



Homes  
England

# Ian Workman

## Chief National Officer, Homes England



# We are...



Accelerating the creation of more homes



Actively facilitating the government's desire to progress devolution, helping to bring to life the visions of local communities



Putting social and affordable housing at the heart of our mission



Providing the market with more funding, greater flexibility, and the long-term certainty that is has called for



Delivering 30,087 affordable housing starts and 28,370 completions in 2024/25



# Overview of the Social & Affordable Homes Programme



The new AHP will be known as the **Social and Affordable Homes Programme (SAHP)**



**£27.3bn allocated to Homes England**  
(part of wider £39bn budget)



**10-year programme from 2026 to 2036**



Aiming to **deliver around 300,000 homes**, across Homes England and the GLA



**60%** of the programme **will be for Social Rent-tackling** housing needs with a continued mixed tenure approach.



The timeline to launching and delivering the SAHP programme is set out below:

|  |                       |
|--|-----------------------|
| <b>Guidance Published</b>                  | November 2025         |
| <b>Template grant agreements available</b> | January 2026          |
| <b>Bidding</b>                             | From 24 February 2026 |
| <b>Grant payments</b>                      | From April 2026       |



# Objectives

SAHP has two national strategic priorities:

1. Maximise the delivery of social and affordable homes to support the government's commitment of 1.5 million homes this parliament

2. Maximise the delivery of Social Rent, with at least 60% of the total homes to be delivered as this tenure

In addition, SAHP seeks to increase:



Council Housebuilding



Specialist & Supported  
Housing



Community-led and Rural  
Housing



# Specialist and Supported Housing within SAHP



SAHP offers flexibility to support a diverse range of social and affordable housing types:



This includes ambition to increase the supply of specialist and supported housing for **older, disabled and vulnerable people**



Many Established Mayoral Strategic Authorities (EMSA) have also set their own targets as part of **local strategic priorities**



SAHP bids will be assessed based on their particular circumstances and local variances. **Specialist and supported bids won't be disadvantaged.**



# SAHP Specialist and Supported Housing Needs Types

For SAHP, specialist and supported housing for older, disabled and vulnerable people are categorised into three needs groups:

**Older People** – which covers Older People with or without support or care needs

**Working Age Disabled People** - People with a physical or mental impairment with substantial or long-term support or care needs (in line with the [Equality Act 2010](#))

**People with Transitional support needs** – People who are in crisis or with temporary or intermediate support needs

## Tenures Supported:

- Affordable Rent
- Social Rent
- Home Ownership (including Older Persons Shared Ownership and Home Ownership for people with Long-term Disabilities)



# Specialist and Supported Housing Types- Older People

Extra care  
or housing  
with care

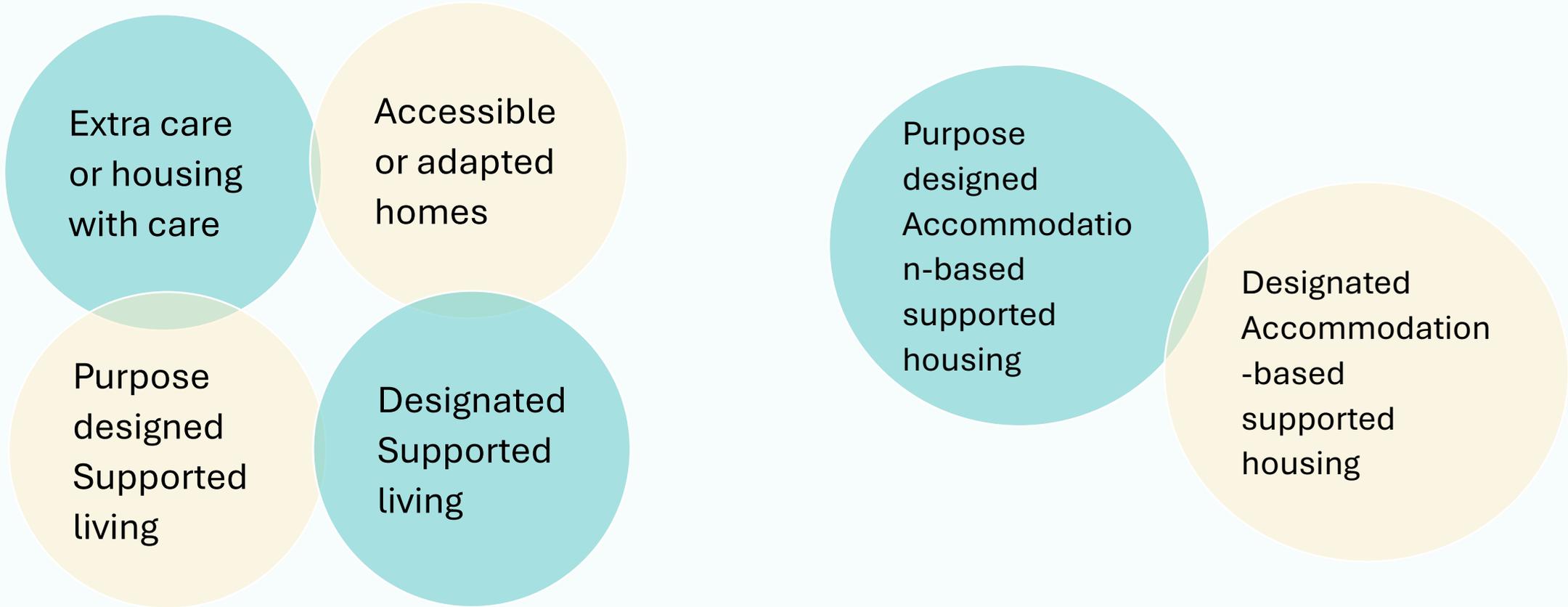
Retirement  
living or  
sheltered  
housing

Designated  
housing  
for older  
people

Accessible  
or adapted  
homes



# Specialist and Supported Housing Types- Disabled and Vulnerable People



**Working Aged Disabled People**

**People with Transitional support needs**



# What we'd like to see



Focus on best practice and strong design principles, exceeding minimum requirements where possible



Demonstration of the HAPPI principles, Nationally Described Space Standards and Homes England's new [Healthy Homes](#) guidelines



Proposals which meet identified need, forming part of a local strategy with support from the local authority



Early and ongoing with housing, planning, health and social care partners, including Integrated Care Boards (ICBs) where relevant

Innovation, including proposals which support:

- Intergenerational living within mixed communities
- Dementia-friendly and/or inclusive design
- Faith-based or culturally sensitive homes



# Scheme example 1 – Henson Park, Leicestershire

**Provider:** East Midlands Housing (EMH)

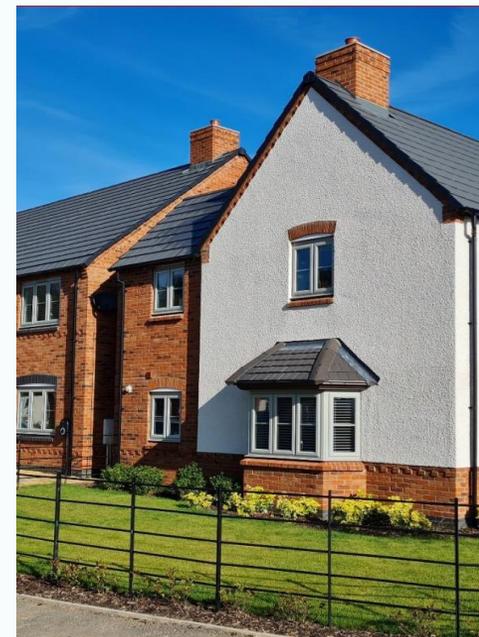
**Local Authority:** Blaby District Council

**No. of homes:** 38 for Social Rent and 39 for Shared Ownership

**Homes England grant:** £3,933,000 (AHP 21-26 SP)

**Completion:** June 2024

- Redevelopment of ex-industrial brownfield site
- Meets critical local housing needs for Blaby and Leicestershire
- Mix of apartments, bungalows and houses for both tenures. Twenty-three house types were designed in total.
- Includes a block of supported apartments with round the clock care provided by onsite staff, plus two dementia-friendly bungalows.
- Key features include easy to navigate open plan living, adaptable structure for future mobility aids, tonal contrast in surfaces for better visibility and spatial recognition.
- Significant demand upon initial release- 562 enquiries registered
- Developer (Lovells) awarded unprecedented full marks on both site inspections by the Considerate Constructors Scheme



# Scheme example 2 – Knoll House, Brighton

**Provider:** Brighton and Hove City Council

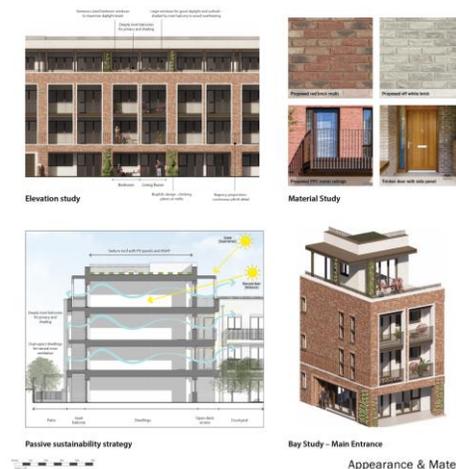
**Local Authority:** Brighton and Hove City Council

**No. of homes:** 28 for Affordable Rent - 2 x 1 Bed Apartments (Bariatric); 1 x 2 Bed; 25 x 1 Bed Apartments

**Homes England grant:** £3,220,000 (AHP 21-26)

**Completion:** Feb 2026

- Specialist scheme for people with physical disabilities and those with Acquired Brain Injuries
- Providing the first multi-generational specialised scheme in the local authority, but also the first residential bariatric units
- Communal front door but then "progressive privacy" is implemented as residents go further into the scheme.
- All homes are multi-aspect M(4)3 wheelchair units with inset balconies.
- Ample communal space throughout with 4 lounges, roof gardens and separate roof terrace, guest rooms, staff offices and sleep spaces.
- Won Project award at Housing Design Awards



# Scheme example 3 – Regency Mews, York

**Provider:** The Abbeyfield Society

**Local Authority:** York City Council

**No. of homes:** 19 x 1 and 2 bed apartments for Social Rent

**AHP Grant:** £1.3m

**Completion:** June 2024

- Extra Care apartments for elderly people in housing need
- Features high quality design incorporating facilities for dementia care needs
- Shares site with an existing Abbeyfield sheltered scheme enabling sharing of resources, improved economies of scale and better services for residents
- Home have been built to wheelchair accessible standards
- The design incorporated Stirling University dementia design principles and HAPPI guidelines
- Enhanced with communal spaces, assisted bathrooms and landscaped gardens for residents to enjoy



# Further information

SAHP funding guidance on GOV.uk:

[Social and Affordable Homes Programme \(SAHP\) 2026 to 2036 - GOV.UK](#)

Capital Funding Guide – Specialist Homes section:

[Capital Funding Guide - 3. Specialist Homes - Guidance - GOV.UK](#)

Further questions? Please contact:

[sahp@homesengland.gov.uk](mailto:sahp@homesengland.gov.uk)



<Video>





Homes  
England

**Ian Workman**

**[ian.workman@homesengland.gov.uk](mailto:ian.workman@homesengland.gov.uk)**

