



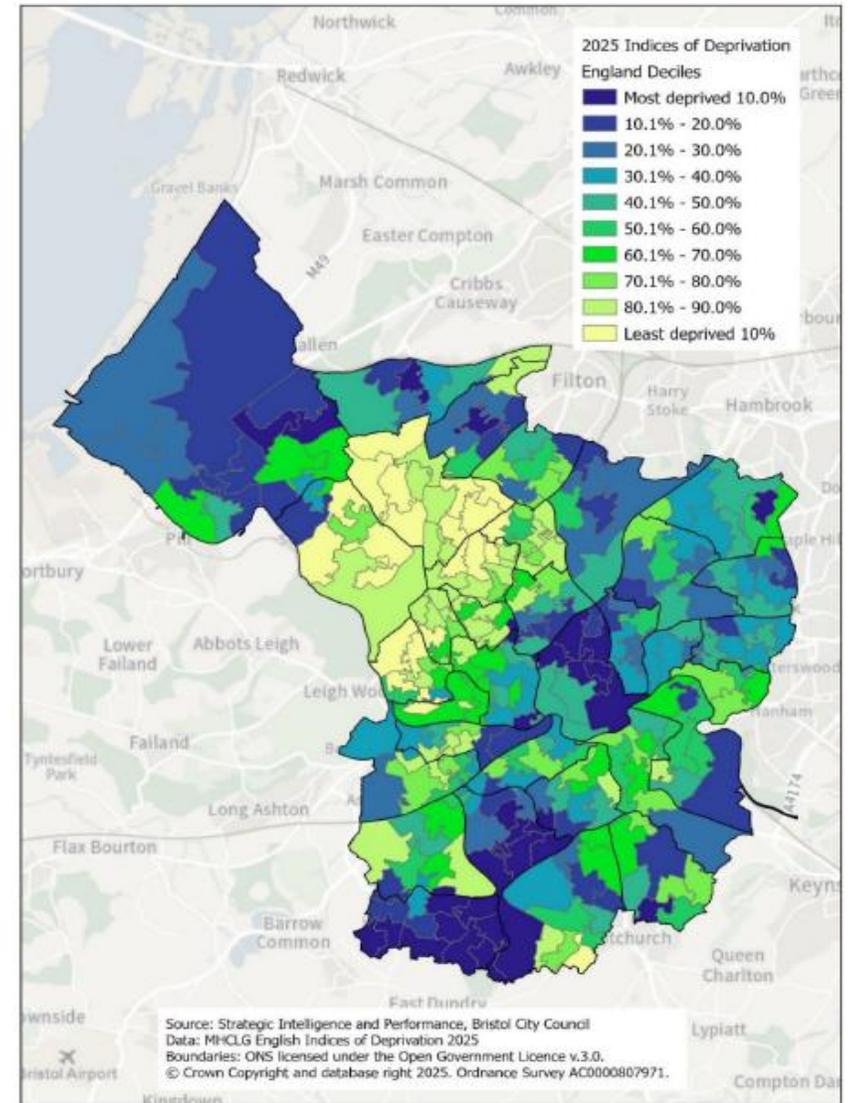
Housing and Adult Social Care

Nick Hibberd – Chief Executive, Bristol City Council



Introduction to Bristol

- **£15 billion economy**, thriving business sector and one of the highest graduate retention rates in the country
- **Creative and cultural sector**: a powerful growth engine
- National and international reputation as a **liveable city with strong climate action**
- **City of Sanctuary**
- **90 languages spoken, 185 countries of birth**
- Long standing history as a **city of protest** – Bristol Bus Boycott to Colston Statue
- 72% are satisfied with their local area, however only 43% satisfied in most deprived areas
- **Bristol has severe housing pressures**



Adult Social Care for Working Age Adults in Bristol (since 2020)

- Working Age Adults cost has overtaken Older People, rising to c.£120m p.a. (+50%, or c.£40m p.a.)
- c.10% increase in the number of people drawing upon support (now 2,790)
- Higher unit costs (+£270 p.w. per person)
- Cost increases have been driven by rising demand, increasing complexity, and housing and support services that do not meet need in cost-effective ways.

Housing and Adult Social Care

- Unsuitable homes drive cost and crises. The right homes enable stability and independence
- Current housing within social care is largely private provider-led, with housing and care bundled together
- This market model gives providers control, and the system pays for the consequences
- **Commissioned, RP-delivered specialist housing restores council control over quality, rents, and design.**



Casey Review

National NHS and Adult Social Care reform must include Housing reform.



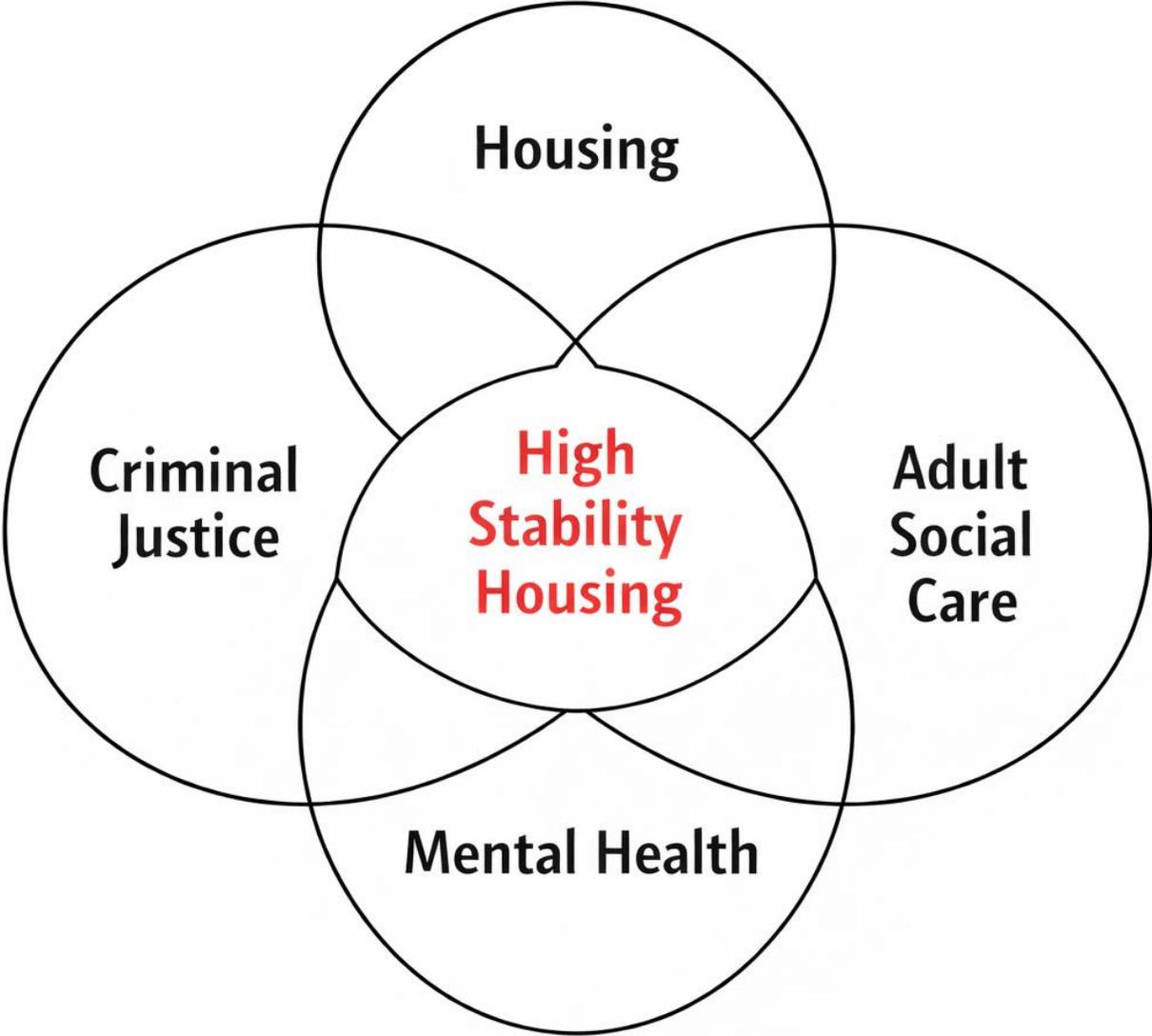
- Complex, anti-ligature and fully adapted homes are hard to develop under current rules.
- Reform must align Housing and ASC so councils and the NHS can secure the specialist homes people need.

General Needs and Social Care Support



- Flexible Support
- Right Match = Independence
- Priority access to suitable council homes
- Step-down from costly placements
- Housing and Adult Social Care working together

Multiple Disadvantage: Housing Designed for People



What is Specialised Supported Housing?

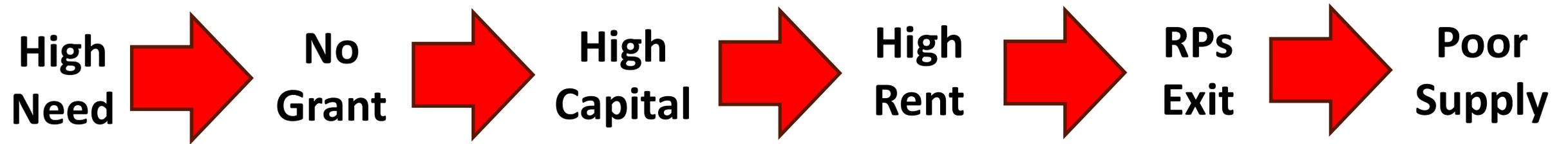
For people with the highest needs

- Home in the community, not an institution
- Specialist, adapted housing delivered by RPs
- Funded through Housing Benefit (Rent Standard exemption)
- Housing and care separated; ASC funds support only

**Downton Road:
Agile Homes**



Specialised Supported Housing – Market Failure



Commissioner Led SSH

- Commissioners set the brief, not the market
- ASC-led design: purpose, standards, costs, rent
- Early Housing Benefit assurance
- Full nomination control
- RP + Investor + Council aligned

Bishop
Manor Road



PROPOSED GROUND FLOOR

Affordable Rent, Specialised Design

Multiple Funding Routes

(NHS, Registered Providers, Investors)

- Specialist Supported Housing is ineligible for Affordable Homes Grant.
- 2026-2036 Social and Affordable Homes Programmes (SAHP) now allows flexible grant rates for specialist housing
- Bristol City Council redefined 'market rent' for specialist schemes with Homes England

Next Steps: Scale delivery under new SAHP exploring further affordable and social rent opportunities



The Haven

The Haven

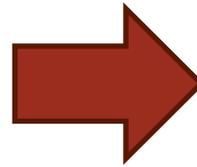


- Six bungalow specialist scheme for young people with Learning Disability or Autism.
- Staff on site for 'wrap around' care and support
- Robust design and build informed by co-production with people drawing on support.



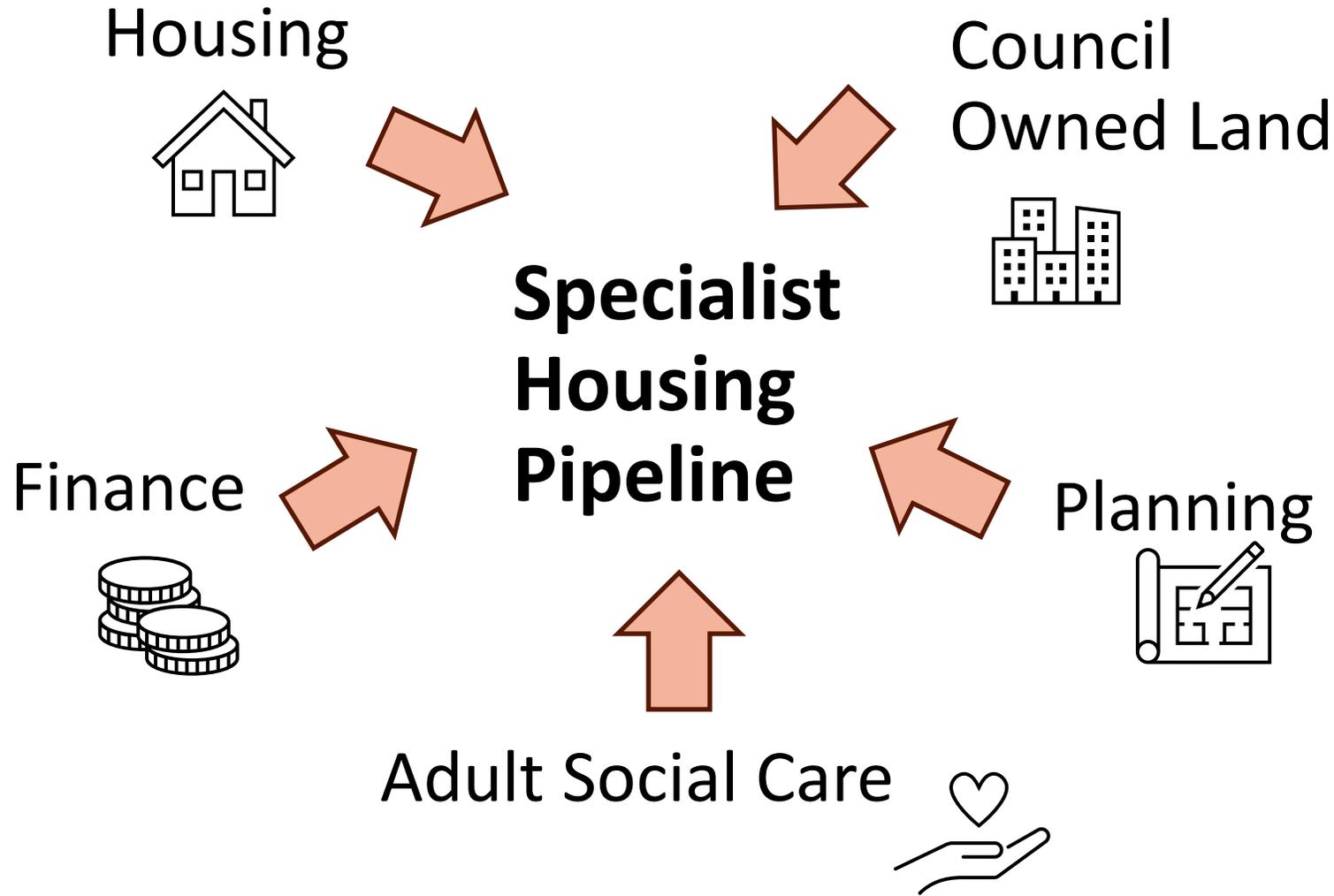
The Right Home Provides Better Outcomes at Lower Cost

Reducing Adult Social Care and other public costs by enabling independence through the right homes and funding.



Elizabeth Close – Elim Housing Association

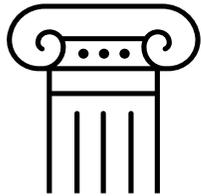
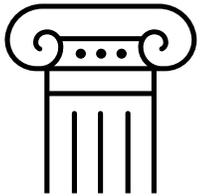
One Council, One City – Public Service Reform



From 'One Council' to systemwide Public Service Reform

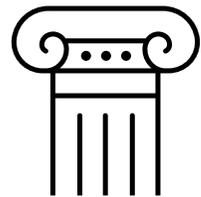
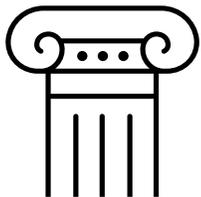
'Organisations working in isolation cannot cope with complexity.'

Housing Health



Care

Justice



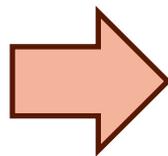
- Silos create crises and higher institutional spend.
- Inadequate housing and support
 - Slows down discharges from acute sector care, especially in mental health.
 - Places people at risk of further criminal behaviour, substance abuse, and prison recall.
 - Subjects people to excessive levels of 'the wrong care'.
- Housing, ASC, the NHS, the criminal justice and social welfare systems must coordinate to meet complex challenges.

'One system wrapping services and support around the person.'

Prevention and Neighbourhood Health

- Prevention starts at home
- 'Early Help' only works when housing is secure
- Housing is core infrastructure for Neighbourhood Health

Stable home



Stable life



Thank You

Nick Hibberd – Chief Executive, Bristol City Council