



A new model for Specialised Supported Housing

## New financial model to:

- Provide better homes;
- Secure better outcomes;
- Substantially reduce costs to Local Authorities;
- Ensure better outcomes for the planet;
- Win, win, win 😊



- Six year old SME.
- Innovative, award winning, ambitious.
- Triple bottom line & values led.
- In a nutshell: design, manufacture & deliver high quality, low carbon and affordable homes for people in housing need, quickly
- Using a panelised build system (fabric first: we build with carbon) and a distributed manufacturing model (we don't own a factory).
- USP: whole systems thinking; model based approaches; one stop shop.
- Status: BOPAS certified; build to B Regs or FHS 2025; low carbon in operation; mortgageable; not a developer.
- Working with BCC, on this new model, for around 9 months



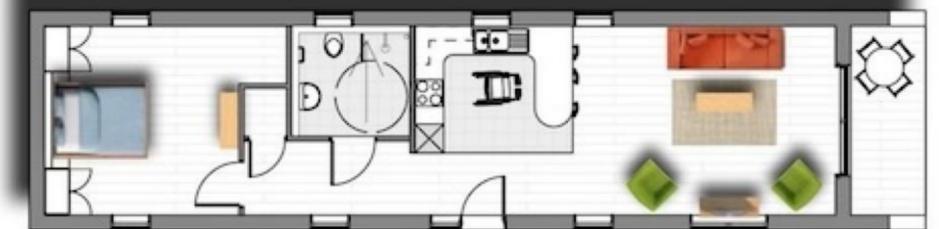
- Across the UK: scale of people needing housing related care is huge.
- England Average: 47% of an LA's annual budget.
- ASC is constrained by expensive housing options.
- SSH is best practice for LAs.
- SSH typically more cost effective than traditional arrangements.
- Housing cost funded by DWP.



- Why Bristol?
- More than 500 people in need.
- Demand is rising annually.
- Recognised as leading innovation (e.g. housing).
- Bristol looking for SSH solution.
- Supported Housing Delivery Plan (2024 – 2029).
- Working with partners to deliver the homes needed, at pace.
- Need for ‘transformation’ to deal with the ‘burning platform’.



One Bed T50 1.1a M4(2)



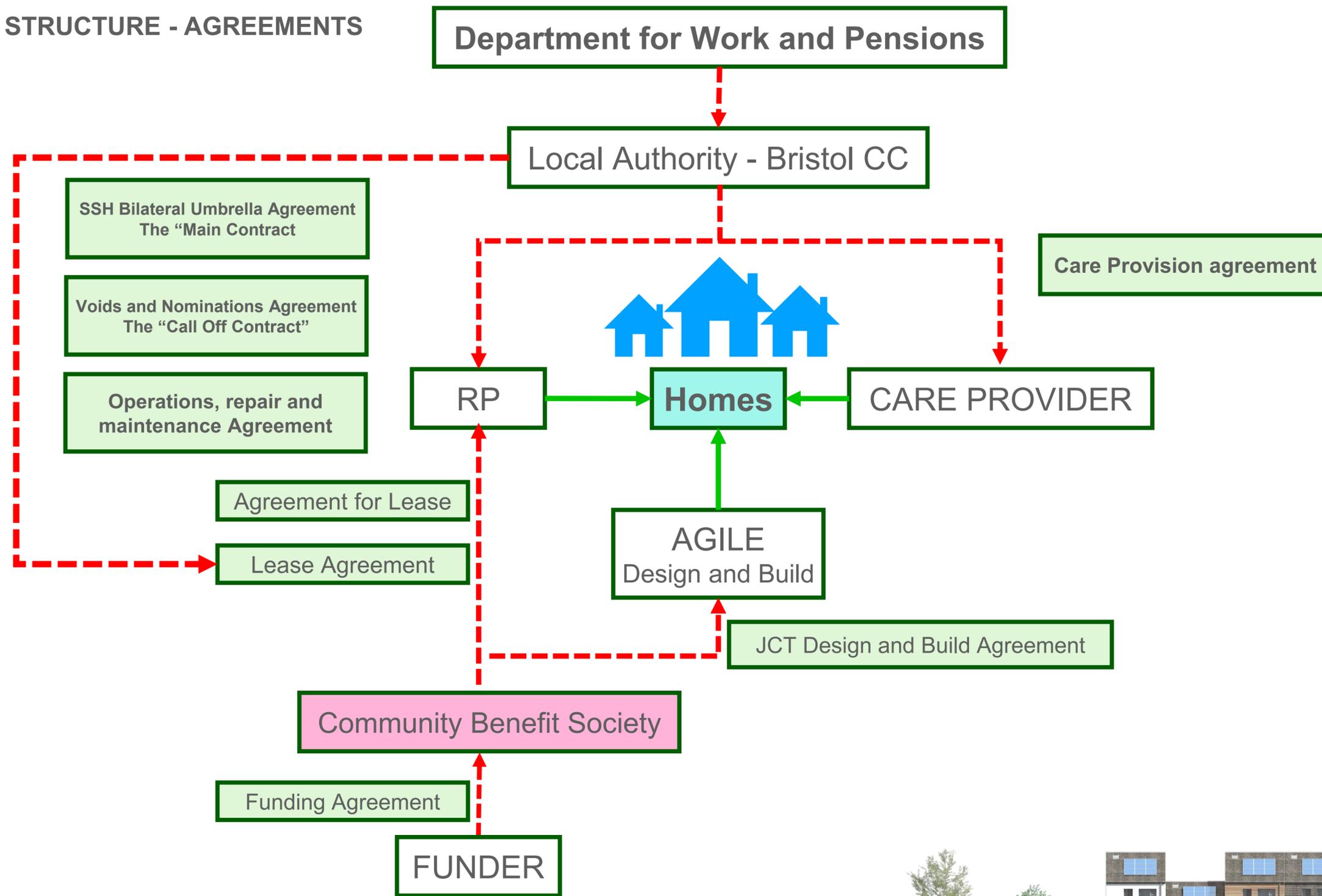
One Bed T65 1.1a M4(3)

# From DWP to Homes - this is the Agreements Structure

BASE STRUCTURE - AGREEMENTS

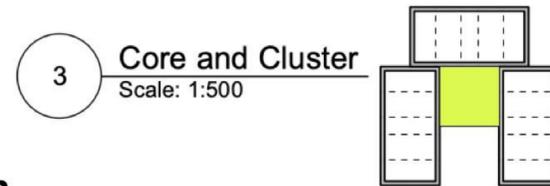
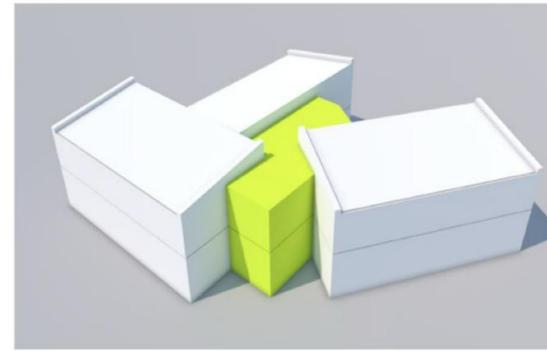
Parties

Agreements

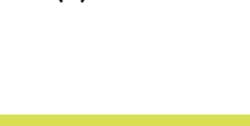
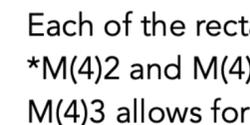
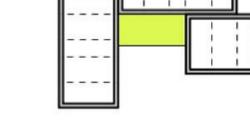


# The Model - Bespoke Cluster and Core Homes

1. Each Cluster and Core provides maximum of 5 individual homes, plus support worker flat and shared amenity space for tenants. Number of Clusters needed 110. Bristol CC has sufficient small sites to meet this target.
3. Each home is configured to provide 50 m<sup>2</sup> SSH M(4)2\* or 65 m<sup>2</sup> M(4)3\* one person accommodation.
5. Agile's Person-centred and Needs-led design model means that individual homes can be configured to meet individual needs.
7. All homes are triple-glazed, super insulated, Low VOC, Low formaldehydes and have exceptional acoustic separation from immediate neighbours and outside.
9. Each home allows independence where desired and support as needed.
11. Each two storey wing, is clustered around a shared entrance and circulation core - green.
13. This model allows for a variety of layouts to be created to suit the many different site conditions, while optimising construction delivery.



2 Typical Street Elevation  
Scale: 1:100



Courtyard Stretched

Courtyard

Courtyard Interlocked

Pinwheel

Single T plus Angle

Extended T

Back to Back T

Each of the rectangles above is the footprint for one home. Developments are 2 storey.  
\*M(4)2 and M(4)3 are UK Building Regulation standards for accessible living.  
M(4)3 allows for full wheelchair living.

- Co-designed by BCC, Elim and Agile
- Separates out supported care provision from built asset
- Council tenders care provision and can reduce those costs or replace poorly performing care provision without forcing the individual out of their home
- Procurement exempt – as a finance / CBS model
- Reversion of homes to the LA at nil cost (at end of lease)
- RP takes on operational management & FRI lease
- Nominations and voids covered by LA.



- Agreements about to be completed
- Already financial sign off by Housing and ASC Directors
- First site, in Knowle West, at feasibility stage and then into planning
- Sites 2 – 4 exploring feasibility prior to further approval
- Permission in Principle (PIP) to accelerate projects
- BCC has dedicated planning and enabling officers



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