

Housing LIN Annual Conference
Karbon Homes Specialist Housing offer

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Head of Supported Housing

Our Impact

2024/25



Own or manage

33,979

homes, housing

56,726

people



£219 million

annual turnover and assets worth

£1.58 billion



Identified

£6.05 million*

in unclaimed benefits
for our customers



Supported

394 people

into employment and training in the last year



112,052

Repairs completed

2,200
new homes planned in
our strategic partnership
with Home England



**£99.6
million**

invested in our existing
homes last year

707
new homes
completed



We employ

1,101

people who are
all on the living
wage or above

Provided
benefit, money
and debt advice to

**5,277
customers**



Invested

£284,465*

in **community projects**
last year

*Karbon Homes, rather than Karbon Group, figures

Where we operate



Delivery through partnership

- Secured three extra care schemes via competitive procurement, aligned to South Tyneside Council's (STC) priorities in adult social care, housing and decarbonisation
- Delivering 320 homes across three sites (£101m investment)
- Close collaboration with STC closely embedding national best practice
- Tender process prioritised quality and cost
- Care team input shaped operationally effective layouts
- Supported by Homes England funding.





Griffin Court Hebburn

Griffin Court Extra Care Scheme - Hebburn



Flagship large scale development for Karbon and South Tyneside Council

Delivered by Robertson Construction Northeast



£27million Investment



95 apartments

75x two beds

20x one beds

17 Apartments designed for people with Dementia



Modern methods of construction (MMC)

Steel frame



A great example of genuine collaboration between architect and contractor

Robertson and JDDK

Stirling Gold Accreditation

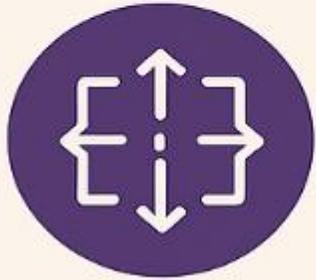
- Training provided to project team
- Colour contrast and visual clarity
- Flooring consistency
- Wayfinding and signage
- Domestic, homely environment
- Furniture and fixtures
- Safety and accessibility
- Outdoor environment



Apartment for residents living with dementia are to quiet end of site away from communal areas and at ground floor

HAPPI PRINCIPLES

Ten concepts for high-quality housing design for older people



Space and Flexibility



Daylight in Homes and Shared Spaces



Balconies and Outdoor Space



Adaptability and 'Care-Ready' Design



Positive Use of Circulation Space



Shared Facilities and 'Hubs'



Plants, Trees and the Natural Environment



Energy Efficiency and Sustainable Design



Storage for Belongings and Bicycles

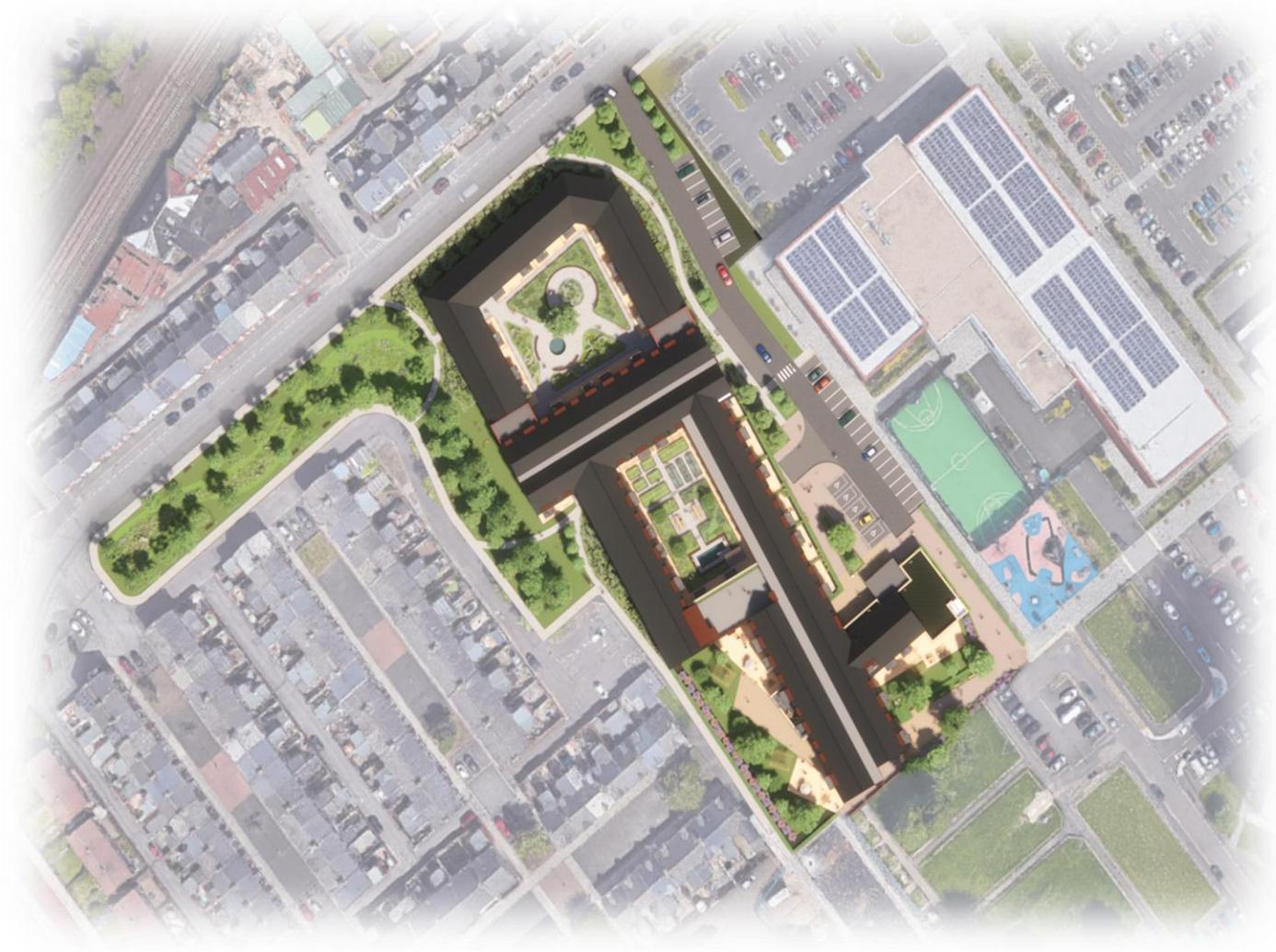


External Shared Surfaces and 'Home Zones'

Key aspects

Landscaping at the heart of the building to create a sense of nature

Provide spaces for social interaction and ensure a tranquil and peaceful setting

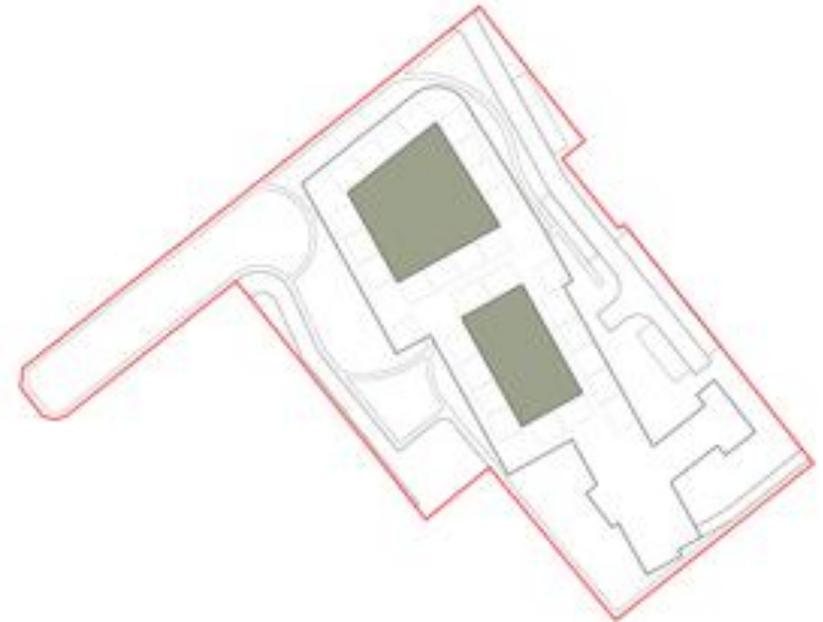


Key aspects

Connection with outside, clever design, can see outdoors from all areas to support orientation



Wherever you stand in the building you can see outside



Apartments designed around two courtyard gardens for safe enjoyment of outdoors

Main entrance

- Lower entry scale to feel more human and reduce anxiety
- Provide roof terraces and private balconies/patios to reduce isolation
- Use raised planting beds for accessible gardening and wellbeing
- Keep height to 2.5 storeys to reduce perceived scale
- Use varied materials to break up elevations and avoid a monolithic feel



South Courtyard

- Sensory planting to add interest and colour
- Corridors facing the courtyard to support orientation
- Varied courtyard materials to help residents understand their environment
- Seating provided to encourage social interaction



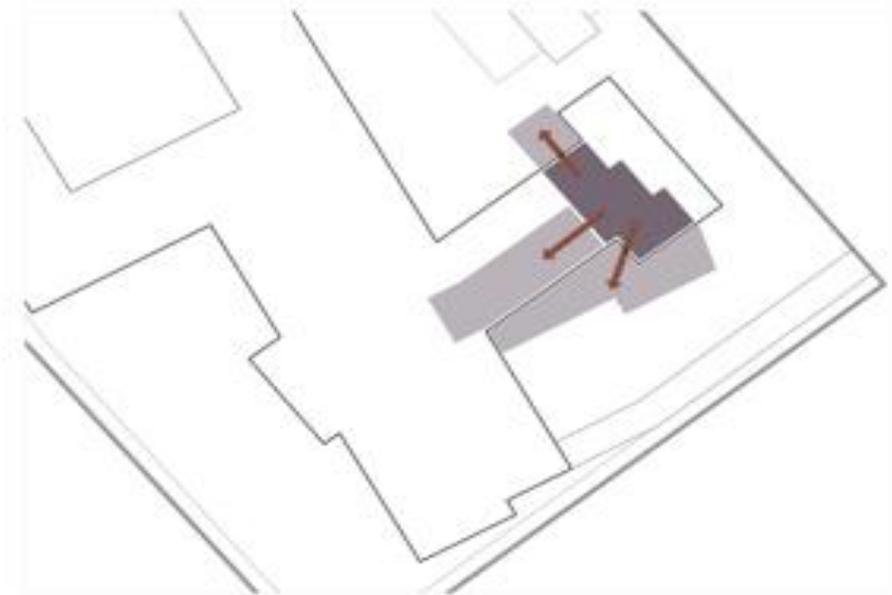
West View

- Creation of usable external spaces that allow residents to interact
- Space divided into communal settings as well as individual patios/balconies
- Materials used in landscaping help guide residents through garden paths
- Extensive windows ensure maximum daylight into apartments



Café:

- Located at main entrance
- Creates vibrancy and life at the threshold (Scandinavian concept)
- Welcoming and encourages natural footfall
- Visual interest
- Non-institutional first impression, reducing “care building” feel



Cafe seats 40 people but opens to foyer and terraces



Better homes and healthier lives

Our roadmap 2024 – 2029



More warm and dry homes

Our challenge: To reduce the (approximately) 33,500+ homes which are damp and cold



Supporting older people to live independently

Our challenge: Ensure suitable homes for a growing and aging population living with multiple long term conditions



Better homes with support for people with complex needs

Our challenge: To provide more accessible, adaptable and affordable homes

We will:

- ✓ Share good practice
- ✓ Create new referral routes
- ✓ Make better use of data to target our work
- ✓ Attract investment to fund heating and insulation improvement

- ✓ Maximise access to home adaptations
- ✓ Agree design standards for 'care ready' homes
- ✓ Promote dementia friendly housing approaches
- ✓ Build more 'extra care' homes for older people

- ✓ Develop an integrated strategy for complex care
- ✓ Agree design standards for new homes
- ✓ Promote different housing options, including ownership
- ✓ Build more suitable homes for people with complex needs

In 5 years:



Fewer homes
that are cold
and damp



Fewer homes
with other
hazards



Better use
of
resources



More older
people
living at
home



Better quality
homes that
support people
to age well



10% fewer
older people
in residential
care or
hospital



2,625
units of
extra
care



More of the
right type
of housing



Fewer
people in
hospital



Better
access to
the right
homes



1,750 extra
suitable
homes

Karbon's analogue to digital journey

