



Ministry of Housing,
Communities &
Local Government

Baroness Taylor of Stevenage

*Parliamentary Under-Secretary of State for
Housing and Local Government*
2 Marsham Street
London
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Our reference: MC2025/12782

Mario Ambrosi
Chair
Housing & Ageing Alliance
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29th May 2025

Dear Mario

Thank you for your email of 10 April to the Prime Minister regarding older people's housing. I have been asked to reply.

I am grateful to you for outlining the recommendations put forward by the Older People's Housing Taskforce report, and highlighting the importance of Government focus on older people's housing. I can provide the following information on the matter, which I hope will be of interest to you.

The Government is thankful to the Older People's Housing Taskforce for the work they have done on this important issue. We are committed to enhancing provision and choice for older people in the housing market, and we are giving careful consideration to the recommendations in the final report of the Older People's Housing Taskforce as we develop the long-term housing strategy, which will be published later this year.

Additionally, in the Spending Review later this year, the Government will set out the full details of a new grant programme to succeed the 2021-26 Affordable Homes Programme.

The Government recognises the importance of increased supply and improving the housing options for people with disabilities and older people. Providing a range of safe, suitable housing for older people in later life helps them live independently, safely and well, for longer. It can enhance the wellbeing of our senior citizens and reduce demand on adult social care services and the National Health Service.

This Government has committed to building 1.5 million new homes over the next five years, including those to meet the needs of older people. The National Planning Policy Framework (NPPF) sets out that local authorities should assess the size, type and tenure of housing needed for different groups in the community, including older people, and reflect this in their local plan. We have already strengthened the NPPF to encourage the delivery of mixed tenure development including housing designed for specific groups such as older people. We intend to reinforce this with further measures in 2025, including setting a site size threshold above which sites must deliver a mix of tenures.

The Government recognises how important home adaptations are in enabling older and disabled people to live as safely and independently as possible in their existing homes. With this in mind, we are boosting the Disabled Facilities Grant (DFG), which helps meet the cost of adaptations for eligible people of all ages and tenures by £172 million (2024-25 to 2025-26). A total of £711 million has been confirmed for the DFG for 2025-26 to help more people make vital improvements and live independent lives. As set out in the Better Care Fund Policy Framework published on 30 January, the Government is reviewing the allocations formula for the DFG to ensure the funding is aligned with local needs and will consult during 2025 on a new approach, with a view to implementation as soon as possible after consultation.

We recognise the potential value of community-led housing in helping meet the needs of older people. A good example is the New Ground cohousing development in Barnet, which has shown that the mutual support that residents can offer each other can improve quality of life and reduce reliance on public services. In March, we announced a £20 million package of support for community-led housing, which will be delivered as social finance investment and directly support the construction of more than 2,500 new homes over the next decade. We have also strengthened support for community-led housing through recent changes to the NPPF, and we will consider how the Government may further support the growth of the community-led housing sector, helping to deliver the additional homes the country needs.

Thank you for taking the time to write, and I am grateful for your continued engagement with this important area of policy.

Yours ever,

A handwritten signature in black ink, appearing to read 'J. Taylor', written in a cursive style.

BARONESS TAYLOR OF STEVENAGE

Parliamentary Under-Secretary of State for Housing and Local Government