality** – encourage high quality homes for sustainable living, HAPPI, Building For A Healthy Life, National Design Guide, Future Homes Standard, MMC.



# Department of Health and Social Care - Care and Support Specialised Housing Fund (CASSH)

- The DHSC Care and Support Specialised Housing Fund provides capital grant funding for development of affordable housing for older people and adults with disabilities (physical or sensory disabilities, mental health needs, learning disabilities and autism).
- The Fund was originally launched in October 2012 with a further phase launched in February 2015.
- The fund has been extended for a further year into 2021/22 to continue to support schemes where delivery was impacted by Covid-19
- Approximately £155m grant and 4,000 homes to date.
- Potential further funding programme currently under discussion.

# What we want from you

We are committed to working with a diverse range of partners – both existing and new – to maximise the impact of this funding. In return, we expect partners to share our ambitions to create a more resilient and diverse housing market.

## We want to hear about

- How we can best support your ambitions – how do you want to work with us?
- Specific challenges you face – how can we use our resources to help address these?
- Specific opportunities we can support – how can our interventions maximise these?
- Opportunities for cross-sector collaboration – how can we work together more effectively?
- Relationship building – if you aren't directly delivering affordable housing how can we help create more strategic relationships with your delivery partners?



## We expect our partners to

- Promote significant use of Modern Methods of Construction (MMC)
- Deliver high-quality sustainable design
- Provide support for local SME housebuilders and contractors
- Address local housing needs – including delivery of rural, supported and other types of specialist housing

# Questions to Consider

As well as understanding the design plans for the scheme, value for money and deliverability, we'd like to know:

- How will the proposed homes meet locally identified needs and complement existing services?
- Have local commissioning bodies been consulted?
- How will the typology, location and design of the homes ensure they continue to meet the needs of the client group(s)?
- Is revenue funding needed and has this been identified?
- What is the exit plan or alternative use for the building should commissioning priorities change in future?
- What quality standards are being met e.g. scoring against the 12 Building for a Healthy Life characteristics?



# Affordable Housing Growth Team

Growth Team Hubs led by:  
Dilys Jones, Assistant Director  
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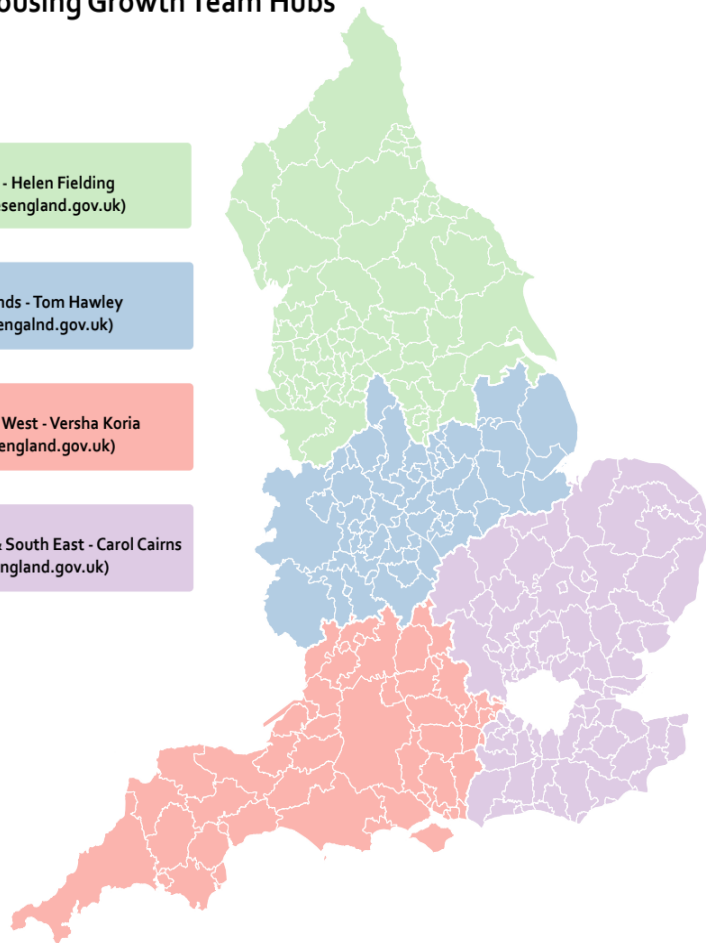
## Affordable Housing Growth Team Hubs

**North**  
Head of Growth North - Helen Fielding  
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**Midlands**  
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**South West**  
Head of Growth South West - Versha Koria  
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Head of Growth East & South East - Carol Cairns  
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# Case Studies

# Herondale Extra Care Scheme

**Provider:** Saffron Housing Association

**Address:** Bridewell Lane, Acle, Norfolk

**Programme:** 16-21 SOAHP

**Total number of units:** 58 1 and 2 bedroom apartments

**Homes England grant:** £4,049,500

**Milestone dates:** Planning and Acq Sept 2020, SoS Jan 2021, PC Oct 2022

Herondale Extra Care is a short walk from the town centre in Acle, Norfolk. Swallowtail as it is now officially called, will enable those over 55 to remain independent within the local community whilst having the appropriate level of care and support as and when they require it. Community has been at the heart of the project- the name Swallowtail was chosen following a naming competition for local school children. Its position next to the towns medical centre will ensure residents feel connected to the existing town and will be able to use its facilities should they wish, as well as providing an improved facility for the area. The scheme, like many others has been affected by covid related delays which have impacted key milestones such as planning, acquisition and SoS. Building is now well underway however with the roof being installed just before Christmas 2021 and with the internal design taking shape to ensure it is a modern and adaptable space that people enjoy visiting as well as living in. The scheme is due to complete in Autumn 2022.



**Local Authority:** Norfolk County Council, Broadland

**Construction type:** None OSM Construction

**Total scheme costs:** £11.8m



Herondale Front Entrance. The reception hall will be modern, light and spacious.

Herondale Rear view including communal gardens for residents and visitors to enjoy



# Fern House, Bingley

West Yorkshire: The Abbeyfield Society; managed by Abbeyfield the Dales

Example of good quality design, community integration and of how different funding streams can be used together – in this case, providing a combination of independent living and residential suites meaning people will not have to move as their needs change.

- National RICS Residential Award Winner 2019.
- Total scheme costs for independent living element of larger development £11m.

Scheme provides:

- 49 x 1-2 bedroomed self-contained apartments for Affordable Rent to wheelchair standards.
- 30 residential care suites for people living with dementia; fully furnished bedrooms with en-suite bathrooms and communal dining area, kitchen and outside space including a sensory garden.
- Communal Facilities – The Copper Kettle café; assisted bathing rooms including spa bathing; two guest rooms; a roof terrace and sun lounge overlooking the gardens, Bingley and the moor; hairdressing salon, kiosk, scooter park.
- Integrated into the surrounding area / community volunteers.
- Modern and cosy - a pleasant place for people to live independently and mix when they want to - tackling isolation.
- Delivered with Recycled Grant and a further two additional units funded from SOAHP.



# Stoke Gifford Retirement Village

South Gloucestershire: The ExtraCare Charitable Trust, in partnership between South Gloucestershire Council and Bristol City Council.

Example of good partnership working and delivering a variety of tenures on a single scheme to meet different needs.

- Total scheme costs £14,485,141.
- Blend of funding from ECCT, both Councils and Homes England.

Scheme provides:

- 261 apartments for older people.
- 69 for sale, 111 for Shared Ownership and 81 for Affordable Rent (supported by HE).
- Host of health and leisure facilities available in the 'village centre' and features a bar and bistro, village hall, library and IT suite, hair and beauty salon, gym and shop.
- Also boasts an innovation apartment which showcases the use of assistive technologies and demonstrates how smart devices can support independent living for longer.



# South Gate, Openshaw

Manchester: One Manchester

Example of non-specialist registered providers providing specialist accommodation as part of a larger development

- Total scheme costs: £3m.

Scheme provides:

- 26 homes - 14 Affordable Rent bungalows for people living with dementia and 12 Shared Ownership houses. A mixed community.
- Bungalows are self-contained allowing residents to retain their sense of independence and keeping people out of care home environment for longer.
- Design means there are additional social benefits to the residents such as allowing couples to stay together longer, and working to reduce social isolation.
- All homes benefit from front and rear gardens and curtilage parking.
- Maximising light potential, encouraging socialising and addressing social isolation through a shared communal lounge space in the form of external sun corridor joining properties, with main windows facing towards gardens.
- Also glazed see-through panels on kitchen cupboards so resident can see through and recognise contents, sensor lighting in main bedroom, and differently coloured rendering on homes so they are easily recognisable from the outside



# Swan Street Older Persons HAPPI Compliant Homes

**Provider:** Dudley Metropolitan Borough Council

**Scheme address:** Swan St, Netherton

**Programme:** AHP 21-26

**Total number of units:** 21 x AR and 54 x Older Persons

**Homes England grant:** £4,080,000

**Milestone dates:** SOS: June 2022 and PC May 2024

## Delivery outcomes:

This scheme will be delivered on council owned land and will provide an enhanced housing offer for older people to help meet the needs of Dudley's ageing population and family homes. The Specialist scheme will enable people to live fulfilled and independent lives in a well designed scheme (HAPPI) having utilised a 'fabric first' approach.



**Local Authority:** Dudley MBC  
**Construction type:** Traditional  
**Total scheme costs:** £11,460,000



# Nelson Project - Plymouth

Extra care for ex-service personnel with learning disabilities.

£718k funding from the DHSC Care and Support Fund.

12 homes for ex-service personnel, 6 for people with learning disability and 6 for general needs.

Developed by Community Self Build Agency and Plymouth City Council with the land provided for the local authority. The design is intended to promote well being among residents by creating a quality environment through innovative design solutions.

