

# Reshaping Delivery Models for Affordable Housing

Improving population health through  
community-led development on NHS land

**Collaboration between  
Social Life & OURI Labs**

**Presented by**  
Sem Lee  
Founder, OURI Labs



Image ref: Unsplash



# Housing Crisis and its interconnected nature

## Housing Costs

Financial stress affecting underrepresented communities

## Health Inequalities

£1.4 billion annual NHS cost

## Postcode lottery

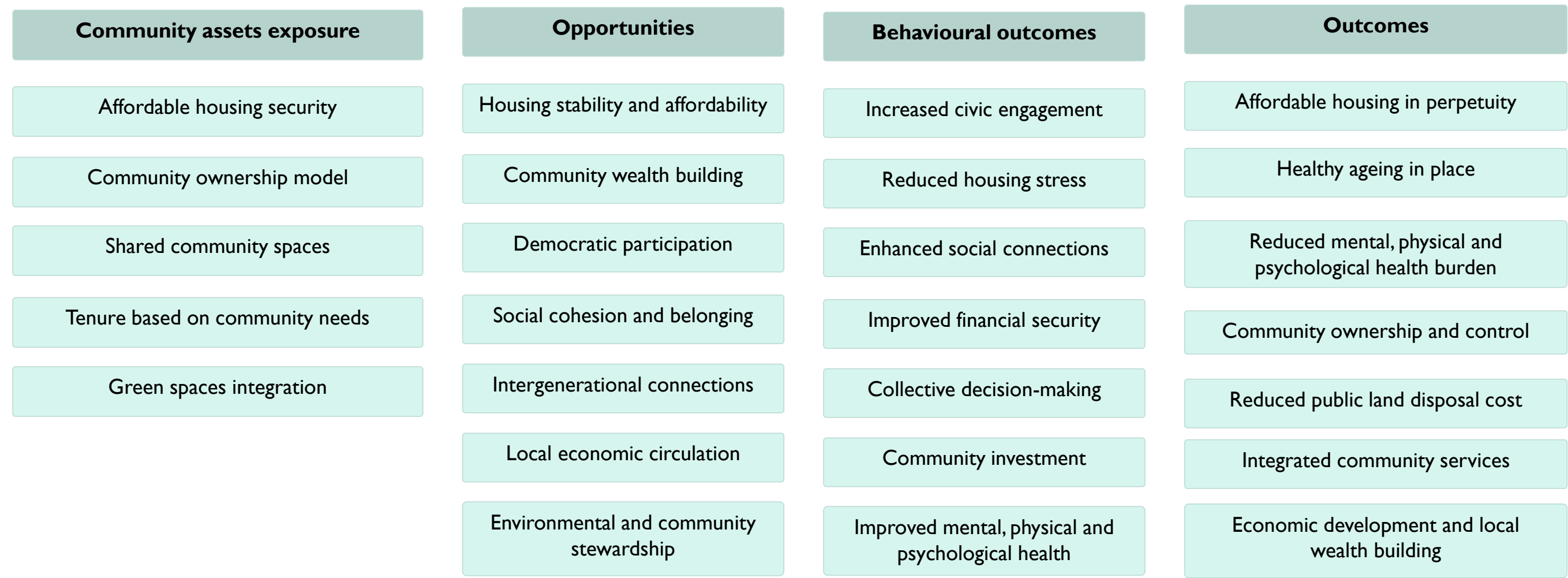
Life expectancy varies by location



Image ref: Social Life

# The Opportunity

## Community-led housing & Health



Framework adapted from BRE causal pathway map

[https://www.researchgate.net/figure/BRE-Causal-Pathways-Framework-copyright-BRE-reproduced-with-permission\\_fig2\\_325436980](https://www.researchgate.net/figure/BRE-Causal-Pathways-Framework-copyright-BRE-reproduced-with-permission_fig2_325436980)

# NHS Surplus Land: Scale and Availability

**142 Surplus  
plots**

Estates and Facilities  
Management System

**137.9**

Hectares available

**14,310**

Units delivering a potential  
aggregate

**savings of over  
£1.8 billion**  
across all units.

Figures based on Q2 2024/2025 figures

<https://digital.nhs.uk/data-and-information/publications/statistical/nhs-surplus-land/quarter-2-2024-25>

# NHS Strategic Alignment and Improving Health Outcomes

NHS 10 Year Health Plan for England

3 big shifts to how the NHS works:

- from **hospital to community**
- from **analogue to digital**
- from **sickness to prevention**





# Using a Social Sustainability Framework

# 1 Data Collection

## Desk-based research from existing CLT projects

## 2 NHS Stakeholder Interviews

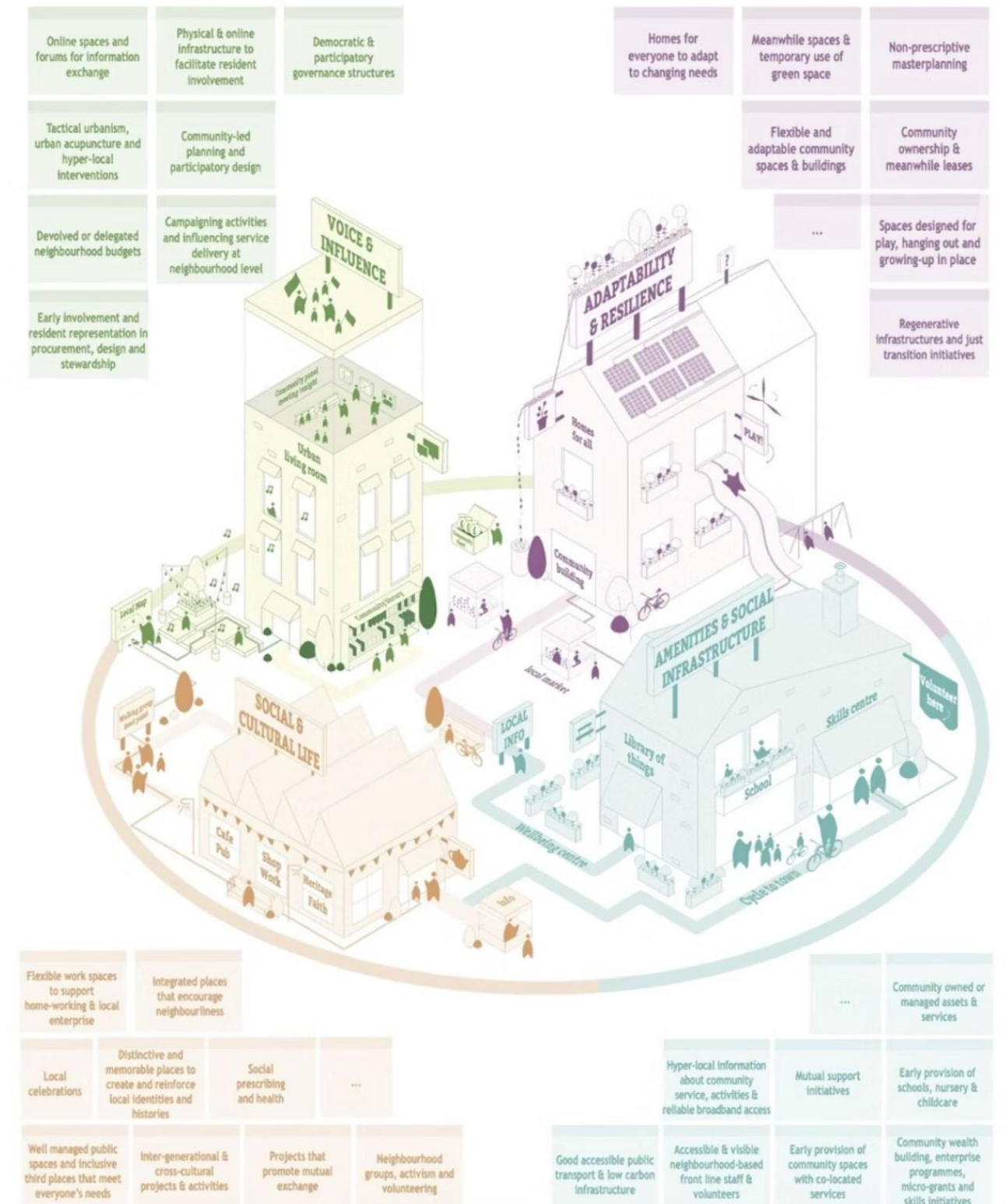
## Understanding barriers and opportunities from NHS perspective

### 3 Social Appraisal Model

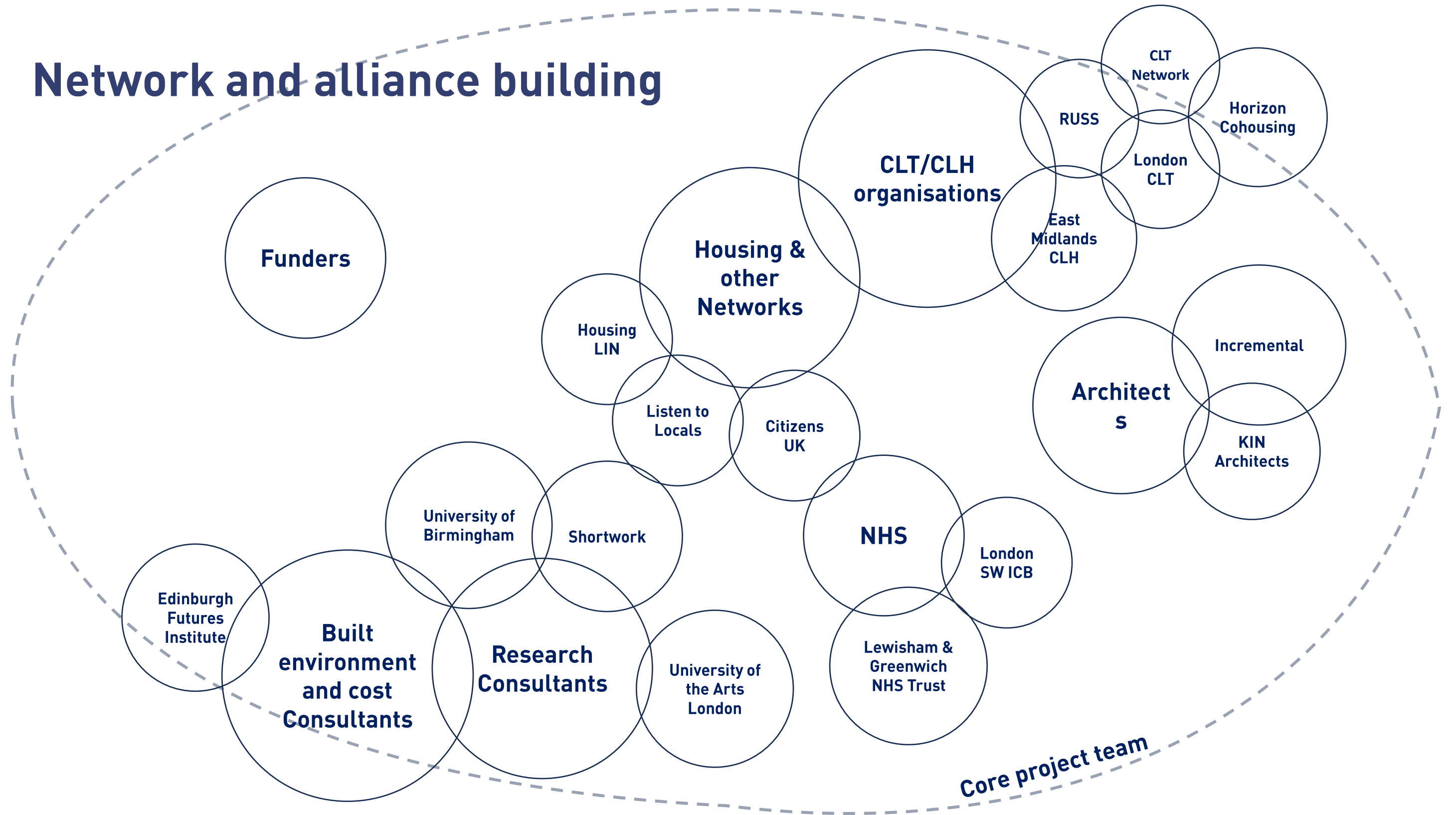
## Co-designing tools for NHS land release

## 4 Feasibility Testing

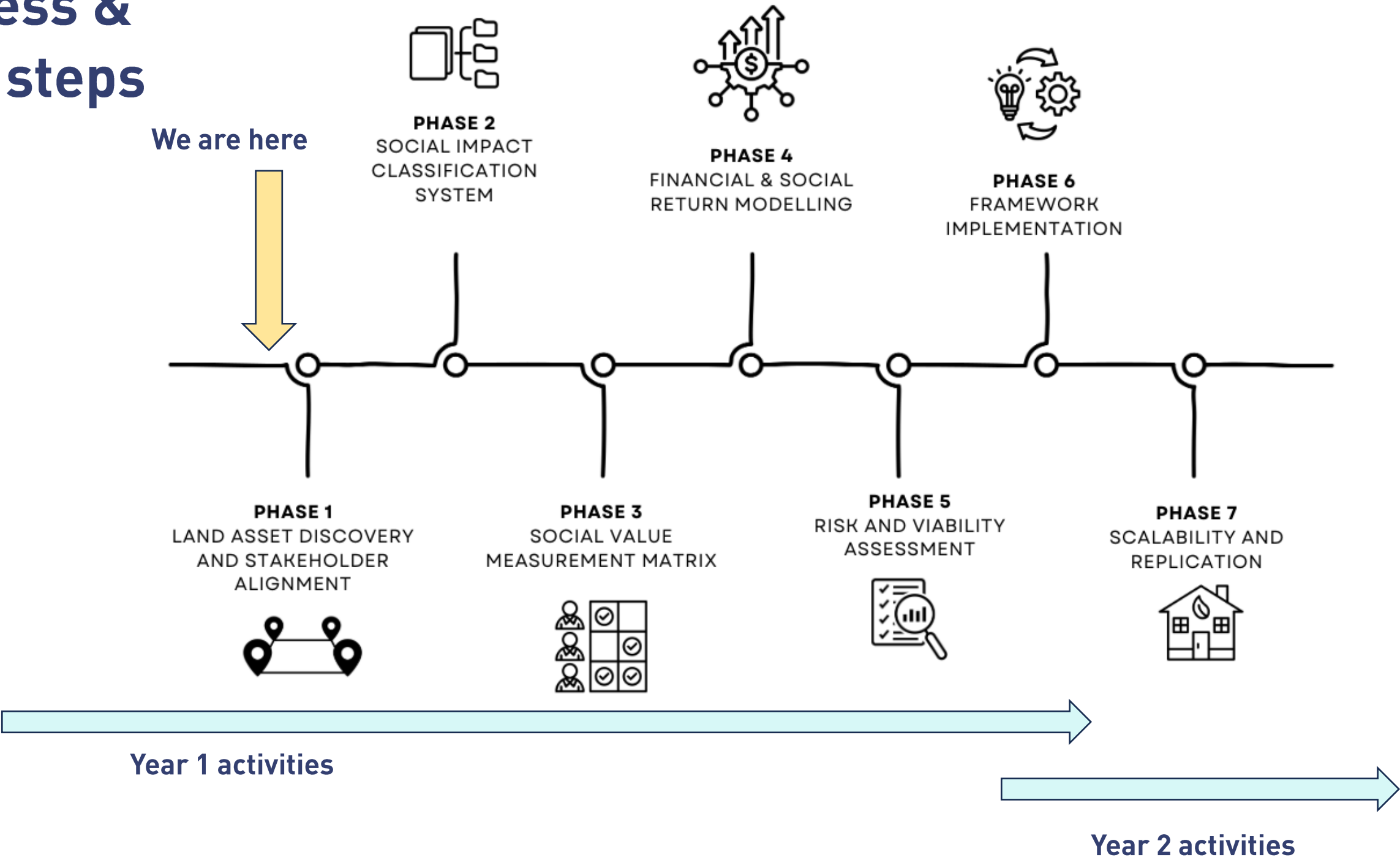
## Practical validation with key stakeholders



# Network and alliance building



# Process & Next steps





**Join the alliance!**



# Thank you for listening

Please do get in touch if you would like to join our alliance of organisations for this work.



**Sem Lee**

Founder, Director  
OURI Labs  
[hello@ouri-labs.com](mailto:hello@ouri-labs.com)



**Joel Simpson**

Researcher  
Social Life  
[joel.simpson@social-life.co](mailto:joel.simpson@social-life.co)



**Nicola Bacon**

Co-Founder  
Social Life  
[nicola.bacon@social-life.co](mailto:nicola.bacon@social-life.co)